



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

4 acres more or less

Section 29

Logan Township, Winnebago 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
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4 acres more or less in Winnebago Co., IA

TOTAL ACRES:	4 m/l
PRICE:	\$20,000

Price Per Acre: \$5,000
Owner: Wilson Hoffman
Operator: self
County & State: Winnebago Co., IA
Location: 480th Street
Possession Date: At closing
Drainage Info: natural
Average CSR: 0
Taxable Acres: 4
Net RE Taxes: \$90
Taxes payable in: 2013
Topography: Rolling hillside

F.S.A. Information:

Farmland:	0	Corn Base:	0
Crop Acres:	0	Corn Yield:	0
CRP Acres:	0	Soybean Base:	0
Wheat Base:	0	Soybean Yield:	0
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres: 4
Tillable Acres: 0
CRP Acres: 0
Farmstead: 0
Roads: 1
Waterways: 1
Timber: 1
Pasture: 0

Legal Description:

Logan Township Section 29. NE 1/4 of the NW section

To Contact Listing Agent:

Reed Kuper
1-641-425-8617

Comments & Building Information:

Beautiful place to build a cabin. Duck hunters paradise with pond.

Lease/FSA Information:

No lease



1-800-532-2020

R-24-W



Aerial Map



TOTAL REALTY CO.
Specializing in Farmland and
Rural Real Estate

DeWitt, IA
563-659-8185

Maps provided by:



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29-100N-24W
Winnebago County
Iowa

map center: 43° 27' 27.87, 93° 42' 21.45

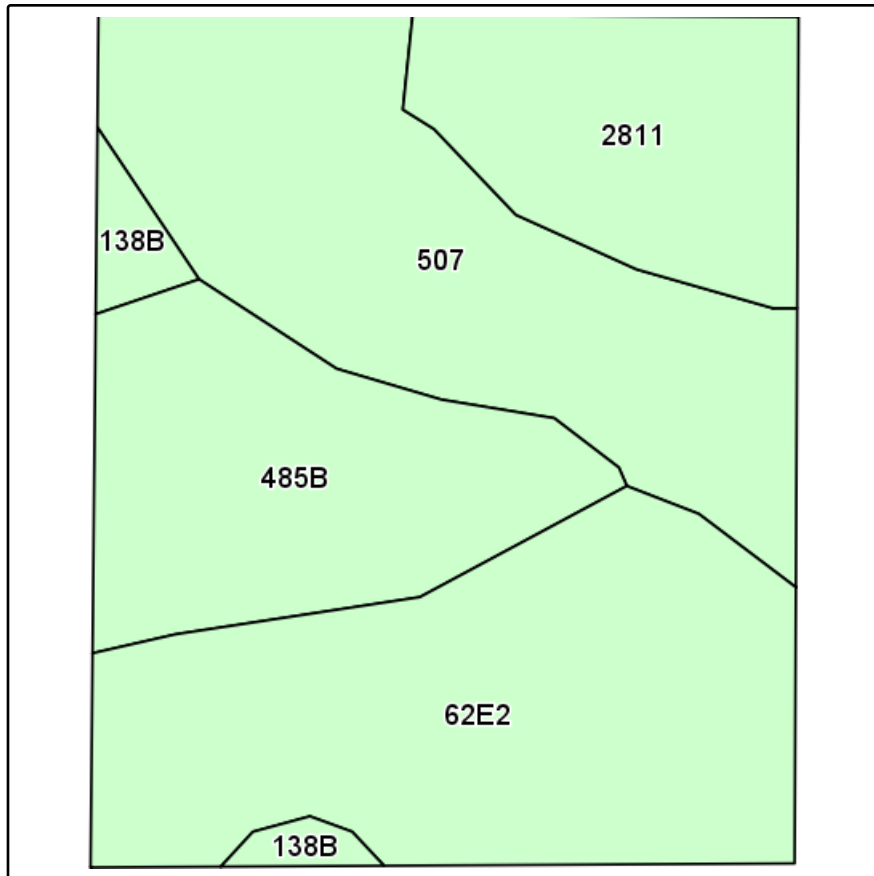
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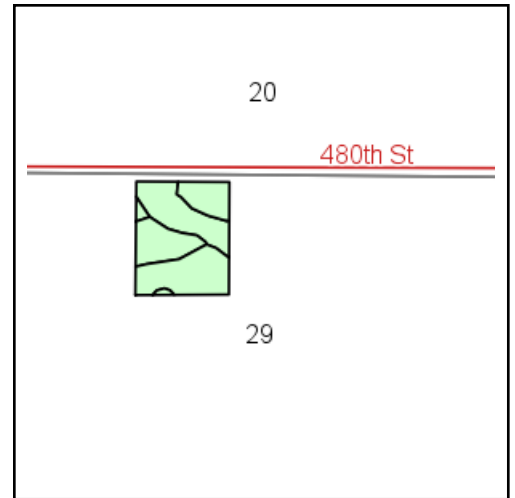
2/12/2013

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)



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



State: **Iowa**
County: **Winnebago**
Location: **29-100N-24W**
Township: **Logan**
Acres: **3.9**
Date: **2/12/2013**



DeWitt, IA
563-659-8185



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
62E2	Storden loam, 14 to 20 percent slopes, moderately eroded	1.3	33.2%	IVe	31	4.8	4	131	52	35
507	Canisteo clay loam, 0 to 2 percent slopes	1.1	29.5%	IIw	78	6.9	4.1	194	78	52
485B	Spillville loam, 2 to 5 percent slopes	0.8	20.2%	Ile	85	7.6	6.3	204	82	55
2811	Muskego muck, ponded, 0 to 1 percent slopes	0.6	14.8%	Vw	5					
138B	Clarion loam, 2 to 5 percent slopes	0.1	2.3%	Ile	80	6.8	5.9	197	79	53
Weighted Average					53.1	5.3	3.9	146.5	58.7	39.3

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.

