

# TOTAL REALTY CO.

FARMS • HOMES  
COMMERCIAL • AUCTIONS

*Total Realty Co. is pleased  
to present the:  
Brown property  
33 acres more or less  
Section 30  
Fairview East Township  
Jasper Co., Iowa*

*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)





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FARMS - HOMES  
COMMERCIAL - AUCTIONS



## 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 a 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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*Your Farmland  
Specialist!*



## We are pleased to present: 33 acres MOL in Jasper Co., IA

|                     |                  |
|---------------------|------------------|
| <b>TOTAL ACRES:</b> | <b>33</b>        |
| <b>PRICE:</b>       | <b>\$135,000</b> |

**Price Per Acre:** \$4,090.91  
**Owner:** Brown  
**Operator:** Vanderbroek  
**County & State:** Jasper Co., IA

**Location:** 7 miles east Monroe, IA  
**Possession Date:** To be agreed upon  
**Drainage Info:** Natural  
**Average CSR:** 75 on tillable  
**Taxable Acres:**  
**Net RE Taxes:**  
**Taxes payable in:**  
**Topography:** Level

### Legal Description:

That part of the Northeast 1/4 of the Northeast 1/4 lying East of the County road in Section 30, township 30 North, Range 18 West of the 5th P.M.

### Comments & Building Information:

Level tract in good farming area.

### F.S.A. Information:

|                     |      |                       |      |
|---------------------|------|-----------------------|------|
| <b>Farmland:</b>    | 33.1 | <b>Corn Base:</b>     | 16.4 |
| <b>Crop Acres:</b>  | 27.8 | <b>Corn Yield:</b>    | 113  |
| <b>CRP Acres:</b>   |      | <b>Soybean Base:</b>  | 11.4 |
| <b>Wheat Base:</b>  |      | <b>Soybean Yield:</b> | 37   |
| <b>Wheat Yield:</b> |      |                       |      |

### Approximate Breakdown of Acres:

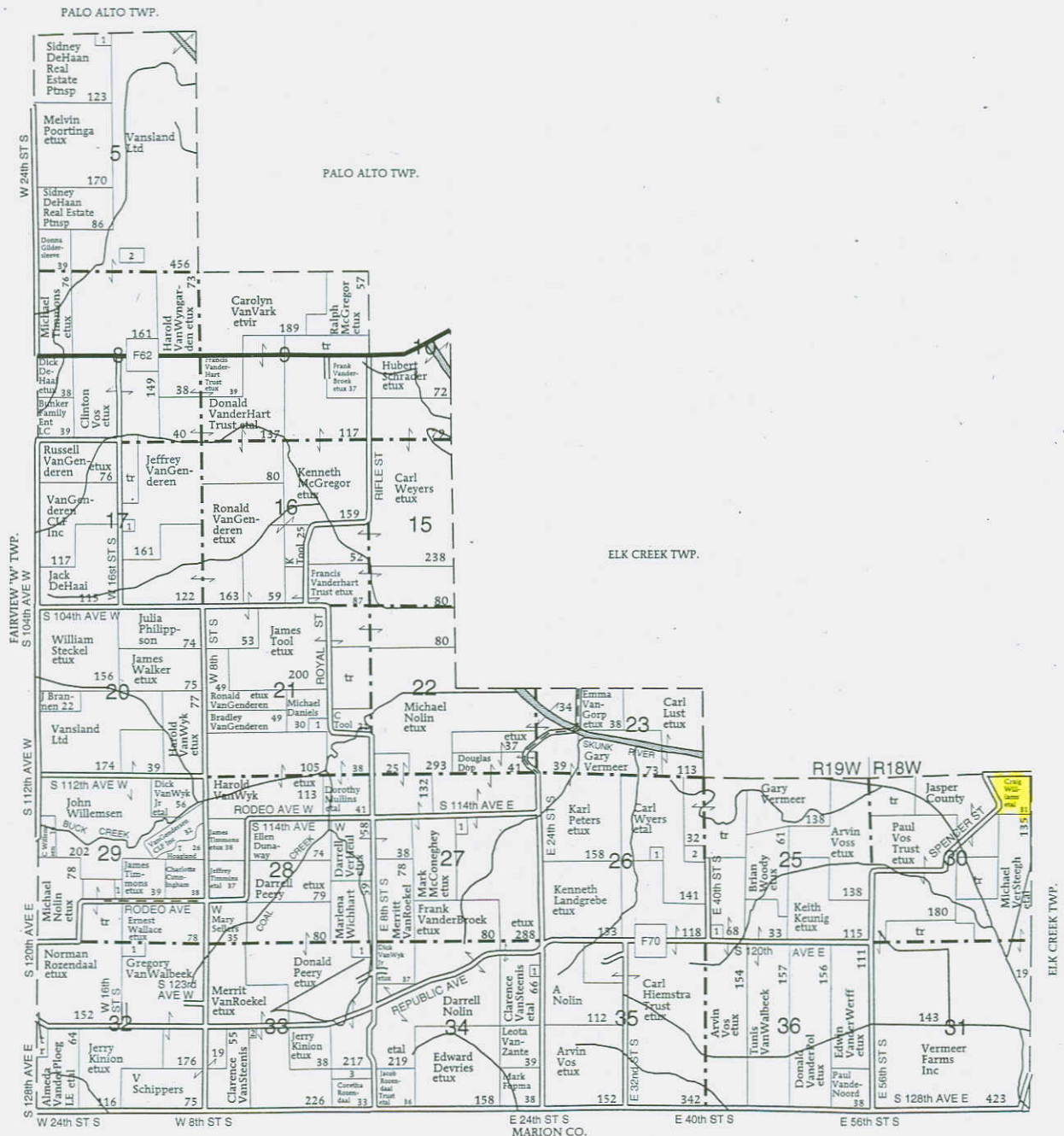
**Total Acres:** 33  
**Tillable Acres:** 27.8  
**CRP Acres:**  
**Farmstead:**  
**Roads:**  
**Waterways:**  
**Timber:** 5.2  
**Pasture:**

### To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

### Lease/CRP Information:

Leased for the 2010 crop year at \$200/tillable acres.



# FAIRVIEW EAST TOWNSHIP

## SECTION 5

1. Birkenholtz, Ordell
2. County of Jasper

## SECTION 17

1. Terpstra, Todd

## SECTION 21

1. Wing, Theodore

## SECTION 25

## SECTION 26

1. Woody, Brian
2. Vanderploeg, Charles

## SECTION 27

## SECTION 29

1. Scarnati, Peter
1. Nolin, Jessica

## SECTION 32

1. Kinion, Jerold

## SECTION 33

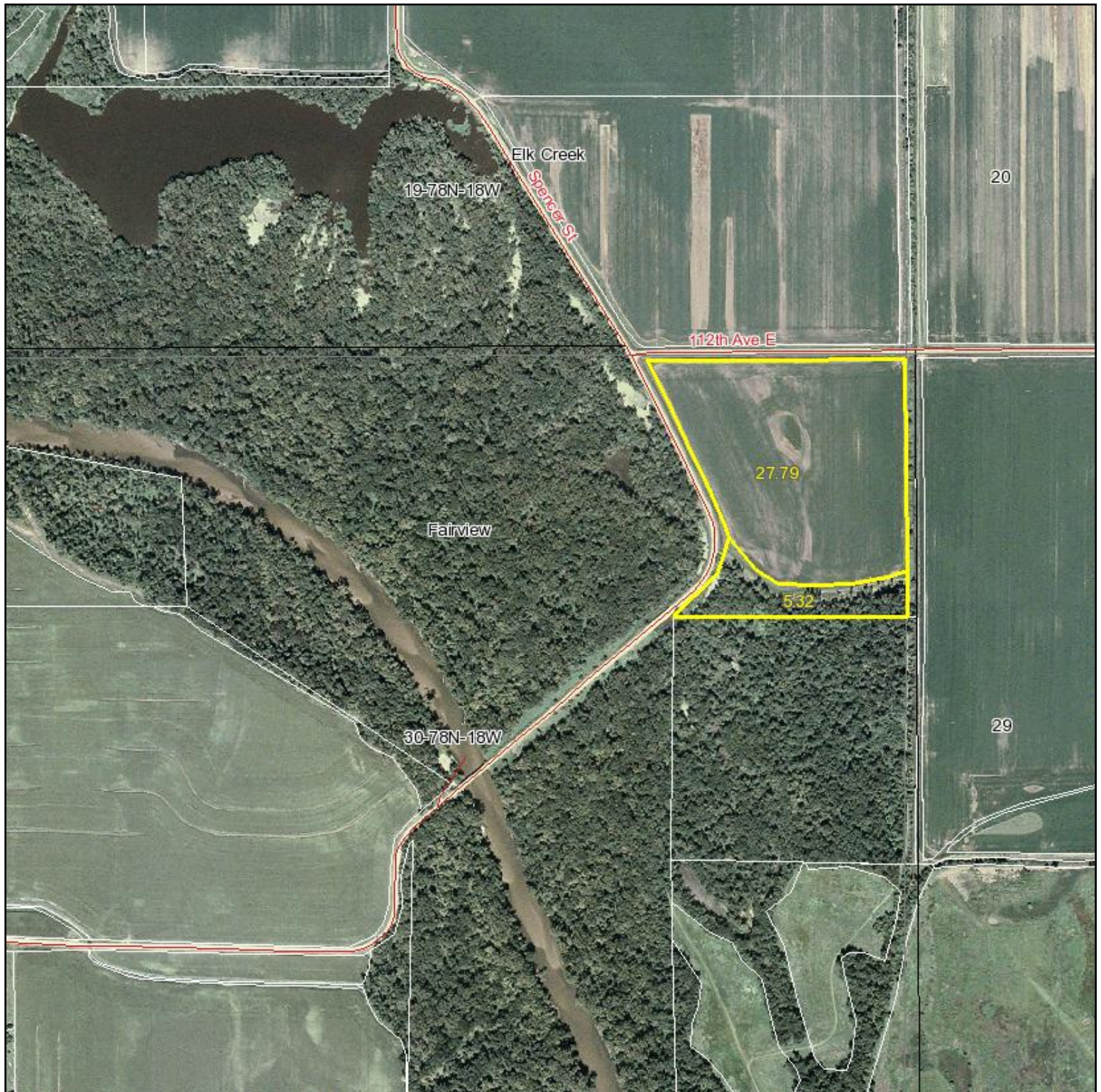
1. Heifner, Milton
2. Crady, Terry
3. Heifner, Milton

## SECTION 34

## SECTION 31

1. Walker, Bruce

# Aerial Map



Maps provided by:



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**30-78N-18W**  
**Jasper County**  
**Iowa**

map center: 41° 32' 3.96, 92° 58' 29.34

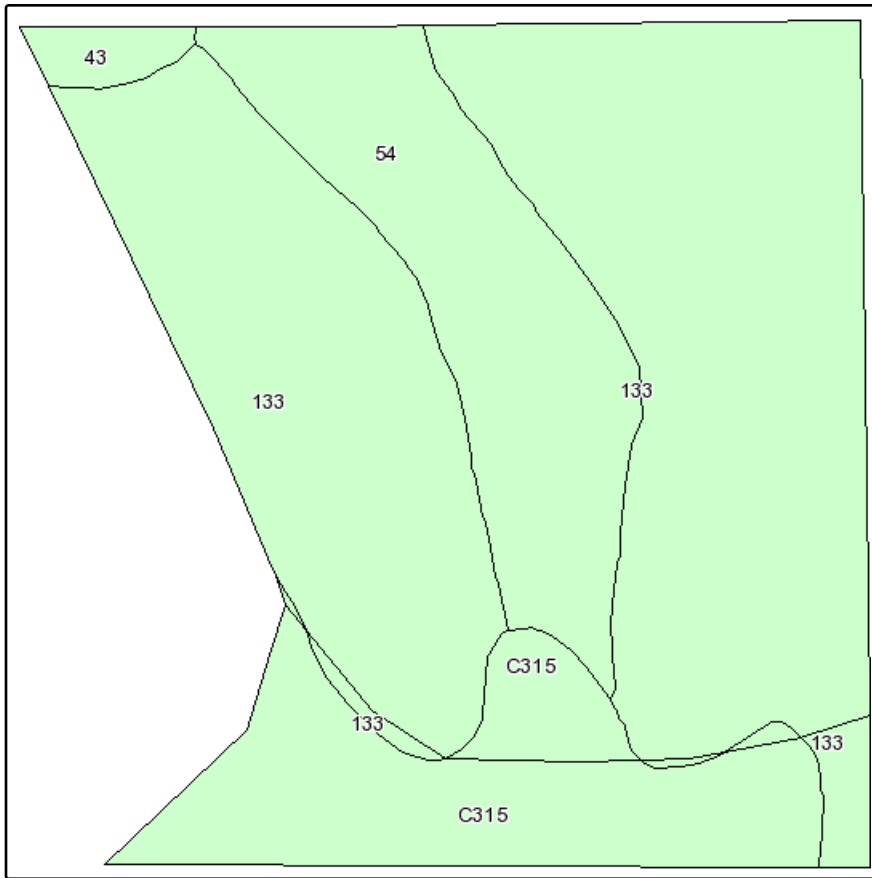
scale: 9786



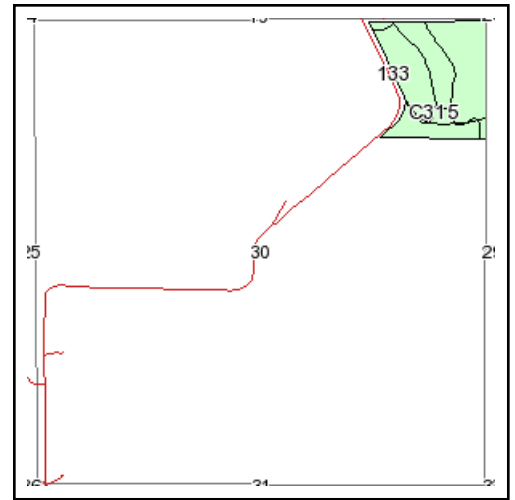
12/15/2009

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.

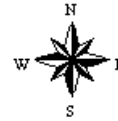
# Soils Map



Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Jasper**  
Location: **030-078N-018W**  
Township: **Fairview**  
Acres: **33.1**  
Date: **12/15/2009**



Maps provided by:



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| Code             | Soil Description                              | Acres | Percent of field | Non-Irr Class | CSR  | Alfalfa hay | Bromegrass alfalfa | Bromegrass alfalfa hay | Corn | Kentucky bluegrass | Oats | Smooth bromegrass | Soybeans |
|------------------|---|-------|------------------|---------------|------|-------------|--------------------|------------------------|------|--------------------|------|-------------------|----------|
| 133              | Colo silty clay loam, 0 to 2 percent slopes   | 20.9  | 63.1%            | Ilw           | 80   |             | 6.8                | 4.1                    | 168  | 3.3                | 82   | 5.6               | 46       |
| 54               | Zook silty clay loam, 0 to 2 percent slopes   | 6     | 18.3%            | Ilw           | 70   | 3.8         |                    | 3.8                    | 150  | 3.1                | 63   | 5.2               | 42       |
| C315             | Alluvial land, channeled                      | 5.7   | 17.2%            | Vw            | 5    |             |                    |                        |      |                    |      |                   |          |
| 43               | Bremer silty clay loam, 0 to 2 percent slopes | 0.5   | 1.5%             | Ilw           | 82   |             | 7                  | 4.2                    | 168  | 3.4                | 83   | 5.7               | 47       |
| Weighted Average |   |       |                  |               | 65.4 | 0.7         | 4.4                | 3.3                    | 136  | 2.7                | 64.5 | 4.6               | 37.4     |