



*Total Realty Co. is pleased
to present:*

FARM LAND AUCTION

January 9th, 2013 at 10am

Millennium Ballroom, Goose Lake, IA

Washington Township, DeWitt, IA

82.8 acres M/L

*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: *January 9th, 10 AM - Millennium Ballroom, Goose Lake,*

TOTAL ACRES:	82.8 M/L Acres
Sale Method	Public Auction
Sale Date:	January 9th, 2013
Time:	10 A.M.
Owner:	C & C Williams LLC
County & State:	Clinton, Iowa
Location:	7 miles N of DeWitt on 290th Ave/Humeston Rd
Possession Date:	Date of Closing
Drainage Info:	natural
Average CSR:	85.9
Taxable Acres:	70.88
Net RE Taxes:	\$2,124.00
Taxes payable in:	2012
Topography:	Gentle Slope

Legal Description:

NW (1/4), NE (1/4); NE (1/4), NW (1/4), Laying East of 302 Ave, All in Section 4, T-82-N, R-4 East of the 5th P.M., Clinton County Iowa. (exact legal description to be taken from abstract)

Comments & Building Information:

Total Acres based on recent survey
Bare Land no Buildings
Parcel ID # 5800850000
Parcel ID # 5800860000

F.S.A. Information:

Farmland:	Corn Base:	56.8
Crop Acres:	Corn Yield:	131
CRP Acres:	Soybean Base:	14.4
Wheat Base:	Soybean Yield:	42
Wheat Yield:		

Approximate Breakdown of Acres:

Total Acres:	82.8
Tillable Acres:	71.78
CRP Acres:	
Farmstead:	
Roads:	9.57
Waterways:	2.03
Timber:	
Pasture:	

To Contact Listing Agent:

Reed B. Kuper
(641) 425-8617
reed@totalrealtyco.com

Lease/FSA Information:

The Subject Property is Leased for the 2013 Crop Season. On March 15, 2013 a Payments of \$27,491.74 will be Paid to the New Owner. The Lease Terminates on February 28, 2014
Farm Service Agency Base Acres are Estimates Only

Auction Location:

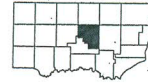
Millennium Ballroom
169 Obrian St
Goose Lake, IA 52750

CONVERSION TABLE

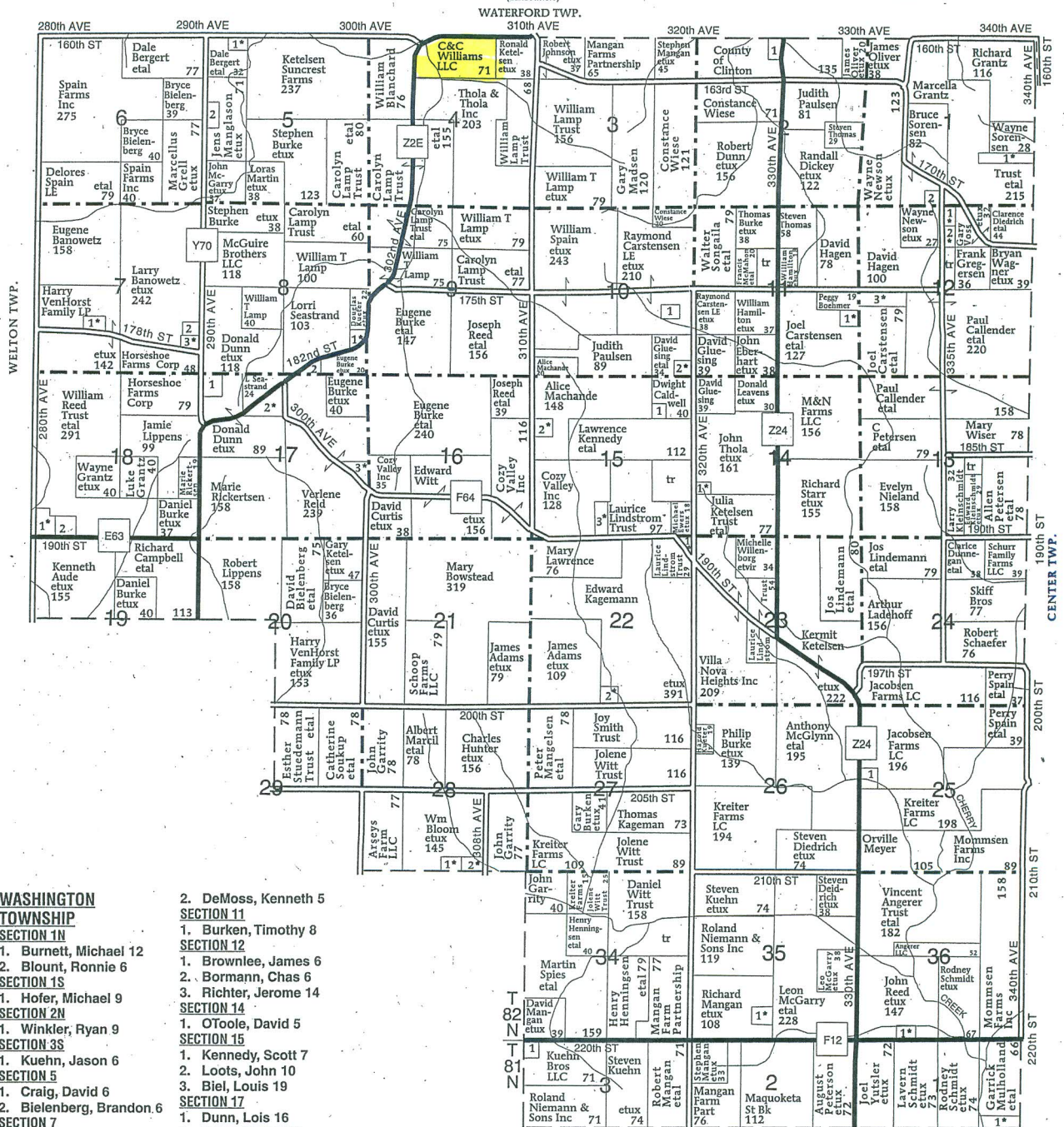
1/8 teaspoon	0.5 milliliters	1 tablespoon	15 milliliters
1/4 teaspoon	1.0 milliliters	2 tablespoons	1 ounce
1/2 teaspoon	2.5 milliliters	1 ounce	28.35 grams
1 teaspoon	5 milliliters	16 ounces	453.59 grams

T-81-82-N

WASHINGTON PLAT



R-4-E



WASHINGTON TOWNSHIP

SECTION 11

1. Burnett, Michael 12
2. Blount, Ronnie 6

SECTION 15

1. Hofer, Michael 9

SECTION 21

1. Winkler, Ryan 9

SECTION 35

1. Kuehn, Jason 6
2. Craig, David 6
2. Bielenberg, Brandon 6

SECTION 7

1. Goddard Jr, William 10
2. Wilden, Lisa 9
3. Hahn Family Trust, Donald 10

SECTION 8

1. Sheckles, Arley 5
2. Reid, Verlene 5

SECTION 10

1. Witt, Justin 5

SECTION 11

1. DeMoss, Kenneth 5

SECTION 12

1. Burken, Timothy 8

SECTION 12

1. Brownlee, James 6

SECTION 14

2. Bormann, Chas 6

SECTION 14

3. Richter, Jerome 14

SECTION 15

1. OToole, David 5

SECTION 15

1. Kennedy, Scott 7

SECTION 17

2. Loots, John 10

SECTION 17

3. Biel, Louis 19

SECTION 17

1. Dunn, Lois 16

SECTION 18

2. Drury, Martin 10

SECTION 22

3. Ciesielski, Matthew 10

SECTION 22

1. Reed, John 12

SECTION 22

2. Reed Trust, Mary 9

SECTION 25

1. Spain, Robert 8

SECTION 28

1. Bloom, Mary 5

SECTION 28

2. Bloom, Michael 5

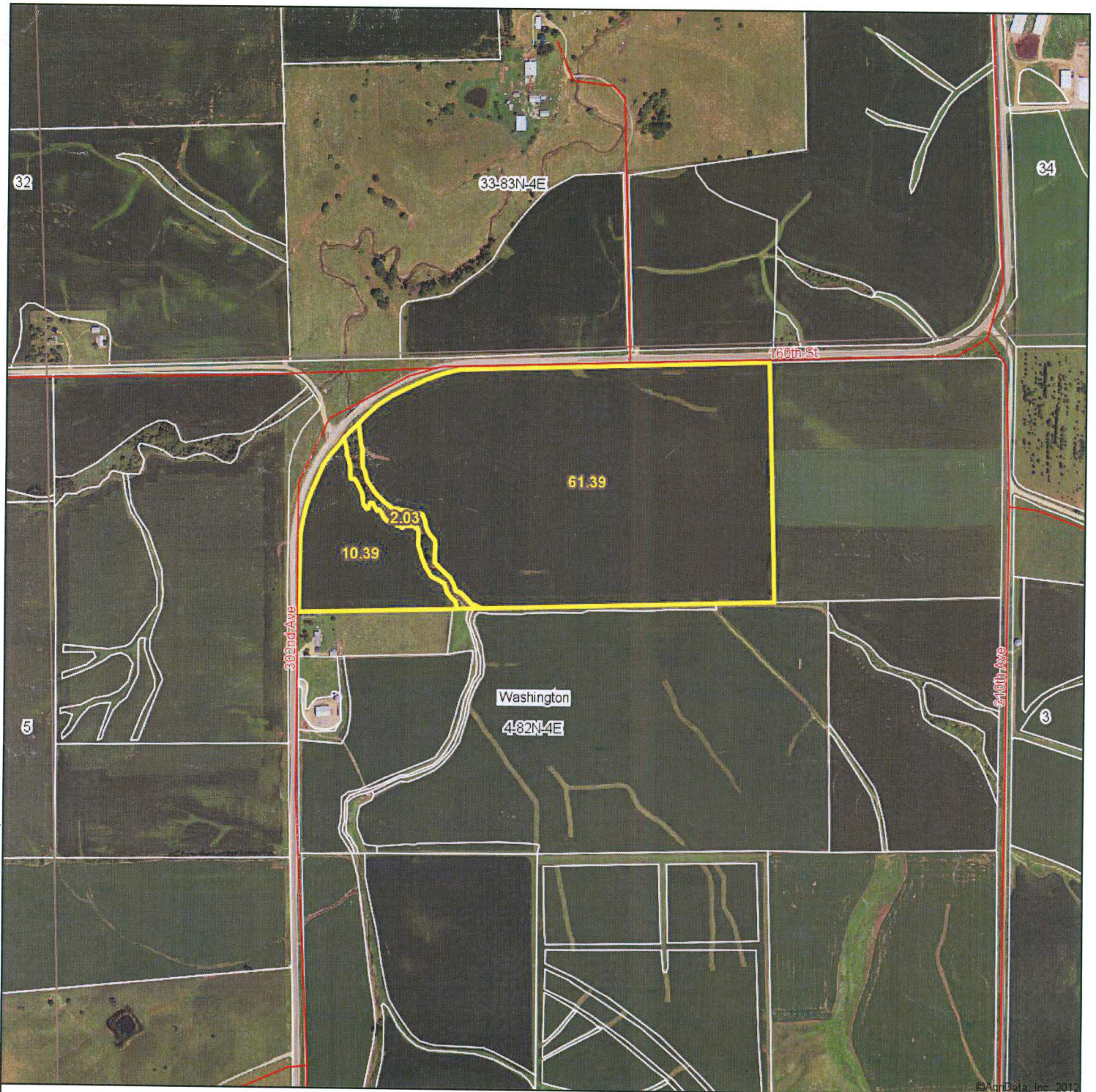
SECTION 35

1. Mangan, Roger 7

SECTION 36

1. Reed, James 7

Aerial Map



TOTAL REALTY CO.
Specializing in Residential and Commercial Sales
 DeWitt, IA
 563-659-8185

Maps provided by:



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4-82N-4E
Clinton County
Iowa

map center: 41° 56' 34.61, 90° 29' 58.01

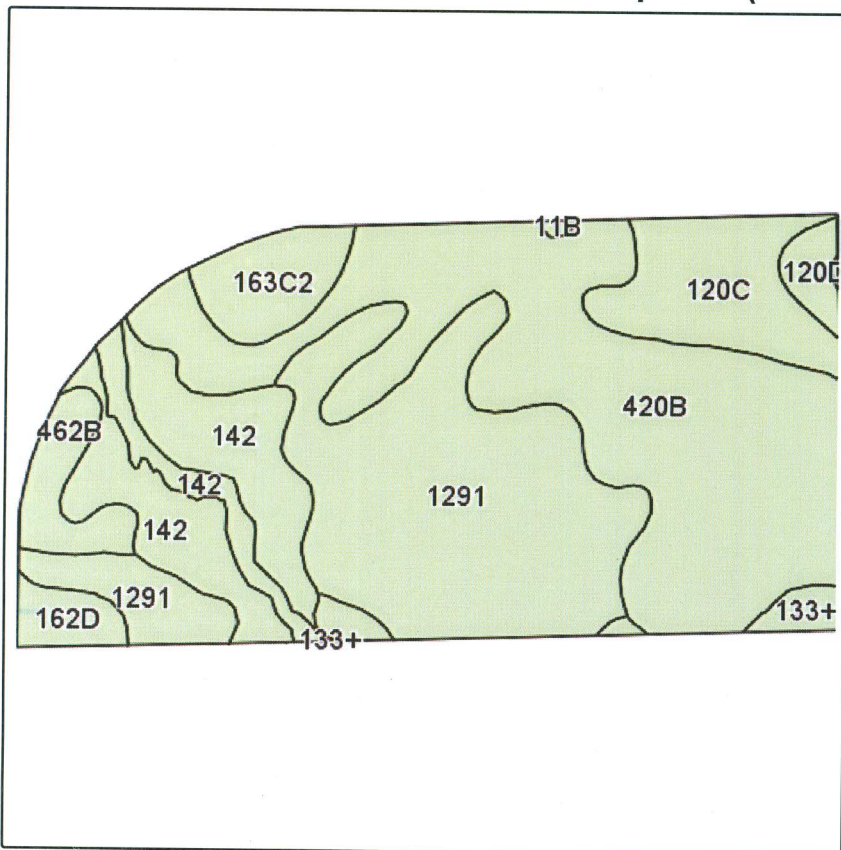
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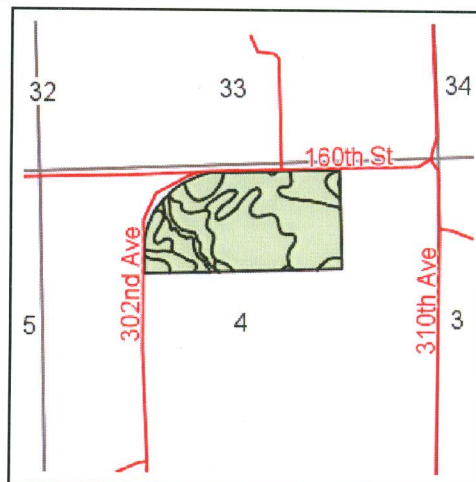
12/3/2012

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: Clinton
Location: 4-82N-4E
Township: Washington
Acres: 73.8
Date: 12/3/2012

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Maps provided by:

surety
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
420B	Tama silt loam, benches, 2 to 5 percent slopes	26.2	35.6%	Ile	95	11.7	7	210	84	57
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	21.3	28.8%	Ile	80			190	76	51
142	Chaseburg silt loam, 0 to 2 percent slopes	11	15.0%	IIlw	88		6	201	80	54
120C	Tama silt loam, 5 to 9 percent slopes	5.9	8.0%	IIIle	80	11.4	6.8	190	76	51
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	3	4.0%	IIIle	68	9.8	5.9	174	70	47
462B	Downs silt loam, benches, 2 to 5 percent slopes	2.4	3.2%	Ile	90	11.1	6.6	204	82	55
133+	Colo silt loam, overwash, 0 to 2 percent slopes	1.5	2.0%	IIlw	80	7	4.3	190	76	51
162D	Downs silt loam, 9 to 14 percent slopes	1.4	1.8%	IIIle	65	10.1	6	170	68	46
120D	Tama silt loam, 9 to 14 percent slopes	1	1.4%	IIIle	70	10.7	6.4	177	71	48
11B	Colo-Ely complex, 2 to 5 percent slopes	0.1	0.1%	Ile	68	6.8	4	174	70	47
Weighted Average					85.9	6.3	4.7	197.8	79.1	53.4

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.