



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

140 acres more or less

Section 14

Troy Township, Clarke 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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140 acres more or less in Clarke Co., IA

TOTAL ACRES:	140 m/l
PRICE:	\$560,000.00

Price Per Acre: \$4,000.00
Owner: Eugene Lachel Trust/FBO Julianna Kruse
Operator: Self/Tenant
County & State: Clarke Co., IA
Location: Hwy 34, SE of Murray, IA
Possession Date: At closing
Drainage Info: Natural
Average CSR: 44.5
Taxable Acres: 140 m/l
Net RE Taxes: \$1,862 est.
Taxes payable in: 2011-2012
Topography: Rolling

F.S.A. Information (entire farm):

Farmland:	158.5	Corn Base:	33.1
Crop Acres:	134.5	Corn Yield:	94
CRP Acres:	0	Soybean Base:	14.1
Oat Base:	12.4	Soybean Yield:	27
Oat Yield:	46		

Approximate Breakdown of Acres (estimated):

Total Acres:	140 MOL
Tillable Acres:	130
CRP Acres:	0
Farmstead:	0
Roads:	5
Waterways:	5
Timber:	0
Pasture:	Part of tillable

Legal Description:

140 acres MOL, Southeast 1/4 of Section 14, excluding buildings and the acreage in the Southwest corner, Township 72 North, Range 27 West.

To Contact Listing Agent:

David Hueneke
Cell: 815-291-6550
Email: dave@totalrealtyco.com

Comments & Building Information:

No buildings in this tract, but a contiguous set of buildings could be added back to the farm.
 Nice laying piece of dirt– all open with a little work could be mostly farmed.

Lease/FSA Information:

Open for 2013

Featuring – Two maps of each Township- Landowners on one side-Farm residents on the other.

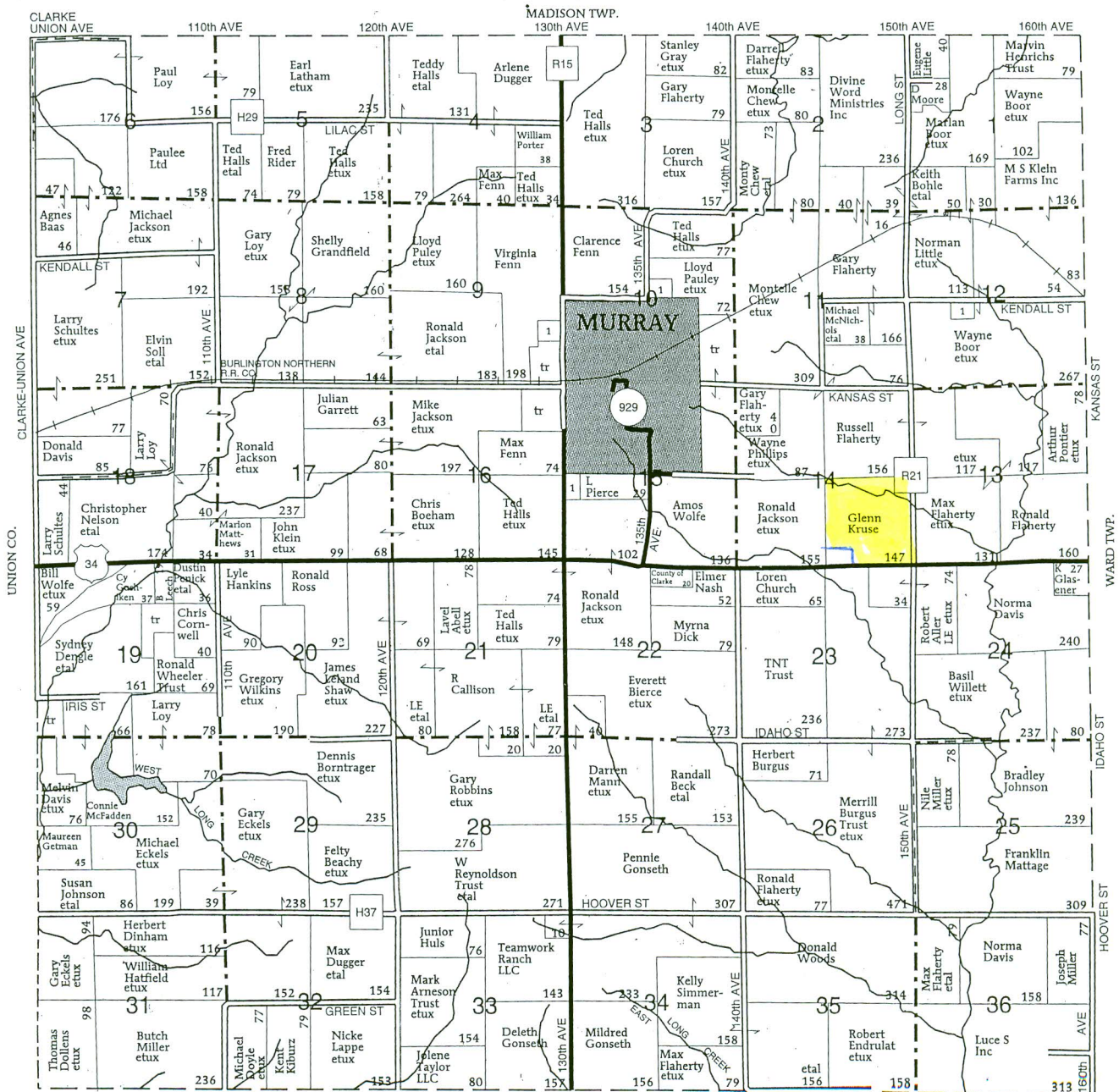
Plat Maps

Plat maps show the outline of the farm - who owns the land and how many acres are in the farm, section number and range numbers.

T-72-N

TROY PLAT (Landowners)

R-27-W



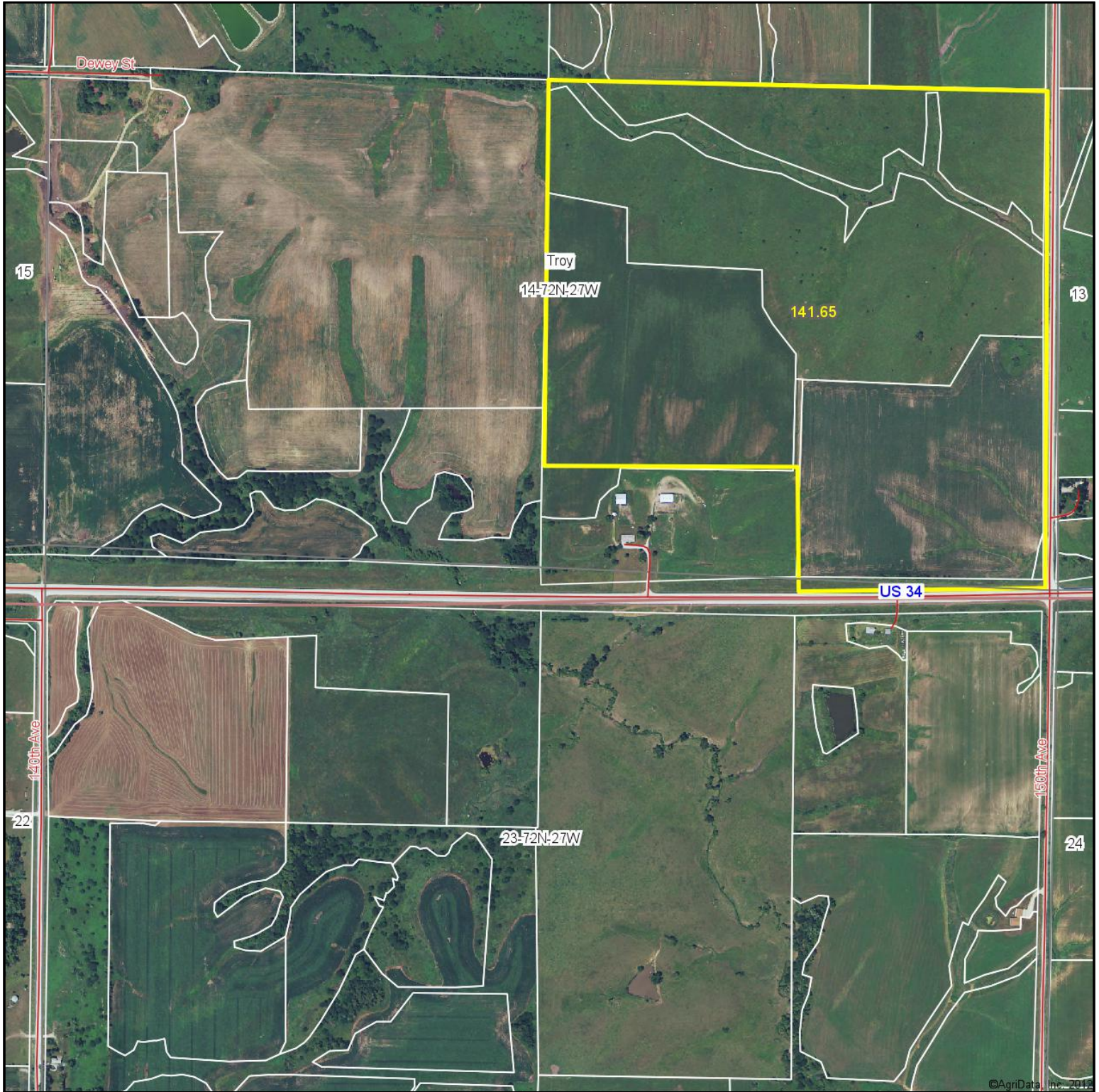
TROY TOWNSHIP
SECTION 9
1. Loy, Jerry

SECTION 10
1. Kutcher, Rebecca
SECTION 12

1. Scott, Neal
SECTION 15
1. Rice, Lori

DOYLE TWP.

Aerial Map



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Maps provided by:



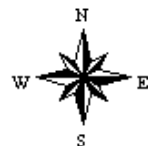
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14-72N-27W
Clarke County
Iowa

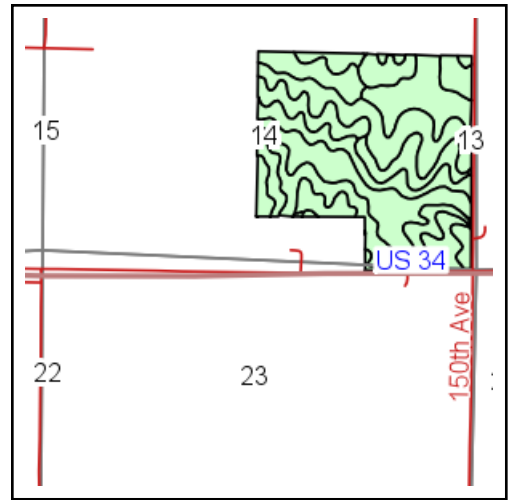
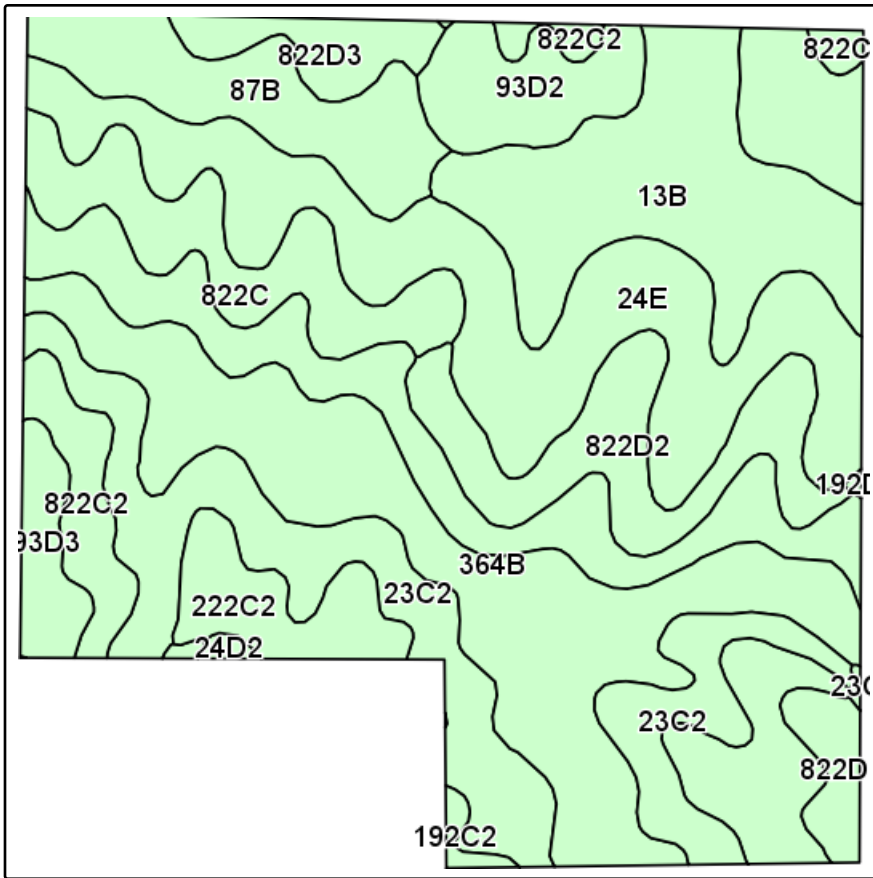
map center: 41° 1' 37.69, 93° 55' 39.89

scale: 8709

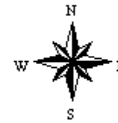


2/4/2013

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



State: **Iowa**
 County: **Clarke**
 Location: **14-72N-27W**
 Township: **Troy**
 Acres: **141.7**
 Date: **2/4/2013**



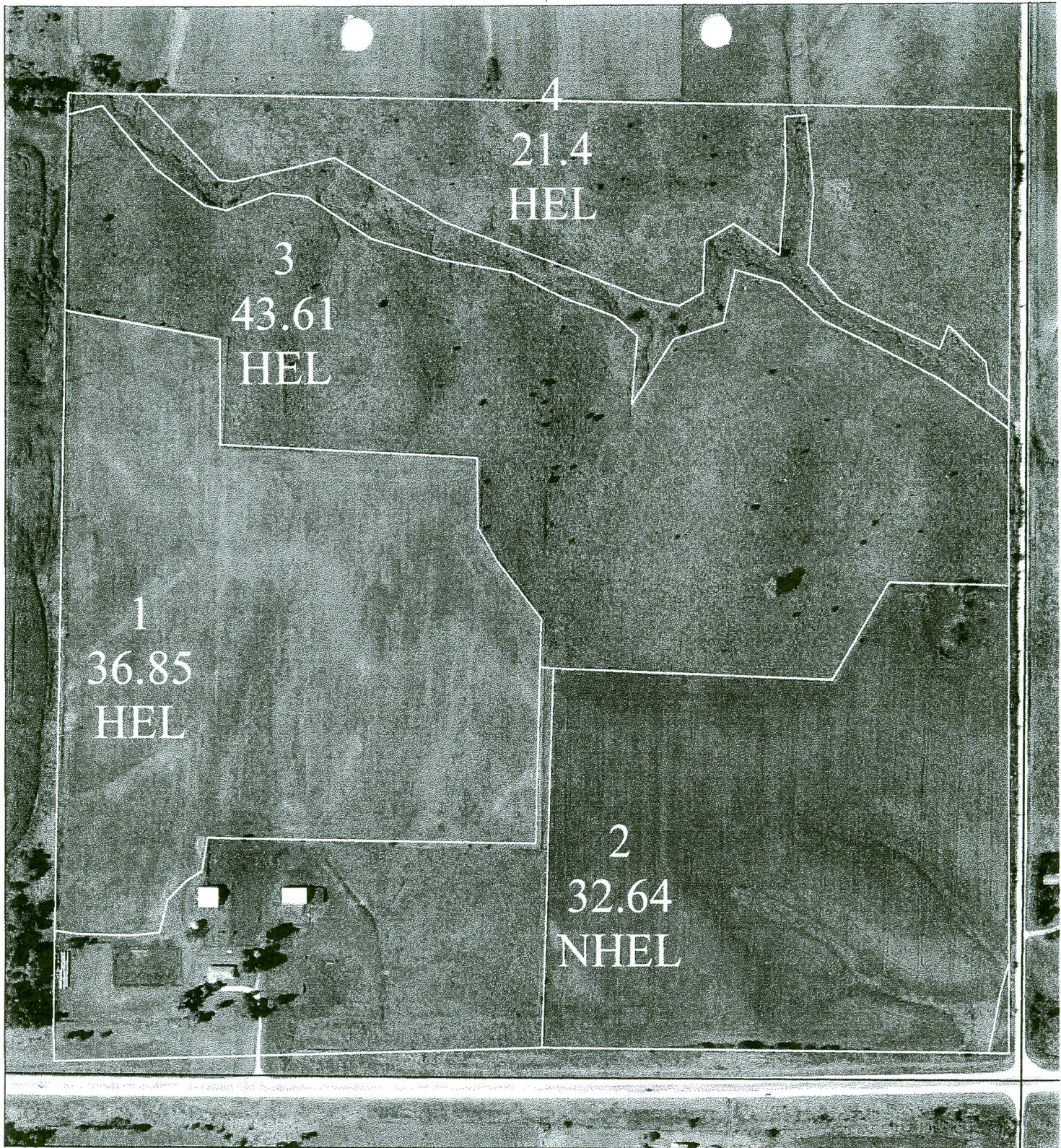
Maps provided by:



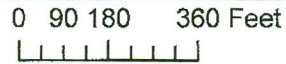
Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	28.1	19.9%	IIIe	50	8.3	5	141	56	38
364B	Grundy silty clay loam, 2 to 5 percent slopes	22.3	15.8%	Ile	75		5.3	174	70	47
24E	Shelby loam, 14 to 18 percent slopes	21	14.8%	IVe	35	7.2	3.8	120	48	32
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	14.9	10.5%	Ile	60	9.6	3.8	154	62	42
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	10.6	7.5%	IVe	15	4.9	2.9	93	37	25
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	9.2	6.5%	IVw	25	3.6	2.2	107	43	29
93D2	Shelby-Adair clay loams, 9 to 14 percent slopes, moderately eroded	8.7	6.1%	IVe	25	8.1	3.5	107	43	29
822C	Lamoni clay loam, 5 to 9 percent slopes	8.3	5.9%	IIIe	35	6.2	3.7	120	48	32
87B	Zook-Colo silty clay loams, 0 to 5 percent slopes	8	5.7%	IIw	60		3.8	154	62	42
822C2	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	4.1	2.9%	IIIe	30	5.5	3.3	114	46	31
822D3	Lamoni clay loam, 9 to 14 percent slopes, severely eroded	2.9	2.1%	VIe	5	3.5	2.1	80	32	22
93D3	Shelby-Adair clay loams, 9 to 14 percent slopes, severely eroded	2.6	1.8%	VIe	20	7.4	2.7	100	40	27
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	0.5	0.3%	IIIe	30	5.5	3.3	114	46	31
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	0.3	0.2%	IIIe	43	8.1	4.3	131	52	35
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	0.1	0.0%	IVe	15	4.6	2.9	93	37	25
23C	Arispe silty clay loam, 5 to 9 percent slopes	0.1	0.1%	IIIe	55	8.6	5.1	147	59	40
Weighted Average					44.6	5.6	4	133.3	53.4	36

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.



USDA United States Department of Agriculture
 Farm Service Agency



Farm 3627
Tract 203

14
TROY

CLARKE COUNTY

August 25, 2011



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.