



*Total Realty Co. is pleased
to present the:*
FARMLAND AUCTION
November 2, 2012 - 10:00 A.M.
Alta Vista Municipal Hall - Alta Vista, IA
149.94 acres
Washington Township
Chickasaw 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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TOTAL REALTY CO.

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*Your Farmland
Specialist!*



We are pleased to present: The Heying Family Farm, Chickasaw Co., IA

TOTAL ACRES: 149.94

Sale Method: Public Auction

Sale Date: November 2, 2012

Time: 10:00 A.M.

Owners: Heying Family

County & State: Chickasaw, Iowa

Location: 1/2 mile West North Washington

Possession Date: Date of Closing

Drainage Info: Pattern Tiled

Average CSR: 66.3

Taxable Acres: 147.02

Net RE Taxes: \$2,302

**Taxes payable
in:** 2011-2012

Topography: NHEL

F.S.A. Information:

Farmland:	Corn Base:	81.8
Crop Acres:	Corn Yield:	103
CRP Acres:	Soybean Base:	22.8
Wheat Base:	Soybean Yield:	41
Wheat Yield:	Total Base Acres	104.6

Approximate Breakdown of Acres:

Total Acres:	149.94
Tillable Acres:	121.8
CRP Acres:	
Farmstead:	4
Roads:	2.92
Waterway/ Pasture	19.7
Timber:	1.52

Legal Description:

Part of NW (1/4), Section 19, T-96-N, R-13-West of the 5th P.M., Chickasaw County Iowa.

*Recently Surveyed

To Contact Listing Agent:

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

Comments & Building Information:

Well maintained 4 bedroom house with a spacious Kitchen, and full bathroom on the main floor (excellent condition). Barn with a cattle shed and cement feeding floors along with a silo and unloader. Other older outbuilding include machine shed and chicken building.

Lease & Tile Information:

The 2012 lease has been terminated
Spring of 1998 farm pattern tiled (60 ft spacing)

AUCTION TO BE HELD AT:

Alta Vista Municipal Hall
208 North White St.
Alta Vista, IA 50602

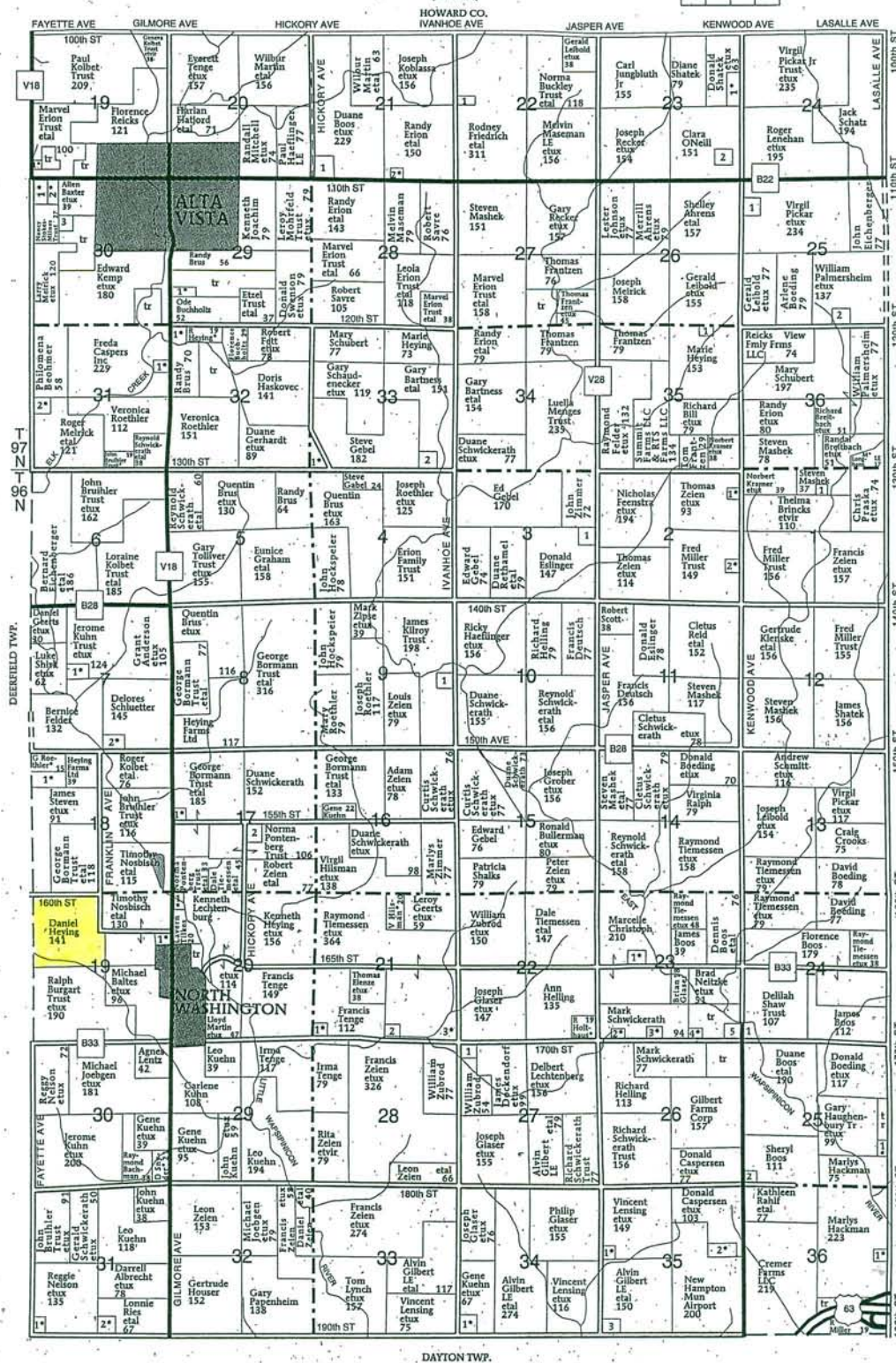
OPEN HOUSE TO BE HELD ON:

October 20, 2012
10:00 A.M. to 1:00 P.M.

T-96-97-N

WASHINGTON PLAT

R-13-W



WASHINGTON TOWNSHIP

SECTION 1

1. Longhorn, Mabel 5

SECTION 2

1. Crawford, Tony 7

2. Anderson, Randy 7

SECTION 3

1. Bormann, Rachel 9

SECTION 7

1. Marvin, John 10

2. Gansen, Paul 10

SECTION 9

1. Kutzbach, Travis 8

SECTION 17

1. Schwickerath, Andrew 5

2. Mai, Jay 9

SECTION 18

1. Schwickerath, Robert 13

SECTION 19N

1. Heying, Roger 7

SECTION 19S

1. Gebel, Robert 8

SECTION 20

1. Pontenberg Trust, Norma 11

SECTION 21N

1. County of Chickasaw 10

SECTION 21S

2. Smith, Travis 6

1. Lenahan, Rodney 5

2. Smith, Donna 5

3. Tiemessen, Dale 15

SECTION 22N

1. Schwickerath, Tony 5

SECTION 23N

1. Gebel, James 13

2. Thraenert, Eric 9

SECTION 23S

1. Christoph, John 10

2. Tiemessen, Raymond 5

3. Schwickerath, John 7

4. Schwickerath, Mark 5

5. Boos, James 13

SECTION 24S

1. Boos, Ricky 5

SECTION 25N

1. Reicks View Family Farms LLC 9

2. Weber, Jeremy 11

SECTION 25S

1. Pacovsky, Grant 5

2. Caspersen, Donald 5

SECTION 27S

1. Glaser, Joseph 7

SECTION 29N

1. Lentz, Todd 8

SECTION 30N

1. Meier, Francis 14

2. Kotke, James 10

3. Crooks, Craig 10

SECTION 31N

1. Scott, Christina 6

2. Mohrfeld Trust, Leroy 8

SECTION 31S

1. Troyna, Glenn 6

2. Ries, Cletus 9

SECTION 32N

1. Huegel, Edward 5

SECTION 33N

1. Brus, Quentin 5

2. Wilson, David 5

SECTION 34S

1. Storlie, Gordon 9

SECTION 35N

1. Nolt, Mervin 5

SECTION 35S

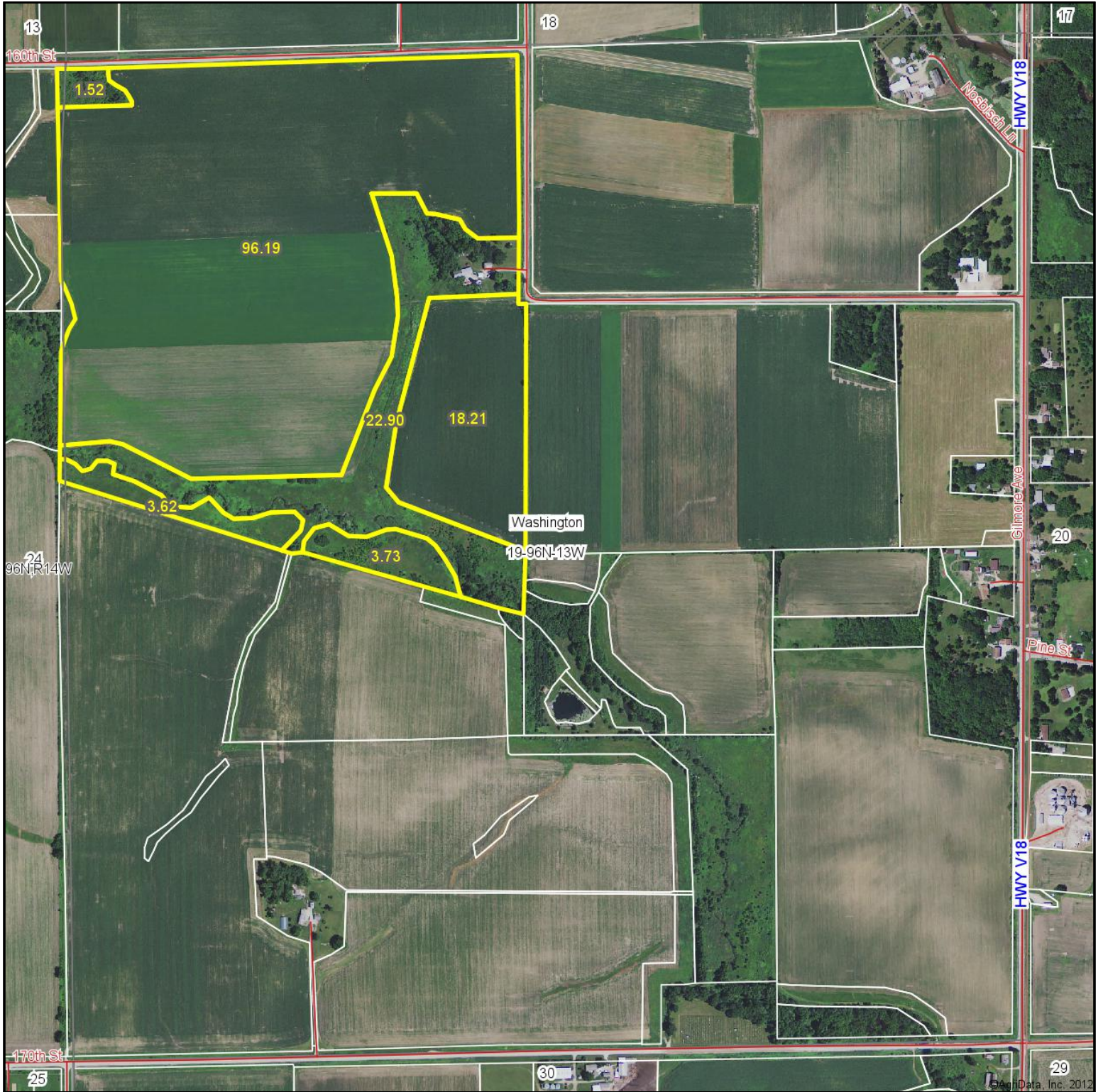
1. Eichenberger, Adam 6

2. Christoph, Steve 15

SECTION 36S

1. Hackman, Richard 10

Aerial Map



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Specializing in Farmland and
Rural Real Estate
DeWitt, IA
563-659-8185

Maps provided by:



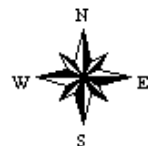
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www.AgriDataInc.com

19-96N-13W
Chickasaw County
Iowa

map center: 43° 7' 11.25, 92° 25' 34.57

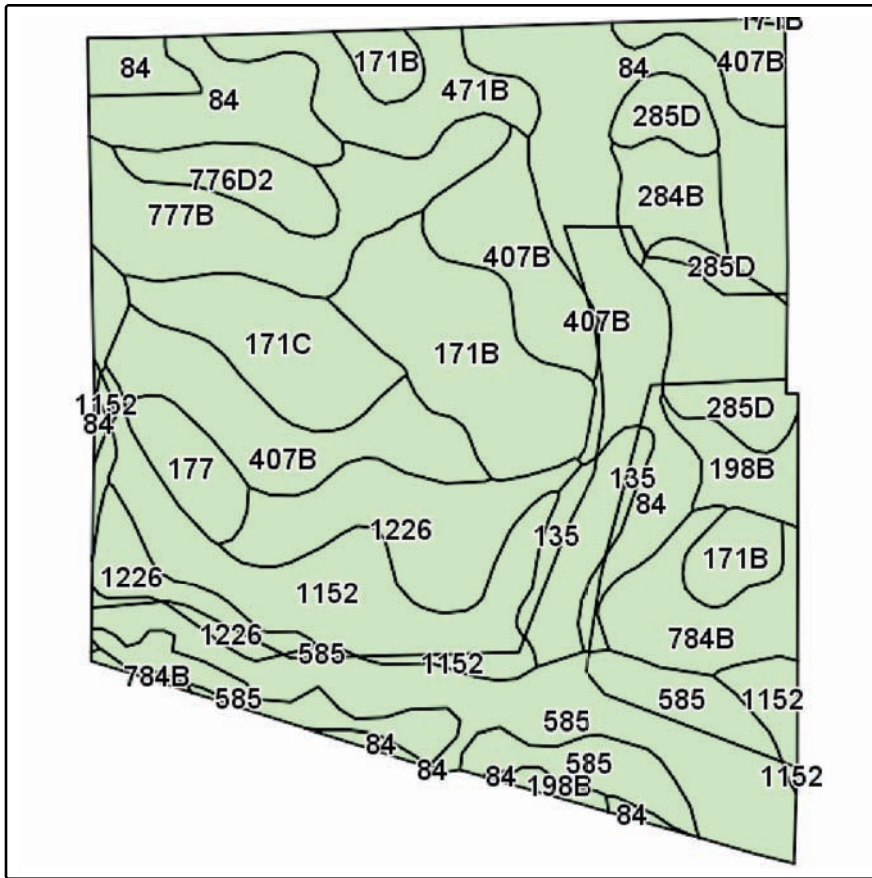
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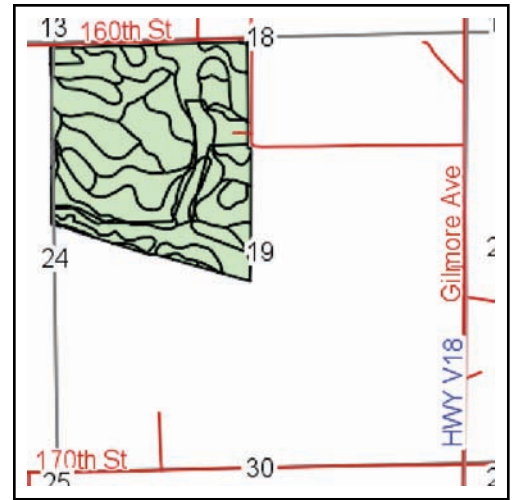
8/24/2012

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

Soils Map



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



State: **Iowa**
County: **Chickasaw**
Location: **19-96N-13W**
Township: **Washington**
Acres: **146.5**
Date: **7/27/2012**



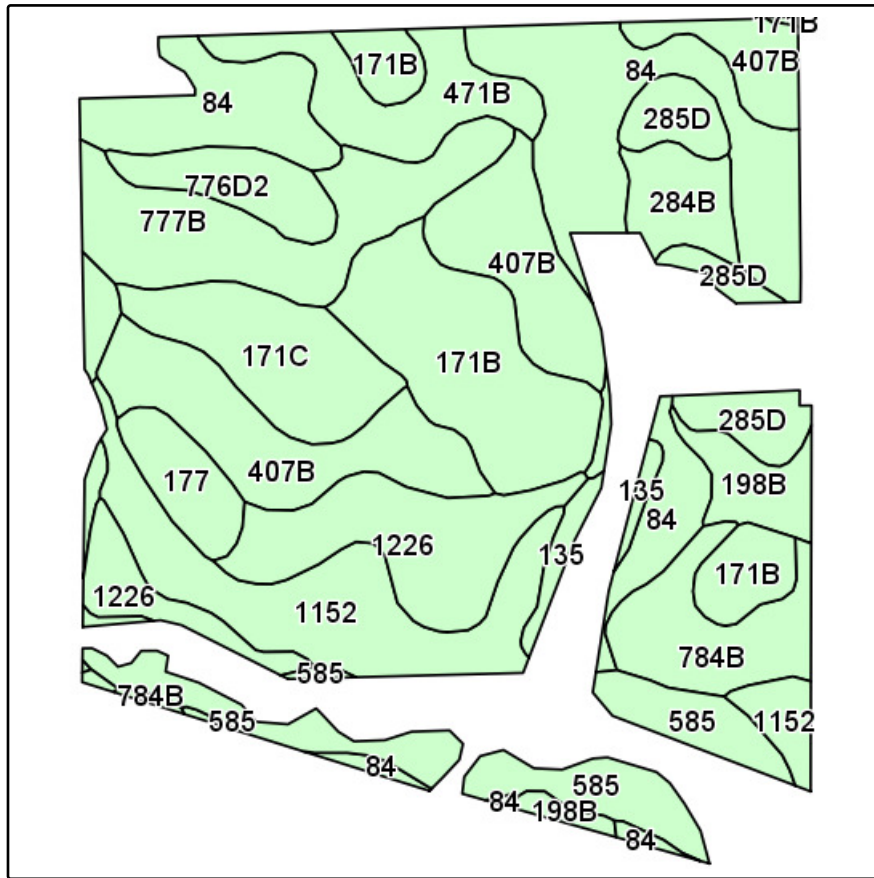
Maps provided by:



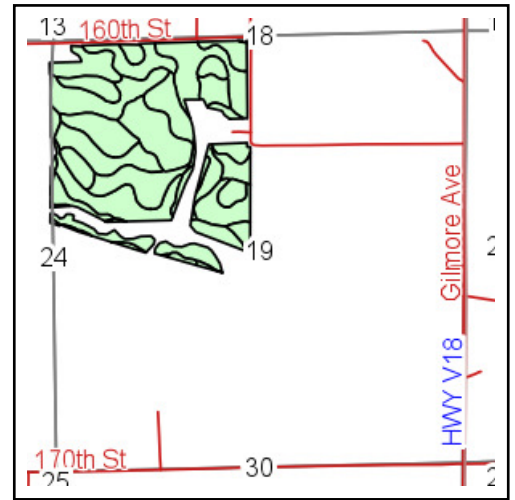
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
84	Clyde clay loam, 0 to 3 percent slopes	25.9	17.7%	IIw		74	7.3	4.2	186	74	50
585	Coland-Spillville complex, 0 to 2 percent slopes	19.8	13.5%	IIw		85	7.1	4.7	201	80	54
407B	Schley loam, 1 to 4 percent slopes	15.5	10.6%	IIw		69	6.8	5.2	179	72	48
171B	Bassett loam, 2 to 5 percent slopes	12.9	8.8%	Ile		79	7.5	6.2	193	77	52
1152	Marshan clay loam, 0 to 2 percent slopes	12.1	8.3%	IIw		67	6.1	3.9	176	70	48
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	10.3	7.0%	Ils		71	6.5	5.1	182	73	49
777B	Wapsie loam, 2 to 5 percent slopes	9.3	6.3%	Ile		52	4.8	3.9	156	62	42
285D	Burkhardt sandy loam, 5 to 14 percent slopes	7.8	5.3%	VIe	IIIe	5	2.1	1.7	93	37	25
171C	Bassett loam, 5 to 9 percent slopes	6.5	4.5%	IIIe		64	7.1	5.9	172	69	46
784B	Riceville loam, 1 to 4 percent slopes	5.4	3.7%	Ile		51	5.9	4.6	155	62	42
471B	Oran loam, 2 to 5 percent slopes	5.2	3.6%	Ile		79	7.4	5.6	193	77	52
135	Coland clay loam, 0 to 2 percent slopes	4.1	2.8%	IIw		79	7	4.1	193	77	52
776D2	Lilah sandy loam, 5 to 14 percent slopes, moderately eroded	3.1	2.1%	VIIs		5	1.9	1.5	93	37	25
198B	Floyd loam, 1 to 4 percent slopes	3	2.0%	IIw		74	7.5	5.7	186	74	50
284B	Flagler sandy loam, 2 to 5 percent slopes	2.9	2.0%	IIIe		45	4.1	3.4	147	59	40
177	Saude loam, 0 to 2 percent slopes	2.7	1.8%	Ils		62	5.5	4.5	170	68	46
Weighted Average						66.3	6.4	4.5	175.6	70.1	47.3

Soils Map

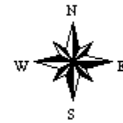


Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Chickasaw**
Location: **19-96N-13W**
Township: **Washington**
Acres: **121.8**
Date: **8/28/2012**

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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	Irr Class	CSR* 1/21/12	CSR(2)**	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
84	Clyde clay loam, 0 to 3 percent slopes	20.1	16.6%	IIw		74	74	7.3	4.2	186	74	50
407B	Schley loam, 1 to 4 percent slopes	15.5	12.7%	IIw		69	69	6.8	5.2	179	72	48
171B	Basset loam, 2 to 5 percent slopes	12.9	10.6%	Ile		79	79	7.5	6.2	193	77	52
1152	Marshan clay loam, 0 to 2 percent slopes	11.1	9.1%	IIw		67	67	6.1	3.9	176	70	48
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	9.8	8.0%	IIs		71	71	6.5	5.1	182	73	49
777B	Wapsie loam, 2 to 5 percent slopes	9.3	7.6%	Ile		52	52	4.8	3.9	156	62	42
585	Coland-Spillville complex, 0 to 2 percent slopes	8.7	7.1%	IIw		85	85	7.1	4.7	201	80	54
171C	Basset loam, 5 to 9 percent slopes	6.5	5.4%	IIle		64	64	7.1	5.9	172	69	46
784B	Riceville loam, 1 to 4 percent slopes	5.4	4.4%	Ile		51	51	5.9	4.6	155	62	42
471B	Oran loam, 2 to 5 percent slopes	5.2	4.3%	Ile		79	79	7.4	5.6	193	77	52
285D	Burkhardt sandy loam, 5 to 14 percent slopes	4.3	3.6%	VIle	IIIle	5	5	2.1	1.7	93	37	25
776D2	Lilah sandy loam, 5 to 14 percent slopes, moderately eroded	3.1	2.5%	VIIs		5	5	1.9	1.5	93	37	25
198B	Floyd loam, 1 to 4 percent slopes	3	2.4%	IIw		74	74	7.5	5.7	186	74	50
284B	Flagler sandy loam, 2 to 5 percent slopes	2.8	2.3%	IIle		45	45	4.1	3.4	147	59	40

177	Saude loam, 0 to 2 percent slopes	2.7	2.2%	lls		62	62	5.5	4.5	170	68	46
135	Coland clay loam, 0 to 2 percent slopes	1.3	1.1%	llw		79	79	7	4.1	193	77	52
Weighted Average						65.6	65.6	6.4	4.6	174.6	69.7	47

*CSR ratings as of 1/21/2012 will be available for a limited time to aid in the transition to CSR2.

**These values could be either CSR or CSR2 as counties are updated during this transition.

For more information on the new CSR2 rating visit http://www.ucs.iastate.edu/mnet/_repository/2012/soilmanagement/pdf/Burras.pdf



CHICKASAW
Washington-S

Sec: 19

2012 Crop Year

	Acres
Farm Number 470	Total Area 146.49
Tract Number 651	Total CRP 0
	Cropland 121.75

Legend

2011 Ortho Photography

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

CLU Field Boundary
 Tract Boundary
 Iowa Roads
 CRP

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2010 ortho rectified imagery for Iowa. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. 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.

Dec 05, 2011

1:4,800



Iowa
Chickasaw
Report ID: FSA-156EZ

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

FARM: 470
Prepared: 8/10/12 11:13 AM
Crop Year: 2012
Page: 1 of 1

Operator Name HEYING FARMS LTD	Farm Identifier	Recon Number
Farms Associated with Operator: 6057		

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
146.5	121.8	121.8	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	121.8	0.0	0.0	0.0		N	None

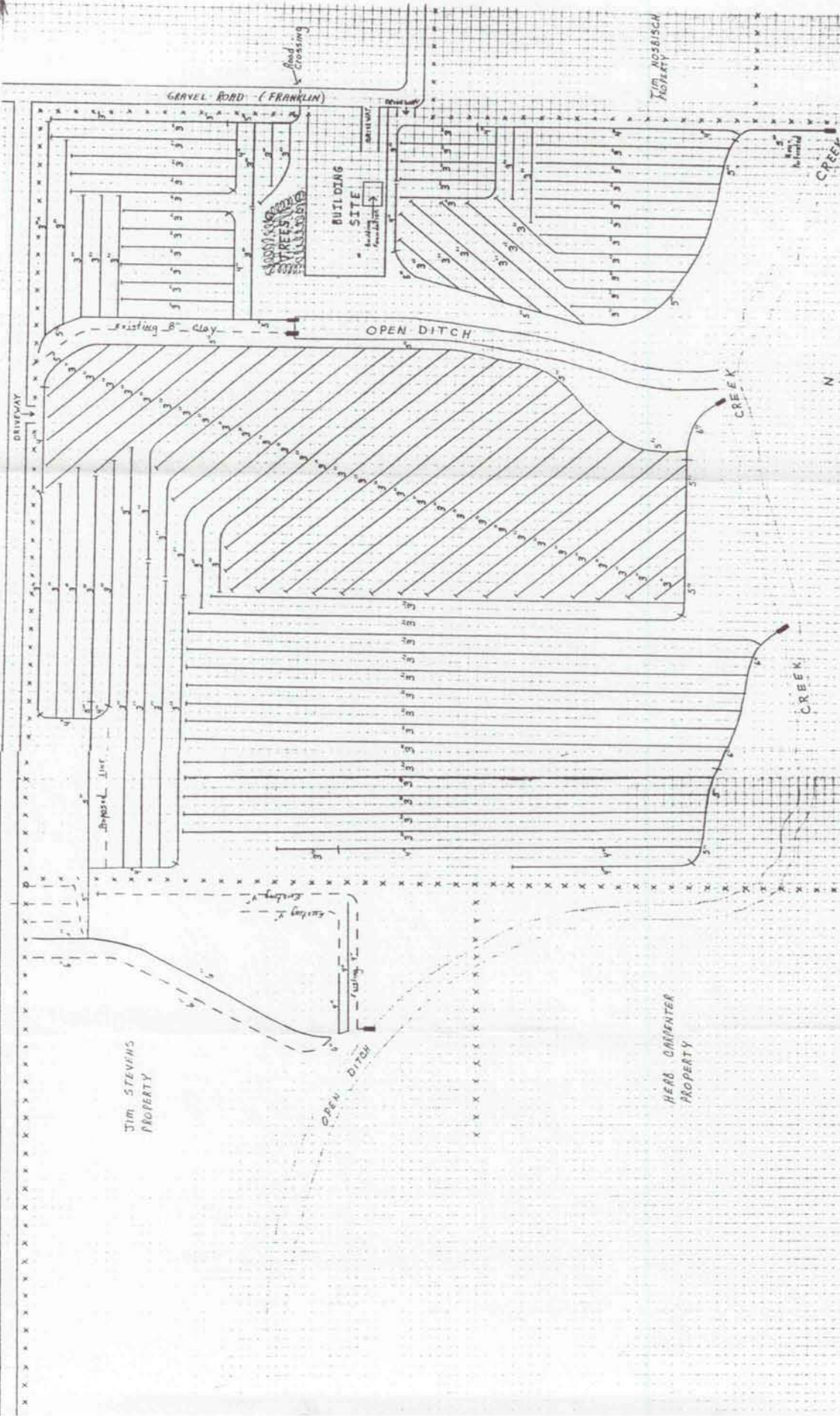
Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	81.8	0.0	0.0	103	103	0.0	0.0
SOYBEANS	22.8	0.0	0.0	41	41	0.0	0.0
Total Base Acres:	104.6						

Tract Number: 651	Description E4 W1/2 19-96-13	FAV/WR History
BIA Range Unit Number:		N
HEL Status: Classified as not HEL		
Wetland Status: Tract does not contain a wetland		
WL Violations: None		

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
146.5	121.8	121.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	121.8	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	81.8	103	103	0.0	0.0	0	0.0	0.0
SOYBEANS	22.8	41	41	0.0	0.0	0	0.0	0.0
Total Base Acres:	104.6							

Owners: MARLYS KOBLISKA LOUISE SCHWICKERATH MARY CAPPER	DANIEL E HEYING IRENE BULLIS ROSE GANFIELD
Other Producers: None	



DAN HEYING
 SPRING 1998
 30 FT. OFF FENCE LINES
 60 FT. SPACINGS
 ARCHMAN FIRM DRAINAGE
 RAY GRACMAN
 CHICAGO COUNTY
 WASHINGTON TOWNSHIP
 SECTION 19 S N.W. 1/4



Iowa - Residential Property Seller Disclosure Statement

(To be completed by Seller at time of listing; completed form to be provided to Buyer prior to Buyer making a written offer to buy.)



Property Address: 1644 160th St. Tonic IA 50645
(Seller(s): Please print property address including City, State and Zip Code)

Property Owner: Hoying Family Farm
(Seller(s): Please print property ownership)

PURPOSE:

Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain Sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the Seller(s) and not by any Agent acting on behalf of the Seller(s). **The Agent has no independent knowledge of the condition of the property; the Agent's knowledge is limited to the disclosure made by the Seller(s) on this form.** In no event shall any Agent involved in the sale or purchase of the property or any such Agent's broker be liable for any matters subject to this disclosure. Buyer(s) is advised to obtain such independent inspections of the property as Buyer(s) deems appropriate.

Exempt Properties:

Properties exempted from the Seller's disclosure requirement include: Bare ground; property containing 5 or more dwelling units, all being sold; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra-family transfers; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A. If so sign and stop here.

Seller	Date	Seller	Date
Buyer	Date	Buyer	Date

INSTRUCTIONS TO SELLER(S):

1. Seller(s) must complete this statement. Respond to all questions, or attach reports allowed by Iowa Code section 558A.4(2);
2. Disclose all known conditions materially affecting this property;
3. If an item does not apply to this property, indicate that it is not applicable (N/A);
4. Please provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is **unknown** or is **unavailable** following a reasonable effort, use an **approximation** of the information, or indicate that the information is **unknown (UNK)**. All approximations must be identified as **approximations (AP)**;
5. Additional pages may be attached as needed;
6. Keep a copy of this statement with your other important papers.

DISCLOSURES:

EVERY QUESTION MUST BE ANSWERED

CIRCLE ONLY ONE RESPONSE:

1. Basement/Foundation: Any known water or other problems? Yes ☒ No ☐ N/A ☐ UNK
2. Roof: Any known problems? Yes ☒ No ☐ N/A ☐ UNK
If yes, date of repairs/replacement: / / 10 New shingles 5-6 yrs ago
3. Sewer System: Any known problems? Yes ☒ No ☐ N/A ☐ UNK
Any known repairs? Inspection not complete Yes ☒ No ☐ N/A ☐ UNK
If yes, date of repairs/replacement: / /
Any known Orangeburg tile? Yes ☒ No ☐ N/A ☒ UNK

M K L S Seller's / Buyer's (Buyer(s) and Seller(s) acknowledge that they have read this page.)
Initial(s) Initial(s)

4. Septic Tanks/Drain Fields: Has the system been inspected by an Iowa Department of Natural Resources (DNR) certified inspector within 2 years, or pumped/cleaned within 3 years? Yes No N/A UNK
 Date of inspection: _____
 Date system last cleaned/pumped: _____
 (Note: If inspected within 2 years of closing date, system may not need inspection and if pumped within 3 years may not need pumping/cleaning.)
 Any known problems?
 Yes [] (If Yes, Explain) _____ No N/A UNK
 General location of system: East of House
 Age: _____
 Attach additional pages if necessary.
5. Well and Pump: Any known problems? Yes No N/A UNK
 Any known repairs? Yes No N/A UNK
 If yes, date of repairs/replacement: ____/____/____
 Any known water tests? Yes No N/A UNK
 If yes, date of last report: ____/____/____ and results: _____
6. Heating System(s): Any known problems? Yes No N/A UNK
 Any known repairs? Yes No N/A UNK
 If yes, date of repairs/replacement: ____/____/____
Hot water Heat
7. Central Cooling System(s): Any known problems? Yes No N/A UNK
 Any known repairs? Yes No N/A UNK
 If yes, date of repairs/replacement: ____/____/____
8. Plumbing System(s): Any known problems? Yes No N/A UNK
 Any known repairs? Yes No N/A UNK
 If yes, date of repairs/replacement: ____/____/____
9. Electrical System(s): Any known problems? Yes No N/A UNK
 Any known repairs? Yes No N/A UNK
 If yes, date of repairs/replacement: ____/____/____
10. Pest Infestation (wood-destroying insects, destructive/troublesome animals, etc.):
 Any known current or past problems? Yes No N/A UNK
 If yes, date(s) of treatment : ____/____/____
 Any known structural damage? Yes No N/A UNK
 If yes, date(s) of repairs/replacement: ____/____/____
11. Asbestos: Any known to be present in or on the structure? Yes No N/A UNK
 If yes, explain: _____
12. Radon: Any known tests for the presence of radon gas? Yes No N/A UNK
 If yes, date of last report: ____/____/____ and results: _____
13. Lead-Based Paint: Any known to be present in the structure? Yes No N/A UNK
14. Flood Plain: Is any of the property located in a flood plain? Yes No N/A UNK
 If yes, what is the flood plain designation: _____
15. Zoning: Do you know the zoning classification of the property? Yes No N/A UNK
 If yes, what is the zoning classification? Agricultural

MR/L.S. Seller's

Initial(s)

____/____ Buyer's

Initial(s)

(Buyer(s) and Seller(s) acknowledge that they have read this page.)

To be completed by Client Only

16. Shared or Co-Owned Features: Any features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use maintenance responsibility may have an effect on the property?Yes ☒ No N/A UNK
- Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Association which has any authority over the property?Yes ☒ No N/A UNK
- Any easements or encroachments onto or from neighboring properties?Yes ☒ No N/A UNK
17. Physical Problems: Any known settling, flooding, drainage or grading problems?Yes ☒ No N/A UNK
18. Structural Damage: Any known structural damage?Yes ☒ No N/A UNK
19. Has there been a property/casualty loss resulting in an insurance claim in excess of \$5,000? Yes ☒ No N/A UNK
If yes, indicate date, loss type and loss amount: _____
20. Covenants: Is the property subject to restrictive covenants?Yes ☒ No UNK
If yes, attach a copy OR state where a true, current copy of the covenants can be obtained: _____

You **MUST** explain any "Yes" response(s) above. Use additional sheets as necessary:

SELLER(S) DISCLOSURE:

Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) has owned the property since ____/____/07. The Seller(s) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge. If any changes occur between the date Seller(s) completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller(s) shall immediately disclose such changes to Buyer(s).

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Seller: Marlipa Kobuski

Seller: Louise M. Schwikhardt

Date: 8/9/12

Date: 8/9/12

BUYER(S) ACKNOWLEDGEMENT:

Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection the Buyer(s) may wish to obtain.

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer: _____

Buyer: _____

Date: ____/____/____

Date: ____/____/____



House



Kitchen



Living Room



Living Room



Front Entry



Master Bedroom



Summer Kitchen



Main Floor Bathroom



Silo Unloader



Cattle Shed



Barn and Silo



Garage



Backyard



Outbuilding



Barn Hay Storage



Barn Hay Storage



Farmland



Farmland