



*Total Realty Co. is pleased
to present the:*

FARM LAND AUCTION

July 31, 2012, Monroe American Legion, Monroe, IA

186 surveyed acres

Section 19

Elk Creek Township, Jasper 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





TOTAL REALTY CO.

FARMS • HOMES
COMMERCIAL • AUCTIONS



NOTICE OF AGENCY TO PROSPECTIVE BUYERS

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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FARM LAND AUCTION: July 31, 2012, 10 A.M. - Monroe American Legion, Monroe, IA

TOTAL ACRES:	186 surveyed acres
SALE METHOD:	PUBLIC AUCTION

Sale Date: July 31, 2012 at 10:00 A.M.
Sale Location: Monroe American Legion, Monroe, IA
Owner: Douglas & Teresa Yegge and David Brown SEP-IRA
Operator: Iowa Family Farms
County & State: Jasper Co., IA
Location: 7 miles East of Monroe, IA
Possession Date: At closing, subject to Tenant's rights
Drainage Info: natural
Average CSR: 82
Taxable Acres: 178.34
Net RE Taxes: \$4,484
Taxes payable in: 2010
Topography: level

Legal Description:

South 30 acres of the SW 1/4 of the NE 1/4 and SE 1/4 of the NE 1/4, and the SE 1/4 in Section 19, Township 78 North, Range 18 West of the 5th P.M. except land lying west and south of the County road.

Comments & Building Information:

****8.1 acres have been cleared and are now being farmed making the total crop acres 175.**

F.S.A. Information:

Farmland:	180.6	Corn Base:	96.9
Crop Acres:	166.9 **	Corn Yield:	113
CRP Acres:		Soybean Base:	67.6
Wheat Base:		Soybean Yield:	37
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres: 186
Tillable Acres: 175
CRP Acres:
Farmstead:
Roads: 5
Waterways: 1
Timber: 6
Pasture:

To Contact Listing Agent:

Reed Kuper 641-425-8617

Lease/CRP Information:

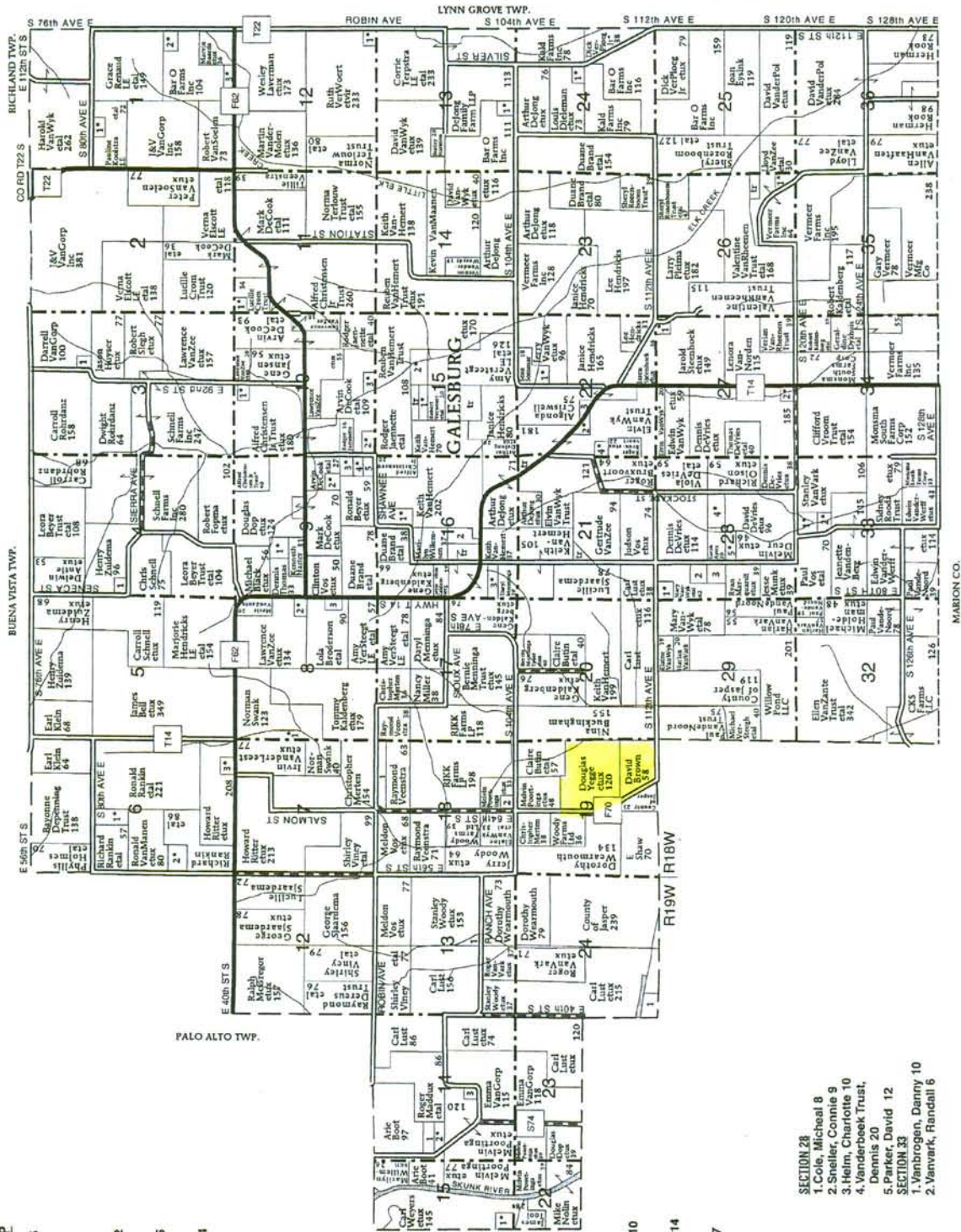
Currently leased to Iowa Family Farms LLC., open for 2013 crop year.

T-78-N

ELK CREEK PLAT

(Landowners)

R-18-19-W



ELK CREEK TOWNSHIP

SECTION 1

1. Vonsoden, Jeffrey 5

2. Hackart, Stephen 5

3. Winger, Dave 5

SECTION 3

1. Kinion, Jed 10

SECTION 4

1. Rohrdanz, Dwight 12

SECTION 5

1. Bell, Robert 14

2. Sjardema, George 5

3. Schartz, Craig 5

SECTION 8

1. VanderLeest, Irvin 14

2. Thurman, Lyle 5

3. Grober, Scott 8

SECTION 9

1. Merlen, Richard 8

2. Brand, Dale 10

3. Brand, Dale 9

4. Vanzant, Jason 5

5. Jaennette, Helen 5

SECTION 10

1. Christensen, Gary 8

2. Samson, David 9

3. Jaennette, Helen 5

SECTION 11

1. DeCoo, Arvin 5

SECTION 12

1. Verwoert, Robert 5

SECTION 13

1. Byers, Rodney 7

SECTION 14

1. Housley, Marvin 5

SECTION 15

1. Kish, Ke Kosh

2. Lamb, Peter 8

3. Drobney, Pauline 9

SECTION 16

1. Rebertus, Alan 10

2. Jaennette, Rodger 10

SECTION 17

1. Vanderliart, Francis 10

SECTION 18

1. Beyer, Ronald 20

2. Poortinga Farms Inc 14

3. Kaldenberg, Gene 8

SECTION 19

1. Steenhoek, Donald 17

SECTION 20

1. Long, Sheril 6

SECTION 21

1. VanWyk, Travis 5

2. Hood, William 7

3. Terpstra, Leon 6

4. Egging, Philip 6

SECTION 22

1. Kuhnion, Kevin 5

SECTION 23

1. Vermeer, Gary 14

SECTION 24

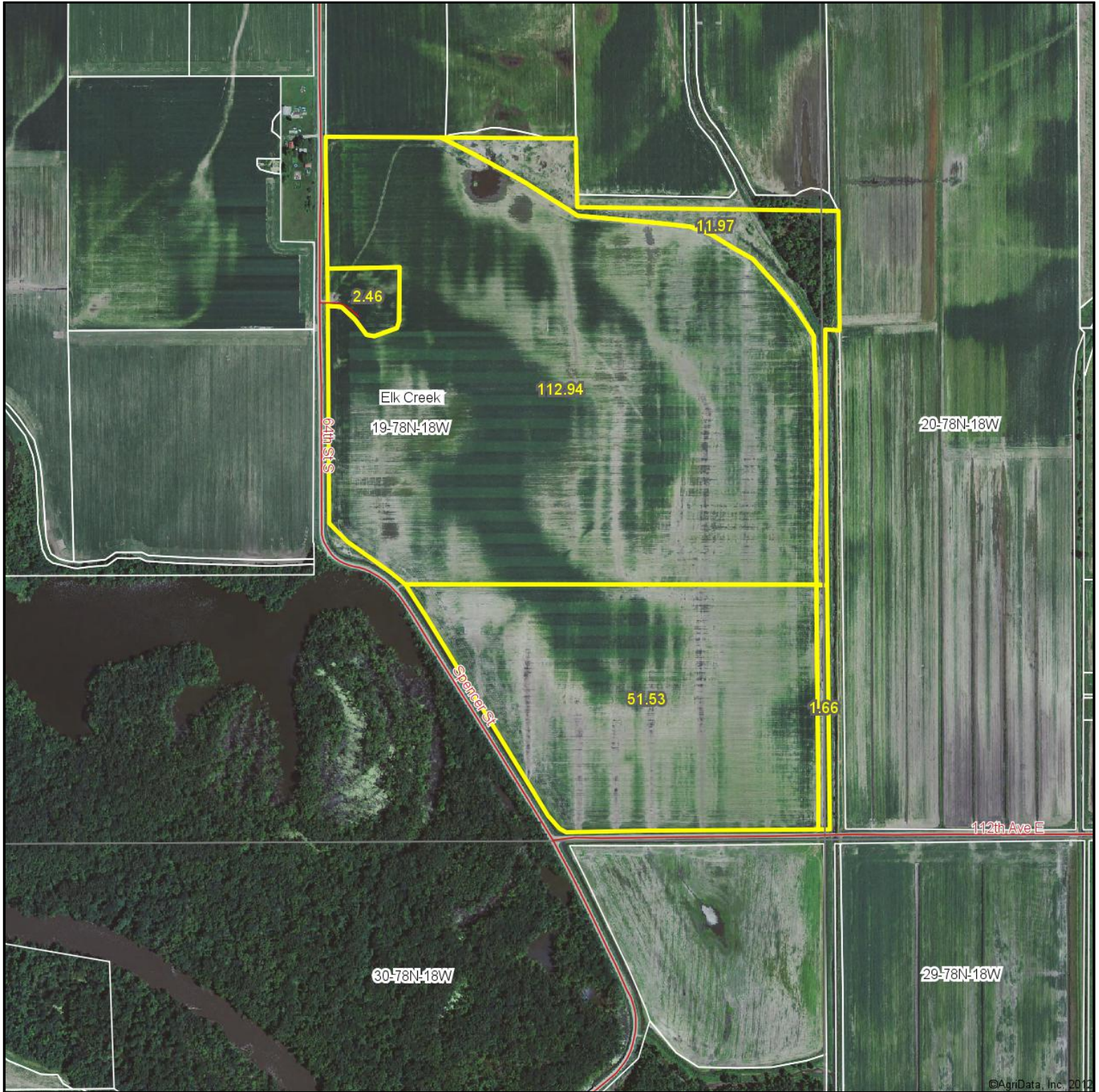
1. Vanzee, Lloyd 9

SECTION 25

1. Pleima, Larry 6

2. VanKooten, Jamie 9

Aerial Map



TOTAL REALTY CO.
DeWitt, IA 52742
563-659-8183

Maps provided by:



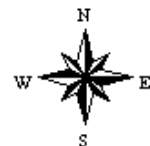
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19-78N-18W
Jasper County
Iowa

map center: 41° 32' 28.98, 92° 58' 24.18

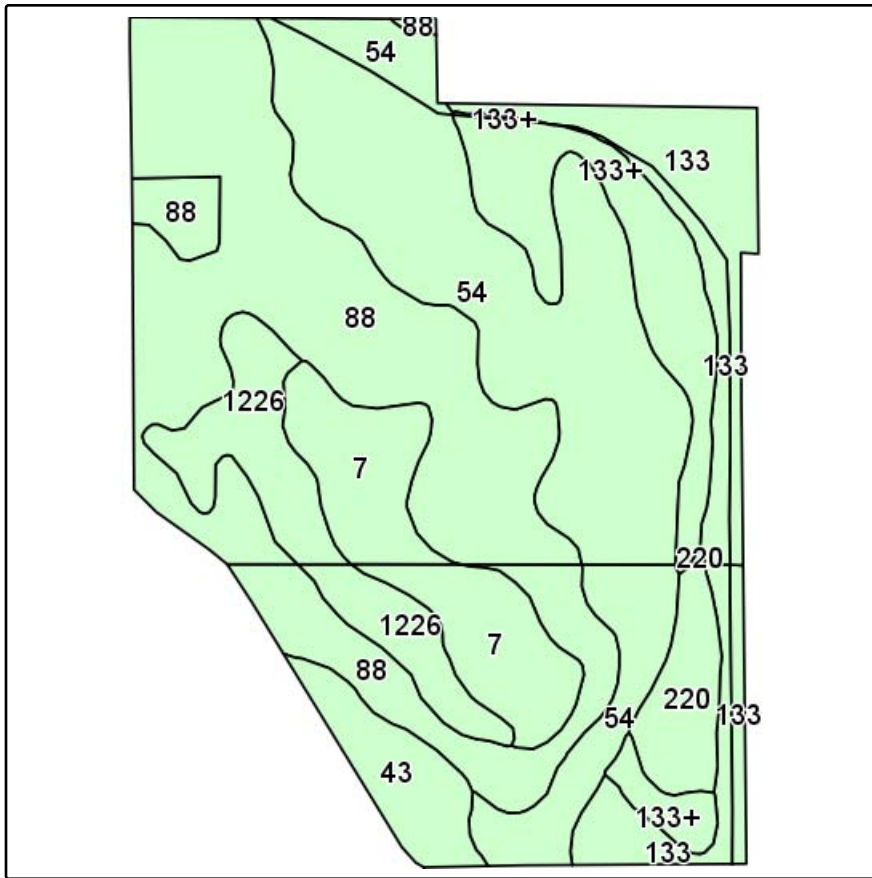
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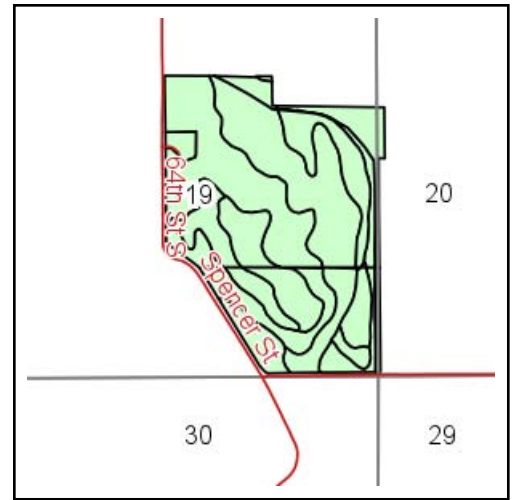
6/27/2012

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: **Jasper**
Location: **19-78N-18W**
Township: **Elk Creek**
Acres: **180.6**
Date: **6/27/2012**



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
88	Nevin silty clay loam, 0 to 2 percent slopes	58.2	32.2%	I	90	8.1	6.5	213	85	58
54	Zook silty clay loam, 0 to 2 percent slopes	47.5	26.3%	IIw	70	6.2	3.8	186	74	50
133	Colo silty clay loam, 0 to 2 percent slopes	18.4	10.2%	IIw	80	6.8	4.1	199	80	54
7	Wiota silt loam, 0 to 2 percent slopes	15.8	8.7%	I	90	7.9	6.5	213	85	58
133+	Colo silt loam, overwash, 0 to 2 percent slopes	15.4	8.5%	IIw	85	7.2	4.2	206	82	56
1226	LAWLER LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	13.1	7.3%	IIIs	78	6.6	5.5	196	78	53
43	Bremer silty clay loam, 0 to 2 percent slopes	6.5	3.6%	IIw	82	6.9	4.2	202	81	55
220	Nodaway silt loam, 0 to 2 percent slopes	5.7	3.1%	IIw	85	7.5	6.3	206	82	56
Weighted Average					81.9	7.2	5.2	201.8	80.5	54.7

Iowa
Jasper
Report ID: FSA-156EZ

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

FARM: 6091
Prepared: 8/3/11 11:59 AM
Crop Year: 2011
Page: 1 of 1

Operator Name	Farm Identifier	Recon Number
IOWA FAMILY FARMS	6047 (469)	2009 19099 179

Farms Associated with Operator:
60, 533, 4550, 5305, 5663, 5718, 5867, 5911, 5994, 5997, 5998, 6090, 6092, 6116

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
59.8	55.5	55.5	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	55.5	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	32.7	0.0	0.0	113	113	0.0	0.0
SOYBEANS	22.8	0.0	0.0	37	37	0.0	0.0
Total Base Acres:	55.5						

Remarks/Explanation T5929 NO WETLANDS.SKK

Tract Number: 5929 Description SEC19 ELK CREEK

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP		
59.8	55.5	55.5	0.0	0.0	0.0	0.0		
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP			
0.0	0.0	55.5	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	32.7	113	113	0.0	0.0	0	0.0	0.0
SOYBEANS	22.8	37	37	0.0	0.0	0	0.0	0.0
Total Base Acres:	55.5							

Owners: DAVID BROWN SEP IRA

Other Producers: None

FARM # 6091
TRACT # 5929

SECTION: 19
TOWNSHIP: ELK CREEK



USDA United States Department of Agriculture
Farm Service Agency

Jasper County FSA

August 03, 2011

1 inch equals 660 feet



Legend

du.SDE.clu_a_1a099
fwa_gls_jayars.SDE.wat_p_1a099
Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation Compliance Provisions
ortho_1-1_1n_s_1a099_2010_1.sid
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

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.

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

Operator Name	Farm Identifier	Recon Number
IOWA FAMILY FARMS	6047 (469)	2009 19099 179

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
120.8	111.4	111.4	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	111.4	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	64.2	0.0	0.0	113	113	0.0	0.0
SOYBEANS	44.7	0.0	0.0	37	37	0.0	0.0
Total Base Acres:	108.9						

Remarks/Explanation	WL ON TRACT.SKK
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Tract Number: 5930	Description: SEC 19 ELK CREEK	FAV/WR History
BIA Range Unit Number:		N
HEL Status:	Classified as not HEL	
Wetland Status:	Tract contains a wetland or farmed wetland	
WL Violations:	None	

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP		
120.8	111.4	111.4	0.0	0.0	0.0	0.0		
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP			
0.0	0.0	111.4	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	64.2	113	113	0.0	0.0	0	0.0	0.0
SOYBEANS	44.7	37	37	0.0	0.0	0	0.0	0.0
Total Base Acres:	108.9							
Owners: DOUGLAS YEGGE				TERESA K YEGGE				
Other Producers: None								

FARM # 6092
TRACT # 5930

SECTION: 19
TOWNSHIP: ELK CREEK



USDA United States Department of Agriculture
Farm Service Agency

Jasper County FSA

October 26, 2011

1 inch equals 660 feet



Legend

GIS_IA.SDE.clu_a_ia099

GIS_IA.SDE.Wet_P_ia099

Wetland Determination Identifiers

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

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