



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

FARM LAND AUCTION

June 4th, 2013, 10:00 a.m.

Long Grove Comm Center, Long Grove, Ia

74.71 surveyed acres

Section 7

Lincoln Township, Scott Co., Ia

*We specialize in:
Farm Sales
Exchanging Property
Investment Property*

700 6th Ave., DeWitt, IA 52742
Office: 563-659-8185 Fax: 563-659-8189
www.totalrealtyco.com



NOTICE OF AGENCY TO PROSPECTIVE PURCHASERS

Thank you for giving Total Realty Co. the opportunity to work with you. We feel it is important for you to know and be aware of the services that we can provide to you. We endeavor at all times to provide our customers with fair, honest and professional service.

As part of providing this service, we believe you should know that:

1. AS LISTING OR COOPERATING BROKER, ALL LICENSEES EMPLOYED BY OR ASSOCIATED WITH THE BROKER ARE THE AGENTS OF THE SELLER AS TO ALL PROPERTIES FOR WHICH WE WILL PROVIDE INFORMATION OR SHOW YOU.
2. As an agent of the seller, we have certain legal obligations to the seller, including the duties of loyalty and faithfulness.

As part of our professional service to you, we can and will:

1. Treat you fairly and honestly.
2. Provide information, locate, and show you available properties meeting criteria established by you.
3. Provide you with information and counseling about the financing of your purchase.
4. Disclose all material facts of which we are aware about the properties you are considering.

If you have any questions about our role, please feel free to ask. We look forward to having the opportunity to work with you and to provide you with our professional services.

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Main Office
700 6th Ave., DeWitt, IA 52742
Phone: 563-659-8185 Fax: 563-659-8189



Branch Office
4672 Glass Ave., St. Ansgar, IA 50472
Phone: (641) 425-8617
total@totalrealtyco.com



FARM LAND AUCTION: June 4th, 10 A.M., Long Grove Comm. Center, Long Grove, Ia

TOTAL ACRES:	74.71 surveyed acres
Sale Method	Public Auction

Sale Date: June 4th, 2013
Time: 10:00 am
Owner: Victor & Dawn Green
County & State: Scott County, Iowa
Location: Long Grove Community Center
Possession Date: At closing
Drainage Info: natural
Average CSR: 81.9
Taxable Acres: 74.27
Net RE Taxes: \$2,668.00
Taxes payable in: 2013
Topography: Level to gentle rolling

Legal Description:

North 1/2 of the Southwest 1/4, (excluding "Parcel A"),
Section 7, Township 79 North, Range 4 East of the 5th
P.M., Scott County, Iowa.

Comments & Building Information:

No buildings. Predominant soils are Tama, Muscatine,
Garwin and Colo.
Property Taxes to be pro-rated to date of closing which will
be on or before Nov 21st, 2013.

F.S.A. Information:

Farmland:	74.71	Corn Base: 35.4 est
Crop Acres:	74.35 est	Corn Yield: 180 est
CRP Acres:	0	Soybean Base: 37.2 est
Wheat Base:	0	Soybean Yield: 59 est
Wheat Yield:	0	

Approximate Breakdown of Acres:

Total Acres:	74.71
Tillable Acres:	74.35 est
CRP Acres:	0
Farmstead:	0
Roads:	.36
Waterways:	0
Timber:	0
Pasture:	0

To Contact Listing Agent:

Doug Yegge
(563) 320-9900 or
(563) 659-8185

Lease/FSA Information:

Open for 2014
All Farm info is estimated and based on FSA information
and survey and subject to change.

Auction Location:

Long Grove Community Center
114 N 1st Street
Long Grove, Ia 52756



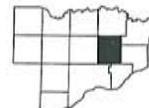
This Plat & Directory Comes to Rural Residents

Because The Businesses In Your Area Have Purchased Advertising In The Publication. If You Like It, Patronize Your Advertisers & Let Your Advertisers Know So They Can Continue To Make It Possible.

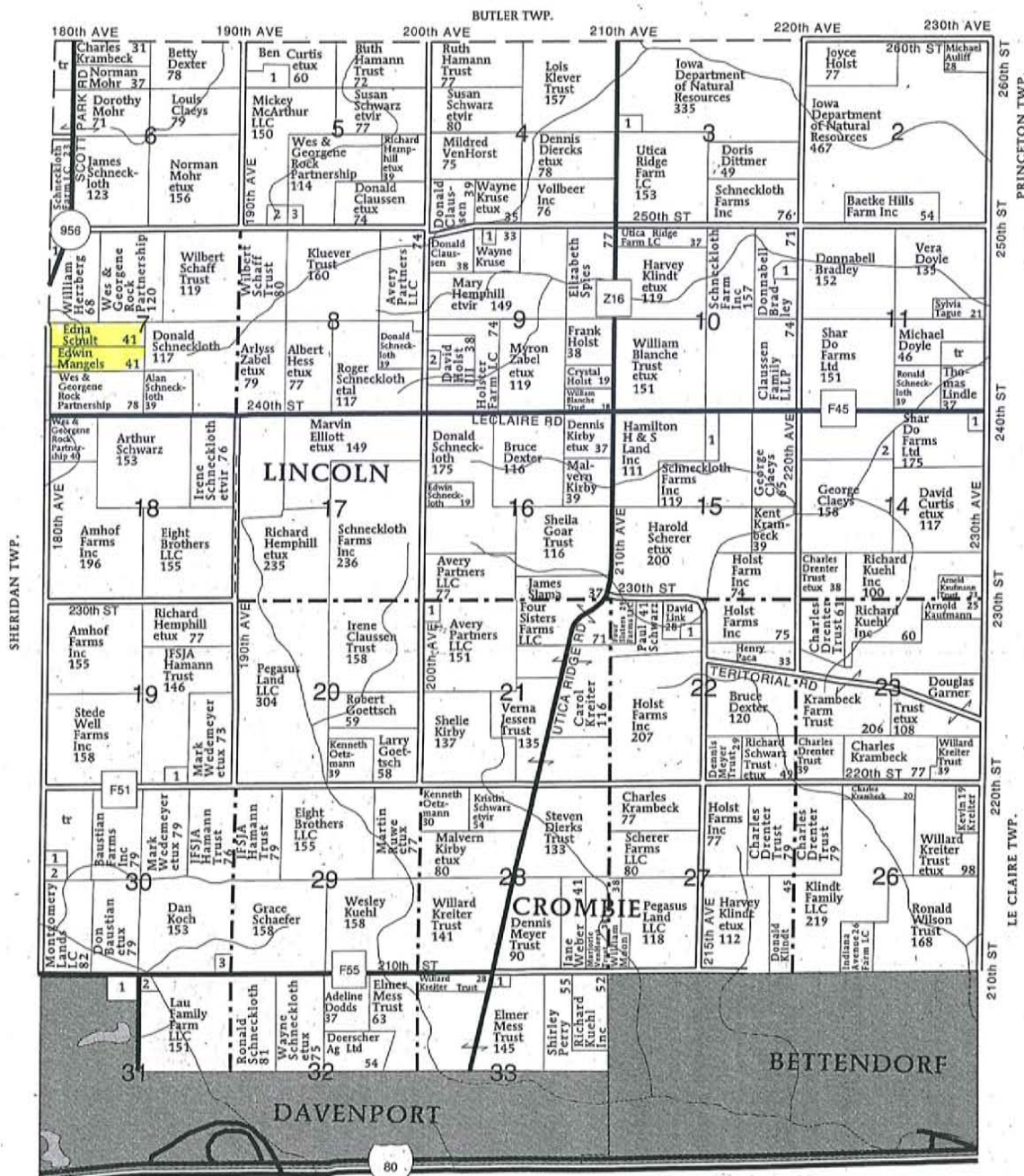
T-79-N

LINCOLN PLAT

(Landowners)



R-4-E



LINCOLN TOWNSHIP

SECTION 3

1. Gehris, Kent 5

SECTION 5

1. Iowa Illinois Gas & Electric Company 19
2. Peters, Ronald 7
3. Carstens, Matthew 5

SECTION 7

1. Meade, Rosemary 5

DAVENPORT TWP.

SECTION 9

1. ODay, Michael 6
2. Glunz, Dean 6

SECTION 10

1. Langenhan, John 7

SECTION 14

1. Davenport Cellular Telephone 5
2. Knapper, Elmer 7

SECTION 15

1. Claeys, Rita 119

SECTION 19

1. Schwarz, Timothy 12

SECTION 21

1. Luett, Randall 7

SECTION 22

1. Kuhl, Leslie 5

SECTION 30

1. Kaasa, Percy 7

2. Powell, Leotus 7

3. Holst, Brian 5

SECTION 31

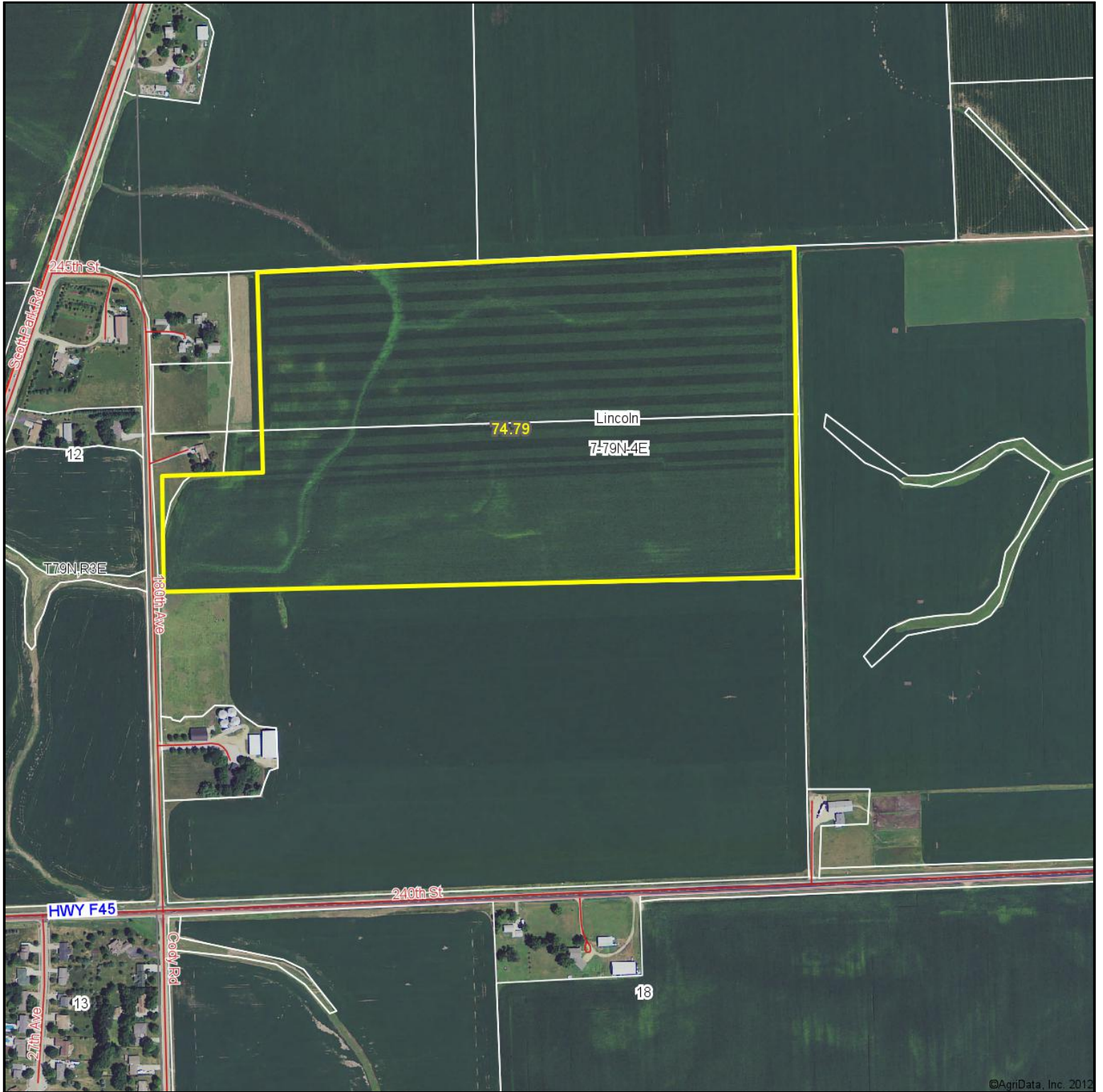
1. Baustian Farms Inc 8

2. Evans, Suzanne 5

SECTION 33

1. Mid America Energy 5

Aerial Map



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TOPAL REALTY CO.
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Rural Real Estate
DeWitt, IA
563-659-8185

Maps provided by:



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7-79N-4E
Scott County
Iowa

map center: 41° 39' 31.79, 90° 32' 35.69

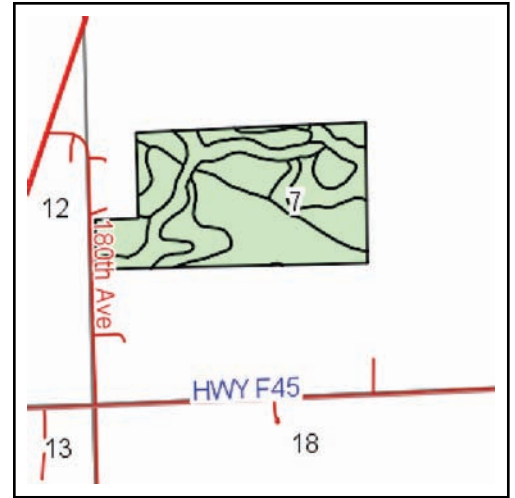
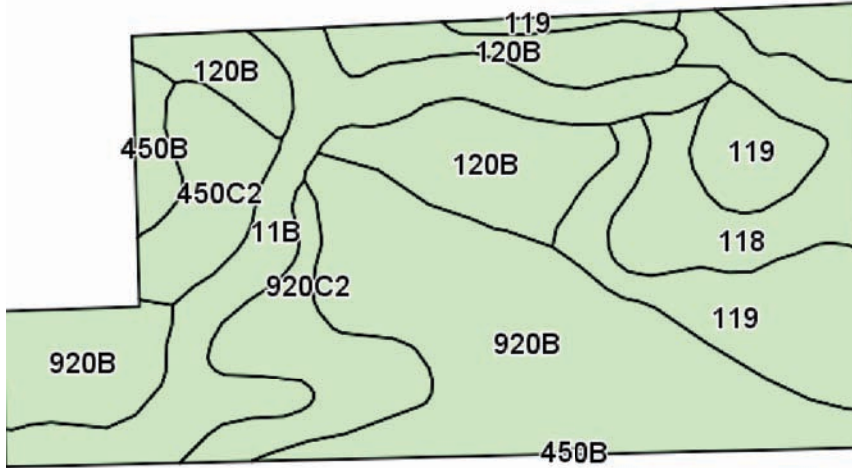
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3/28/2013

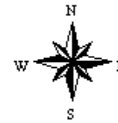
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map-CSR(as of 1/21/12)



State: **Iowa**
 County: **Scott**
 Location: **7-79N-4E**
 Township: **Lincoln**
 Acres: **74.8**
 Date: **3/28/2013**

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 Commercial Real Estate
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Maps provided by:

surety
 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
920B	Tama silty clay loam, sandy substratum, 2 to 5 percent slopes	23.3	31.0%	Ile	82	10.2	6.1	198	79	53
119	Muscatine silty clay loam, 0 to 2 percent slopes	11.5	15.4%	I	100	11.4	6.8	222	89	60
11B	Colo-Ely complex, 0 to 5 percent slopes	11.1	14.9%	Ile	68	6.8	4.1	179	72	48
120B	Tama silty clay loam, 2 to 5 percent slopes	10.7	14.3%	Ile	95	11.7	7	215	86	58
118	Garwin silty clay loam, 0 to 2 percent slopes	7.4	9.9%	Ilw	95	8.4	5	215	86	58
920C2	Tama silty clay loam, sandy substratum, 5 to 9 percent slopes, moderately eroded	5.5	7.4%	Ille	57	9.5	5.7	164	66	44
450C2	Pilot silt loam, 5 to 9 percent slopes, moderately eroded	4	5.4%	Ille	46	6.5		149	60	40
450B	Pilot silt loam, 2 to 5 percent slopes	1.3	1.8%	Ile	68	7.1		179	72	48
Weighted Average					81.9	9.6	5.5	197.7	79.2	53.1

Note: ALL soils information on this page is dated 1/21/2012

*CSR ratings will be available for a limited time to aid in the transition to CSR2.

Farm# 7422
Tract# 12981

Sec: 7
Township: Lincoln, Scott Co



0 310 620 1,240 Feet

1 inch = 660 feet

Legend

Wetland Determination

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Field Boundary

Clinton County FSA

January 30, 2013

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations or contact NRCS.

Iowa
Clinton
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 7422
Prepared: 2/8/13 1:55 PM
Crop Year: 2013
Page: 2 of 2

Tract Number: 12981 Description: SW1/4 of 7 Lincoln T79N,R4E

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
77.0	76.4	76.4	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	76.4	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	36.3	134	180	0.0	0.0
SOYBEANS	38.2	49	59	0.0	0.0
Total Base Acres:	74.5				

Owners: DAWN R GREEN

Other Producers: None

RETRACEMENT SURVEY

BEING PART OF THE N. 1/2 OF THE S.W. 1/4 OF SECTION 7
TOWNSHIP 79 NORTH, RANGE 4 EAST OF THE 5TH P.M.,
SCOTT COUNTY, IOWA

FOUND CONCRETE MONUMENT WITH
BRASS PLUG AT THE W. 1/4 COR.
SEC. 7

FOR: DOU
TOTA
700
DEW

