



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

***FARM LAND AUCTION***

***June 22, 2012, Cedar River Complex, Osage, IA***

***139.06 acres more or less***

***Sections 11 & 14***

***Cedar "E" Township, Mitchell 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)





# 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.



**Main Office**  
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**Branch Office**  
4672 Glass Ave., St. Ansgar, IA 50472  
Phone: (641) 425-8617  
total@totalrealtyco.com



## FARM LAND AUCTION: *June 22, 2012, 10 AM - Cedar River Complex, Osage, IA*

|                     |                       |
|---------------------|-----------------------|
| <b>TOTAL ACRES:</b> | <b>139.06 M/L</b>     |
| <b>Sale Method</b>  | <b>Public Auction</b> |

**Sale Date:** June 22, 2012, 10 AM  
**Sale Location:** Cedar River Complex (Rec. Center)  
 809 Sawyer Dr., Osage, IA  
**Owner:** Alvin and Nancy Martin  
**Operator:** Martin Family  
**County & State:** Mitchell , Iowa  
**Farm Location:** 3 miles South of Osage  
**Possession Date:** Date of Closing (July 24, 2012)  
**Drainage Info:** Natural Drainage  
**Average CSR:** 72.7  
**Taxable Acres:** 134.06  
**Net RE Taxes:** 2,754  
**Taxes payable in:** 2011-2012  
**Topography:** HEL land

### F.S.A. Information:

|                     |        |                       |       |
|---------------------|--------|-----------------------|-------|
| <b>Farmland:</b>    | 139    | <b>Corn Base:</b>     | 112.8 |
| <b>Crop Acres:</b>  | 133.46 | <b>Corn Yield:</b>    | 109   |
| <b>CRP Acres:</b>   |        | <b>Soybean Base:</b>  | 16.7  |
| <b>Wheat Base:</b>  |        | <b>Soybean Yield:</b> | 32    |
| <b>Wheat Yield:</b> |        |                       |       |

### Approximate Breakdown of Acres:

**Total Acres:** 139.06  
**Tillable Acres:** 133.46  
**CRP Acres:**  
**Farmstead:**  
**Roads:** 5  
**Waterways:** .61  
**Timber:**  
**Pasture:**

### Legal Description:

W (1/2), SW (1/4); W (1/2), NE (1/4), SW (1/4), Section 11;  
 NW (1/4), NW (1/4), Section 14,  
 all in T-97-N, R-17-W, Mitchell County Iowa.  
 (Exact Legal Description to be Taken From Abstract)

### To Contact Listing Agent:

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

### Comments & Building Information:

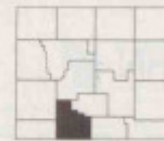
3.96 Acre Building site including Bins, Shed, Old Concrete will be removed by the Seller prior to closing. Those additional acres are included above under the F.S.A Information. The seller is going plant those acres and certify them at the FSA office.

Please note the terraces on the North farm have been reshaped and downsized. The terraces now run North and South which allows the farm operator to have 1/2 mile long rows.

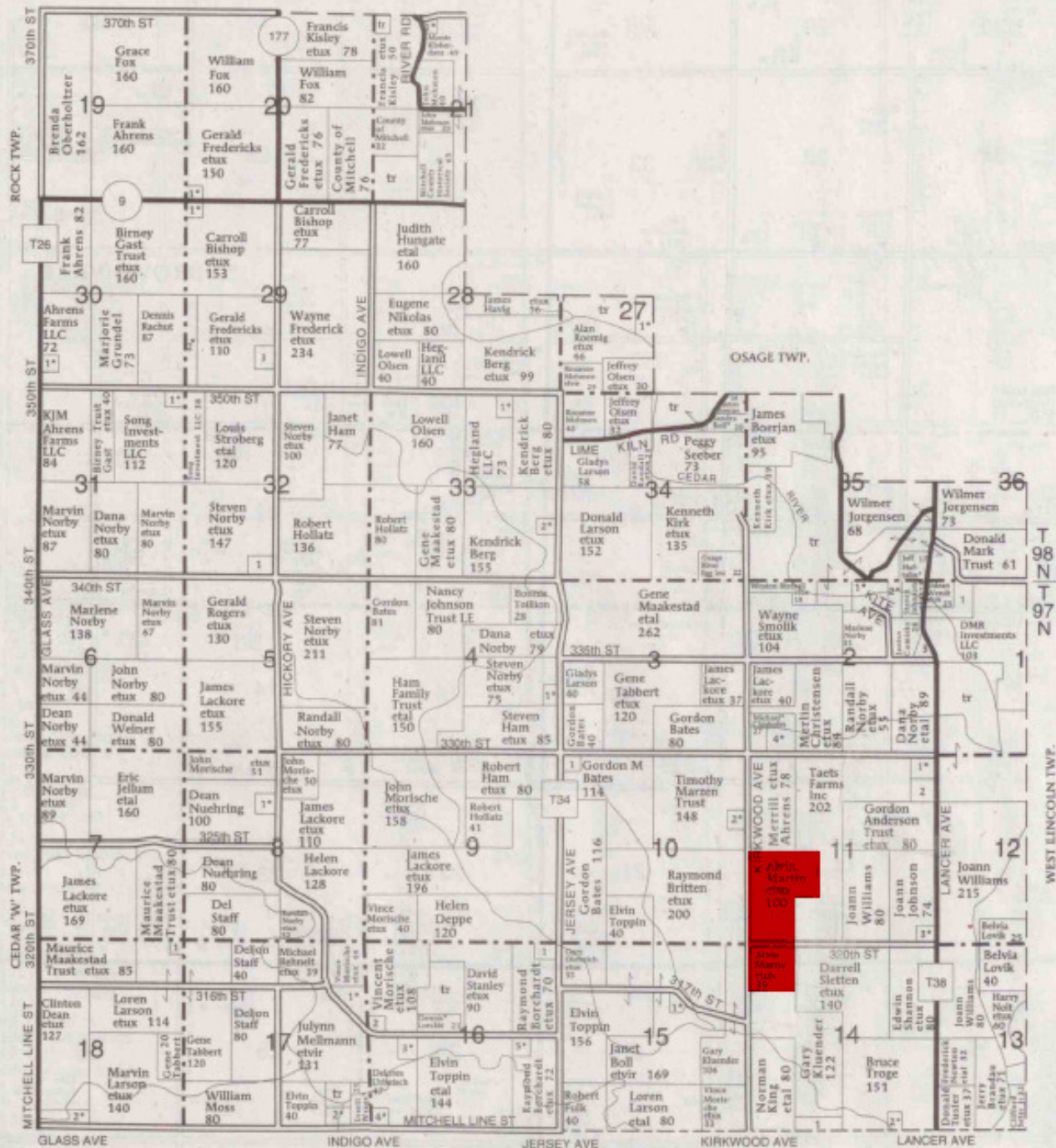
### Lease/CRP Information:

At the time of closing the Seller shall be reimbursed for the 2012 crop inputs. Seller shall provide receipts for crop inputs. Buyer will have full possession at the time of closing, and shall have the benefit of harvesting the 2012 crop.

R-17-W



(Landowners)

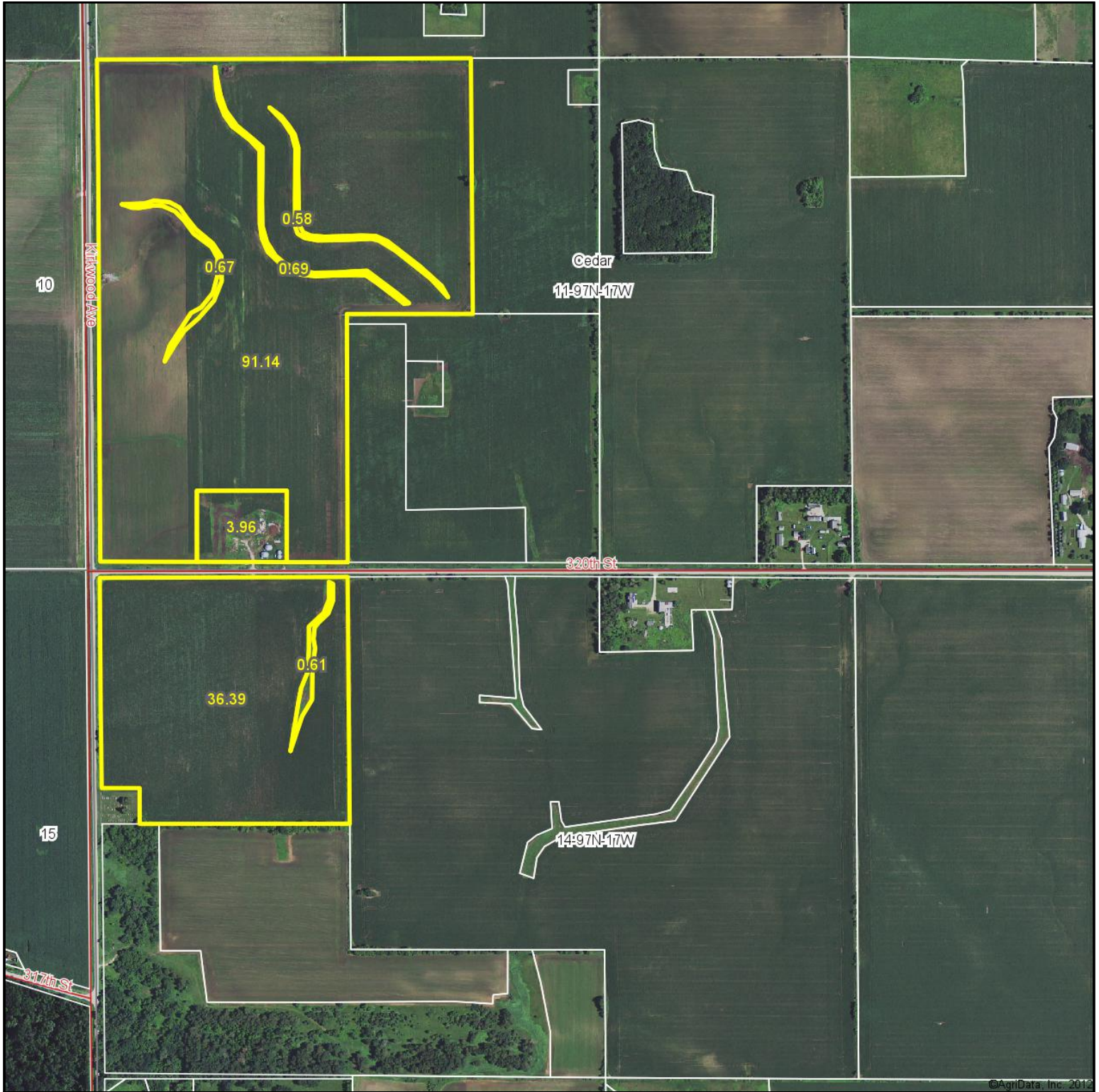


## SECTION 30

## 1. Johnson

1. Johnson, Charles 10  
SECTION 31  
1. Fredericks, Wayne 8  
SECTION 32  
1. Rogers, Scott 12  
SECTION 33  
1. Michels, Jeffrey 7  
2. Berg, Peter 5

# Aerial Map



**TOTAL REALTY CO.**

Maps provided by:



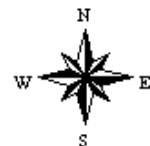
©AgriData, Inc. 2012

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**11-97N-17W**  
**Mitchell County**  
**Iowa**

map center: 43° 13' 38.94, 92° 49' 17.43

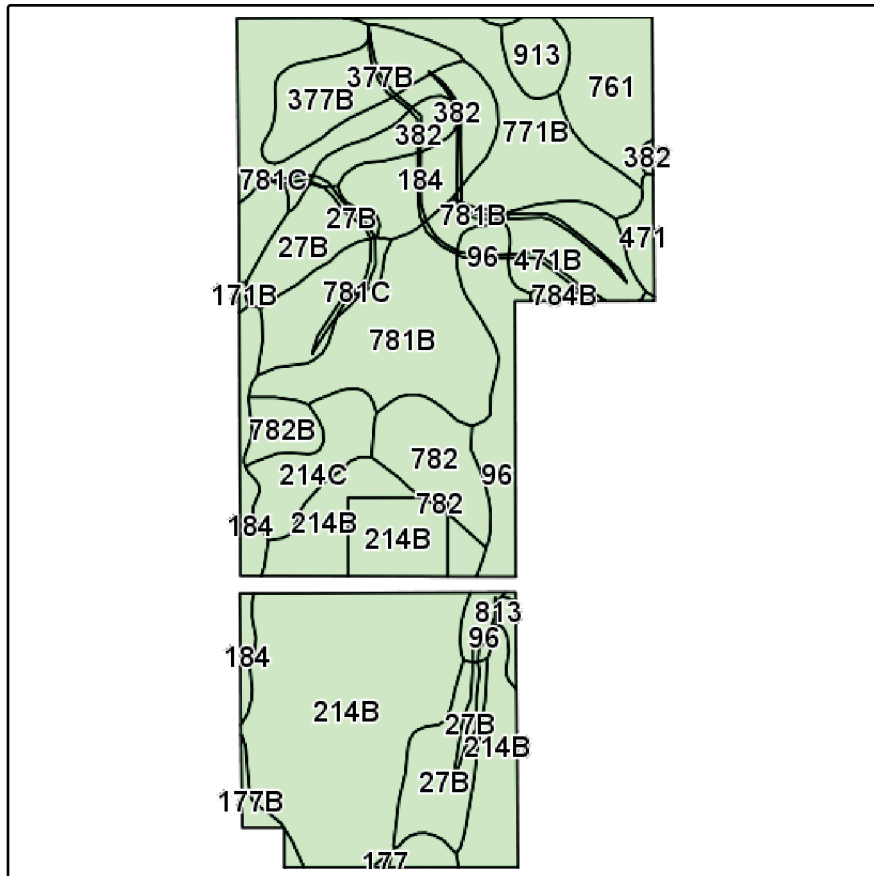
scale: 8563



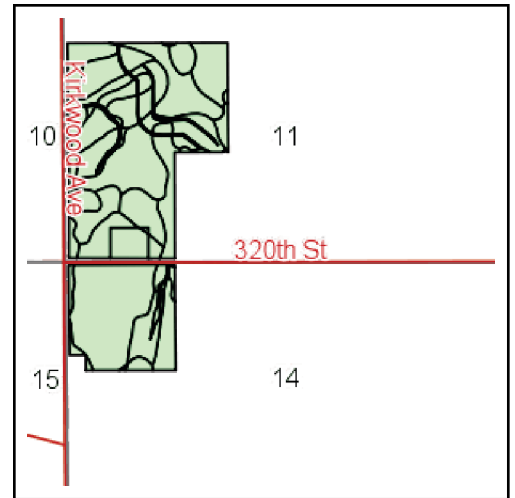
4/20/2012

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

# Soils Map

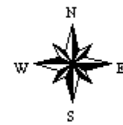


Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Mitchell**  
Location: **11-97N-17W**  
Township: **Cedar**  
Acres: **134**  
Date: **4/20/2012**

**TOTAL REALTY CO.**



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    |
|-------------------------|------------------------------------------------------------------------|-------|------------------|---------------|-------------|--------------------|------------------------|--------------|-------------|-------------|
| 214B                    | Rockton loam, moderately deep, 2 to 5 percent slopes                   | 36.4  | 27.2%            | Ile           | 65          | 5.4                | 4.4                    | 174          | 70          | 47          |
| 184                     | Klinger silty clay loam, 0 to 2 percent slopes                         | 16.2  | 12.1%            | I             | 93          | 8.6                | 6.6                    | 212          | 85          | 57          |
| 781B                    | Lourdes loam, 2 to 5 percent slopes                                    | 13.2  | 9.8%             | Ile           | 60          | 6                  | 5                      | 167          | 67          | 45          |
| 27B                     | Terril loam, 2 to 5 percent slopes                                     | 8.9   | 6.6%             | Ile           | 87          | 7.9                | 6.5                    | 203          | 81          | 55          |
| 771B                    | Waubeek silt loam, 2 to 5 percent slopes                               | 8.9   | 6.6%             | Ile           | 83          | 7.8                | 6.3                    | 198          | 79          | 53          |
| 96                      | Turlin silt loam, 0 to 2 percent slopes                                | 7.1   | 5.3%             | IIw           | 85          | 7.5                | 5.7                    | 201          | 80          | 54          |
| 761                     | Franklin silt loam, 1 to 3 percent slopes                              | 6.2   | 4.7%             | I             | 83          | 7.9                | 6.1                    | 198          | 79          | 53          |
| 377B                    | Dinsdale silty clay loam, 2 to 5 percent slopes                        | 6     | 4.5%             | Ile           | 88          | 8.3                | 6.7                    | 205          | 82          | 55          |
| 781C                    | Lourdes loam, 5 to 9 percent slopes                                    | 5.7   | 4.3%             | IIIle         | 40          | 5.8                | 4.7                    | 140          | 56          | 38          |
| 471B                    | Oran loam, 2 to 5 percent slopes                                       | 5.3   | 3.9%             | Ile           | 78          | 7.4                | 5.6                    | 191          | 76          | 52          |
| 782                     | Donnan silt loam, 0 to 2 percent slopes                                | 5.1   | 3.8%             | IIw           | 55          | 5                  | 3.9                    | 160          | 64          | 43          |
| 214C                    | Rockton loam, moderately deep, 5 to 9 percent slopes                   | 4.3   | 3.2%             | IIIle         | 45          | 5.1                | 4.2                    | 147          | 59          | 40          |
| 382                     | Maxfield silty clay loam, 0 to 2 percent slopes                        | 2.6   | 2.0%             | IIw           | 88          | 8.3                | 4.8                    | 205          | 82          | 55          |
| 913                     | Waucoma silt loam, 0 to 2 percent slopes                               | 2.2   | 1.6%             | I             | 80          | 7                  | 5.7                    | 194          | 78          | 52          |
| 782B                    | Donnan silt loam, 2 to 5 percent slopes                                | 1.9   | 1.4%             | Ile           | 50          | 4.9                | 3.8                    | 154          | 62          | 42          |
| 471                     | Oran loam, 0 to 2 percent slopes                                       | 1.3   | 1.0%             | I             | 83          | 7.6                | 5.8                    | 198          | 79          | 53          |
| 1226                    | Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes | 0.9   | 0.7%             | IIIs          | 70          | 6.5                | 5.1                    | 179          | 72          | 48          |
| 177B                    | Saude loam, 2 to 5 percent slopes                                      | 0.8   | 0.6%             | Ile           | 60          | 5.4                | 4.4                    | 167          | 67          | 45          |
| 813                     | Atkinson loam, 0 to 2 percent slopes                                   | 0.5   | 0.4%             | I             | 85          | 7.4                | 6.1                    | 201          | 80          | 54          |
| 784B                    | Riceville silt loam, 1 to 4 percent slopes                             | 0.3   | 0.3%             | IIw           | 50          | 5.9                | 4.6                    | 154          | 62          | 42          |
| 171B                    | Bassett loam, 2 to 5 percent slopes                                    | 0.1   | 0.1%             | Ile           | 78          | 7.5                | 6.2                    | 191          | 76          | 52          |
| 177                     | Saude loam, 0 to 2 percent slopes                                      | 0.1   | 0.0%             | IIIs          | 65          | 5.5                | 4.5                    | 174          | 70          | 47          |
| <b>Weighted Average</b> |                                                                        |       |                  |               | <b>72.7</b> | <b>6.7</b>         | <b>5.3</b>             | <b>184.3</b> | <b>73.8</b> | <b>49.7</b> |



Legend  
Area Errors  
Line Errors  
Point Errors  
No. gis\_layers:306,area\_u,36111  
Wetland Determination Identifiers  
Suspected Use  
United Roadlines  
Exempt from Conservation Compliance Provisions  
wblw\_3-1\_7a\_u\_34131\_2009\_1.44  
RGB  
Bare, 1  
Green, 2  
Blue, 3

CROP YEAR

**Mitchell Co Iowa**

Digital Orthophotography  
Not to Scale

0 440 880 1,760 Feet

Farm # 5355  
Tract # 186  
Sec/Twp 14 E Cedar

December 08, 2009



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.

Identifier G-11 SW1/4 11-97-17 & NW1/4 14-97-17 EAST CEDAR

WL Violations: None

| Owners:        | Crop              | Base Acreage | Direct Yield | CC Yield | CRP Reduction  | CRP Pending | CRP Yield | CCC-505 CRP Reduction | PTPP Reduction |
|----------------|-------------------|--------------|--------------|----------|----------------|-------------|-----------|-----------------------|----------------|
|                | CORN              | 112.8        | 109          | 109      | 0.0            | 0.0         | 0         | 0.0                   | 0.0            |
|                | SOYBEANS          | 16.7         | 32           | 32       | 0.0            | 0.0         | 0         | 0.0                   | 0.0            |
|                | Total Base Acres: | 129.5        |              |          |                |             |           |                       |                |
| ALVIN M MARTIN |                   |              |              |          | NANCY Z MARTIN |             |           |                       |                |