

# TOTAL REALTY CO.

*Specializing in Farmland and  
Residential Sales*



*Total Realty Co.  
is pleased to present:*

*150 acres more or less*

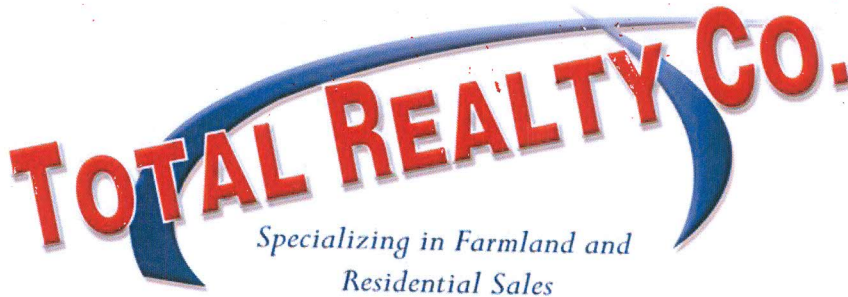
*Section 36*

*Independence Township, Appanoose 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](http://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

## 150 acres more or less in Appanoose Co., IA

<b>TOTAL ACRES:</b>	150 m/l
<b>PRICE:</b>	\$675,000

**Price Per Acre:** \$4,500  
**Owner:** HJP  
**Operator:** n/a  
**County & State:** Appanoose Co., IA  
**Location:** N of Plano on Hwy J5T  
**Possession Date:** At closing  
**Drainage Info:** natural  
**Average CSR:** 45.8  
**Taxable Acres:** 149.62  
**Net RE Taxes:** \$1,838  
**Taxes payable in:** 2012/2013  
**Topography:** Level to rolling

### F.S.A. Information:

<b>Farmland:</b>	150.4	<b>Corn Base:</b>	40.9
<b>Crop Acres:</b>	120.8	<b>Corn Yield:</b>	99
<b>CRP Acres:</b>	24.1	<b>Soybean Base:</b>	25.3
<b>Wheat Base:</b>	0	<b>Soybean Yield:</b>	26
<b>Wheat Yield:</b>	0		

### Approximate Breakdown of Acres:

<b>Total Acres:</b>	150.4
<b>Tillable Acres:</b>	98.56
<b>CRP Acres:</b>	24.1
<b>Farmstead:</b>	0
<b>Roads:</b>	0
<b>Waterways:</b>	7.03
<b>Timber:</b>	20.75
<b>Pasture:</b>	0

### Legal Description:

150 acres in the SW 1/4 of Section 36, T70, R19W Appanoose Co., IA

### To Contact Listing Agent:

**David Hueneke**  
**1-815-291-6550**

### Comments & Building Information:

42' x 54' Metal Building. 2 acre stocked pond.

### Lease/FSA Information:

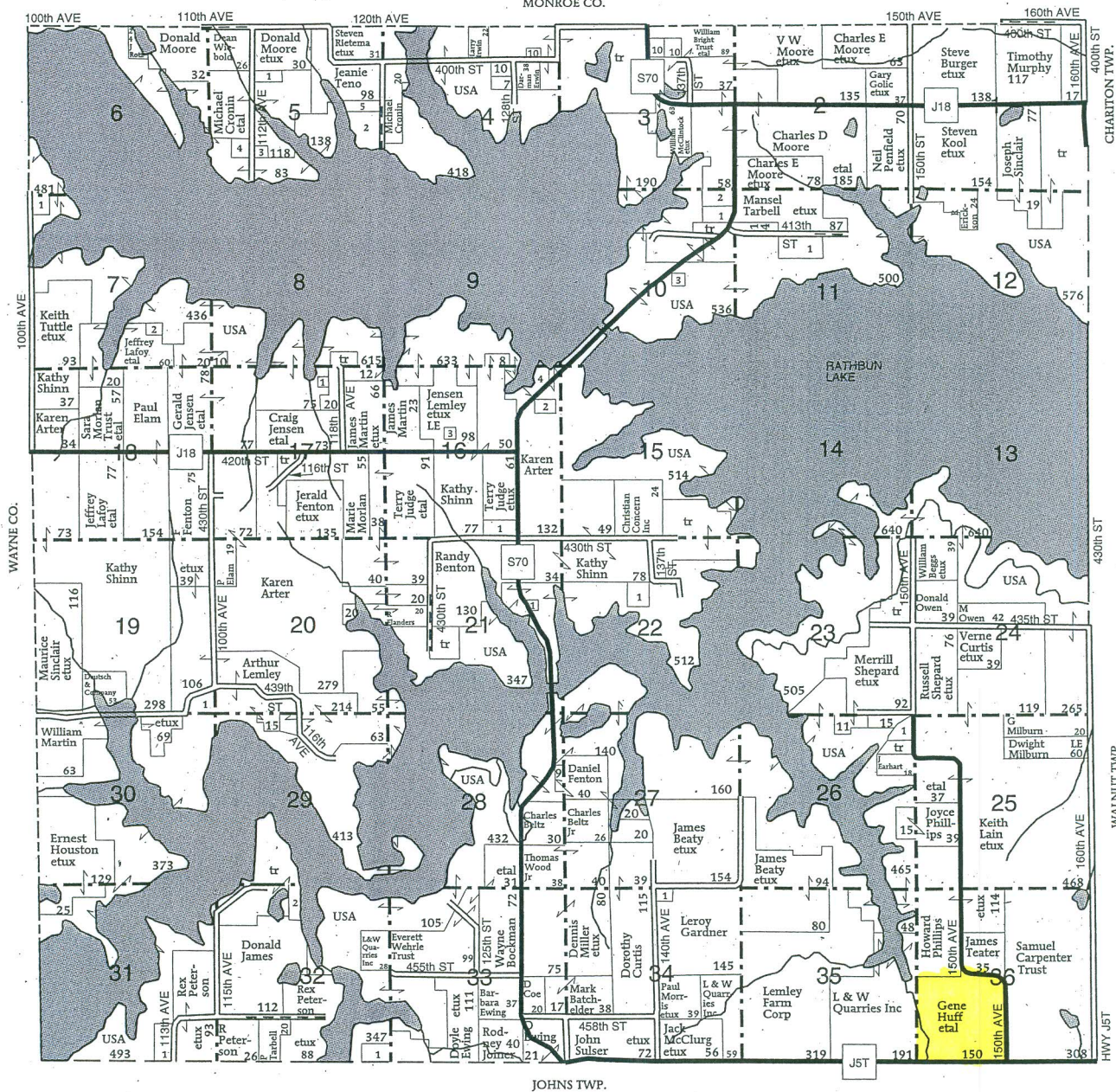
Leased for \$300/acre for 2013





R-19-W

MONROE CO.

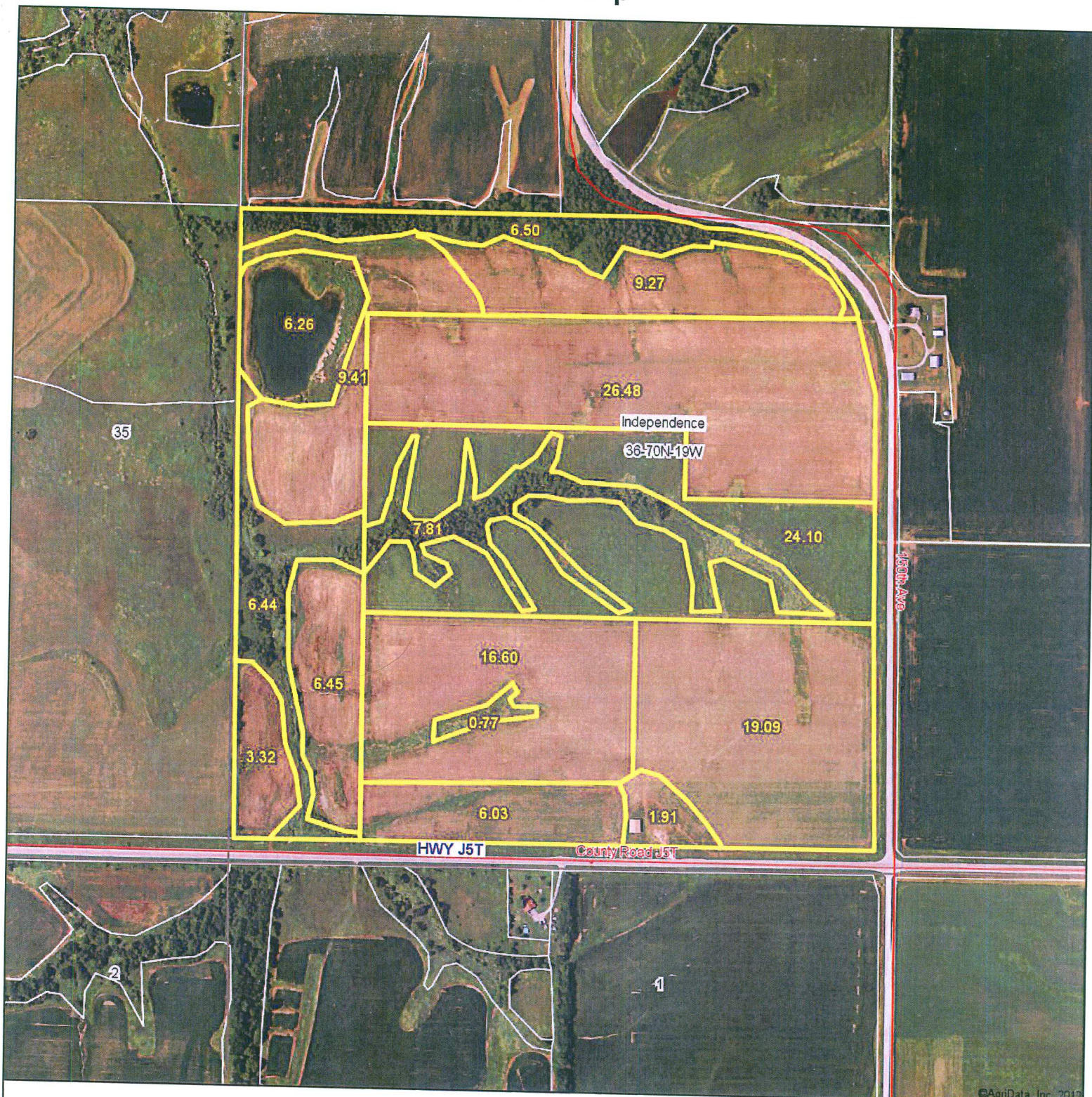


### SECTION 34

1. Beaty, James



# Aerial Map



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**TOTAL REALTY CO.**  
Specializing in Farm and Real Estate Sales

DeWitt, IA  
563-659-8185

Maps provided by:

**surety**  
CUSTOMIZED ONLINE MAPPING

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**36-70N-19W**  
**Appanoose County**  
**Iowa**

map center: 40° 48' 55.99, 92° 59' 50.82

scale: 6622

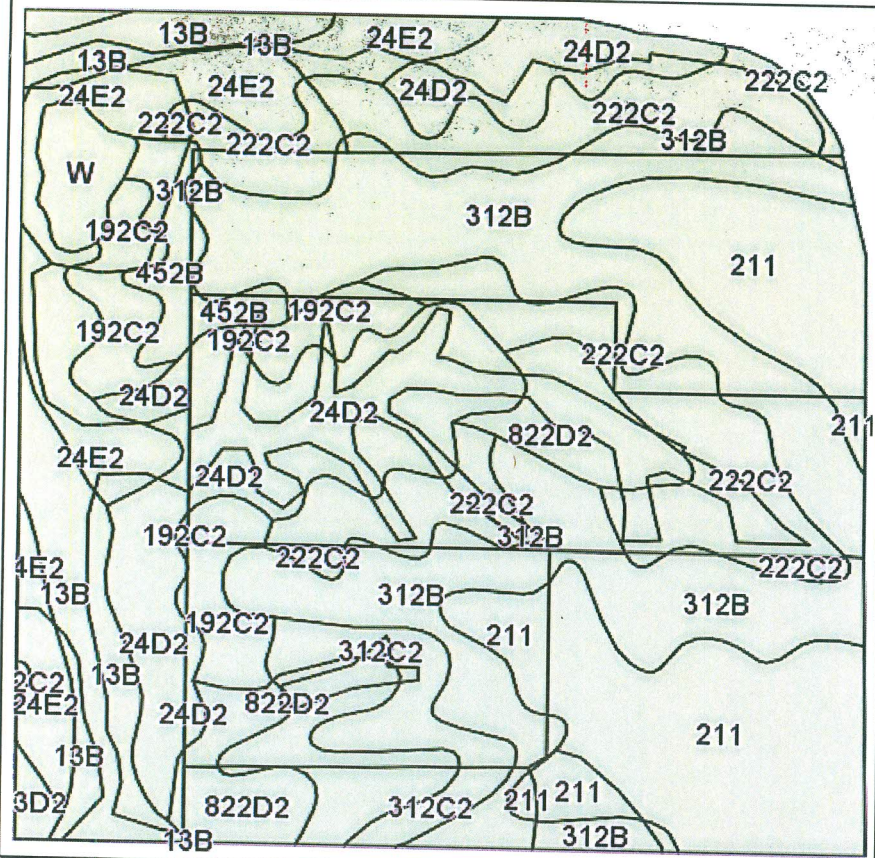


1/11/2013

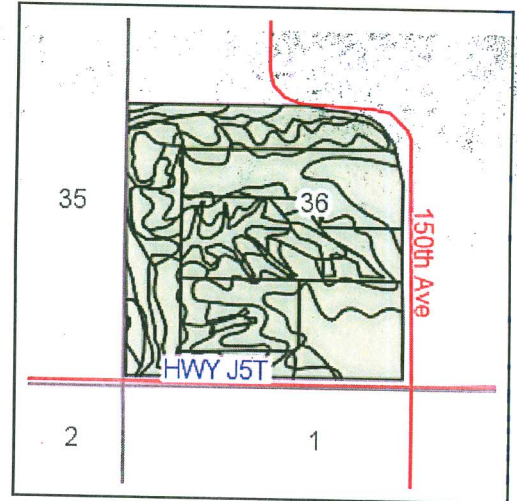
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



# 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: Appanoose  
Location: 36-70N-19W  
Township: Independence  
Acres: 150.4  
Date: 1/11/2013

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Commercial Real Estate  
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CUSTOMIZED ONLINE MAPPING  
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
312B	Seymour silt loam, 2 to 5 percent slopes	33.4	22.2%	IIIe	60	7.3	4.4	157	63	42
211	Edina silt loam	24.8	16.5%	IIIw	60		3.2	157	63	42
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	21.6	14.4%	IVw	25	3.6	2.2	110	44	30
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	20.1	13.4%	IIIe	48	8.1	4.8	141	56	38
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	12.1	8.1%	IVe	38	6.9	4.1	127	51	34
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	11.6	7.7%	IIIe	30	5.5	3.3	117	47	32
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	9.3	6.2%	Ile	68	9.6	4	168	67	45
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	7.1	4.7%	IVe	15	4.9	2.9	96	38	26
312C2	Seymour silt loam, 5 to 9 percent slopes, moderately eroded	4.6	3.0%	IIIe	35	6.5	3.9	123	49	33
452B	Lineville silt loam, 2 to 5 percent slopes	3	2.0%	IIIe	50	6.5	3.9	144	58	39
W	WATER	2.2	1.5%		0					
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	0.6	0.4%	IVe	25	4.6	3.7	110	44	30
Weighted Average					45.7	5.4	3.6	136.7	54.7	36.8

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.