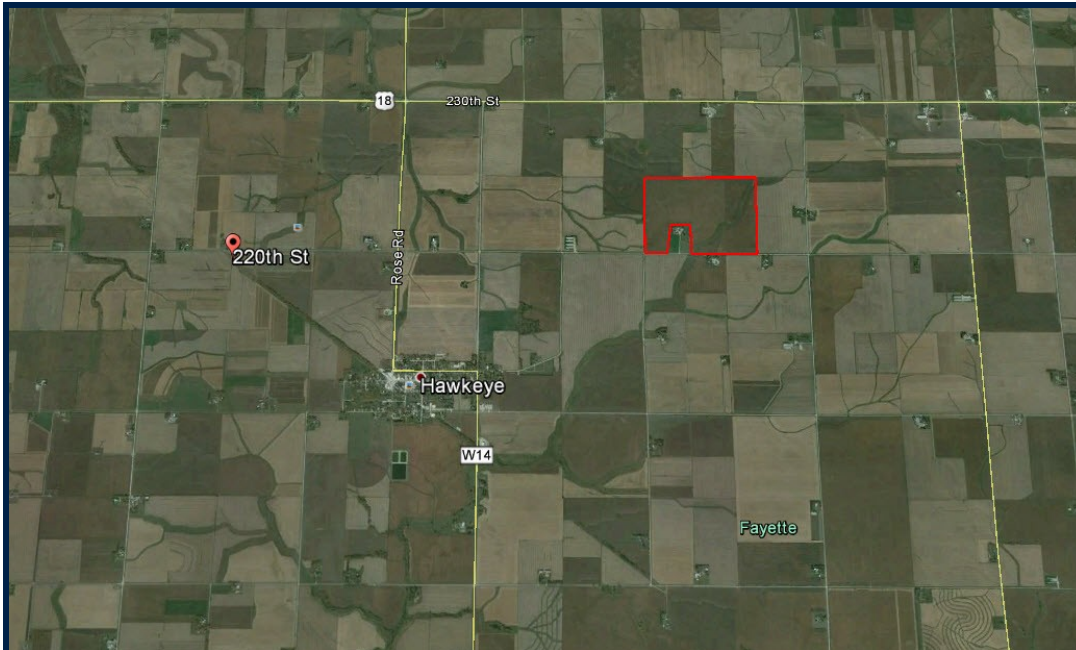


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

142 ACRES M/L MURALT ~ FAYETTE COUNTY, IOWA



LISTING #410

PRICE: \$1,311,000.00
(\$9,232.39/Acre)

DESCRIPTION: 137 tillable acres.
86.7 CSR2, 78.2 CSR. Productive quality farm ground. Subject to existing lease for the 2015 crop year with Charles Sharff and Brent Sharff.

DIRECTIONS: North of Hawkeye on W14 half a mile, east on 220th St., 1.5 miles, on the north side.

TAXES: \$3,718.00 Annually
142.27 taxable acres

FARM PROGRAM INFORMATION:

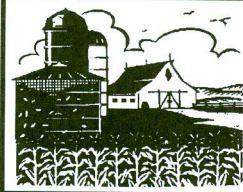
Cropland: 137 acres est.
Corn Base: 87.7 est.
Corn Yield: 113
Soybean Base: 44 est.
Soybean Yield: 37
Wheat Base: 4.8 est.
Wheat Yield: 42

*All FSA information is estimated as farm will be reconstituted after splitting.

DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
total@totalrealtyco.com

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We Don't Want To Confuse You...

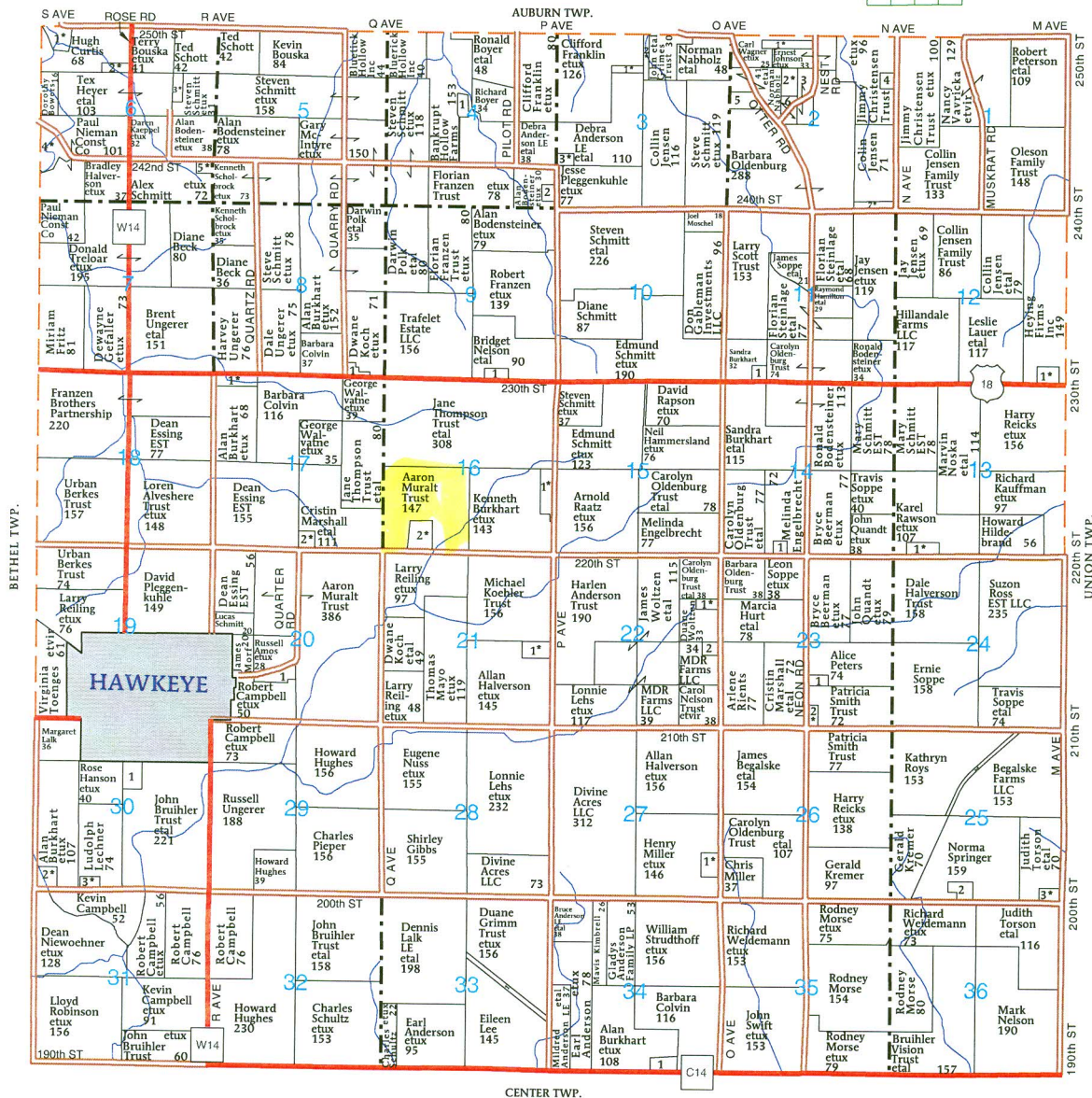
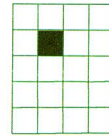
So If You're Having Trouble Reading Our Maps Check Our Page On "HOW TO READ YOUR PLAT & DIRECTORY" Which Is Located Near The Front Of The Book

We Want You To Take Full Advantage Of Our Service!

T-94-N

WINDSOR PLAT

R-9-W



WINDSOR TOWNSHIP

- SECTION 2**
- 1. Baumer, Donald 10
- 2. Hughes, Dale 10
- 3. Johnson, Ernest 18
- 4. Amundson, Paul 5
- 5. Barnhart, Bret 11
- 6. Miller, Billy 9
- SECTION 3**
- 1. Pieper, Henry 5
- 2. Pieper, James 5
- 3. Cannon, Jeffrey 5
- SECTION 4**
- 1. Franzen, Steven 7

- SECTION 5**
- 1. Japhy Inc 6
- SECTION 6**
- 1. Story, Steve 12
- 2. Kaiserlik, John 6
- 3. Kaepfel, Brian 6
- 4. Walvatne, Daryl 13
- 5. Lee Jr, Donald 5
- SECTION 8**
- 1. Guyer, Tami 5
- SECTION 9**
- 1. Davis, Luke 5
- SECTION 11**
- 1. Mathiesen Property Services LC 5

- SECTION 12**
- 1. Alber, Jeffrey 8
- SECTION 13**
- 1. Koehn, Randy 10
- SECTION 14**
- 1. Soppe, Ernie 5
- SECTION 16**
- 1. Boehmler, Niles 13
- 2. Diemer, Mark 16
- SECTION 17**
- 1. Lalone, Lester 8
- 2. Lynch, Gerald 6
- SECTION 20**
- 1. Hawkeye Cemetery Inc 11

- SECTION 21**
- 1. Halverson, Jon 7
- SECTION 22**
- 1. Lynch, Gerald 6
- 2. Woltzen, Darryl 5
- SECTION 23**
- 1. Woltzen, Richard 5
- 2. Halstead, James 5
- SECTION 25**
- 1. Begalske, James 8
- 2. Holdeman, Delton 6
- 3. Organist, Joseph 7
- SECTION 27**
- 1. Massman, Mary 10

- SECTION 30**
- 1. City of Hawkeye 11
- 2. Wiebe, Rodney 10
- 3. Fritz, Dean 5
- SECTION 33**
- 1. Tayek, Robert 8
- SECTION 34**
- 1. Opperman, John 9

Aerial Map



TOTAL
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Maps Provided By:

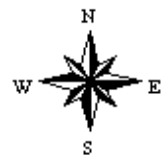


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16-94N-9W
Fayette County
Iowa

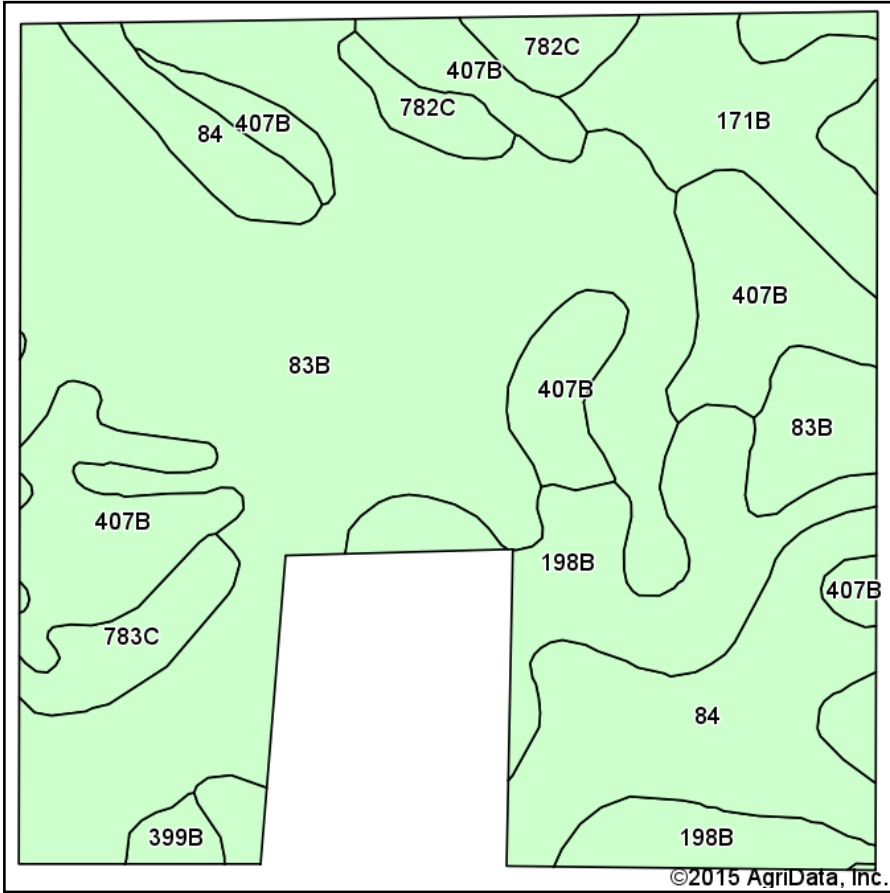
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scale: 9589

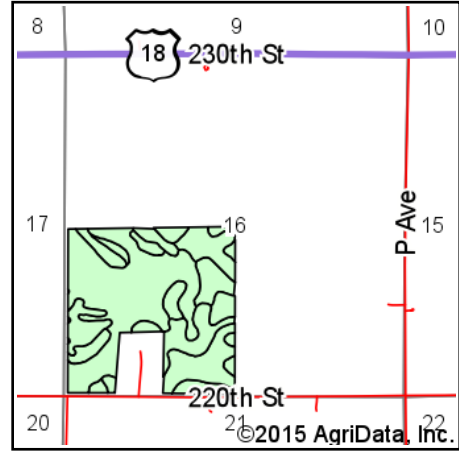


2/18/2015

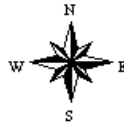
Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Fayette**
 Location: **16-94N-9W**
 Township: **Windsor**
 Acres: **137.72**
 Date: **2/18/2015**



TOTAL REALTY CO.
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 Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA065, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
83B	Kenyon loam, 2 to 5 percent slopes	62.64	45.5%	Ile	90	85	210	91	61	84
407B	Schley loam, 1 to 4 percent slopes	22.44	16.3%	IIw	81	72				79
84	Clyde clay loam, 0 to 3 percent slopes	18.47	13.4%	IIw	88	75				86
198B	Floyd loam, 1 to 4 percent slopes	16.86	12.2%	IIw	89	80				87
171B	Bassett loam, 2 to 5 percent slopes	9.13	6.6%	Ile	85	80	215	92	62	87
782C	Donnan loam, 5 to 9 percent slopes	3.73	2.7%	IIIe	57	33				67
783C	Cresco loam, 5 to 9 percent slopes	3.44	2.5%	IIIe	79	45				76
399B	Readlyn loam, 2 to 5 percent slopes	1.01	0.7%	I	91	85				84
Weighted Average					86.7	78.2	109.8	47.5	31.9	83.4

Area Symbol: IA065, Soil Area Version: 19

**IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name BRECON FARMS PARTNERSHIP	Farm Identifier 12 F div 6117 (7734 & 7735)	Recon Number 2012 19065 112
--	---	---------------------------------------

Farms Associated with Operator:
1541, 2257, 4146, 4498, 5955, 6427, 7646, 7903

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
522.48	504.9	504.9	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	504.9	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	16.7	42	42	0.0	0.0
CORN	306.3	113	113	0.0	0.0
SOYBEANS	152.6	37	37	0.0	0.0
Total Base Acres:	475.6				

Tract Number: 9929 Description: Windsor 16 & 20 (12 t div 8862) FAV/WR History: N

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

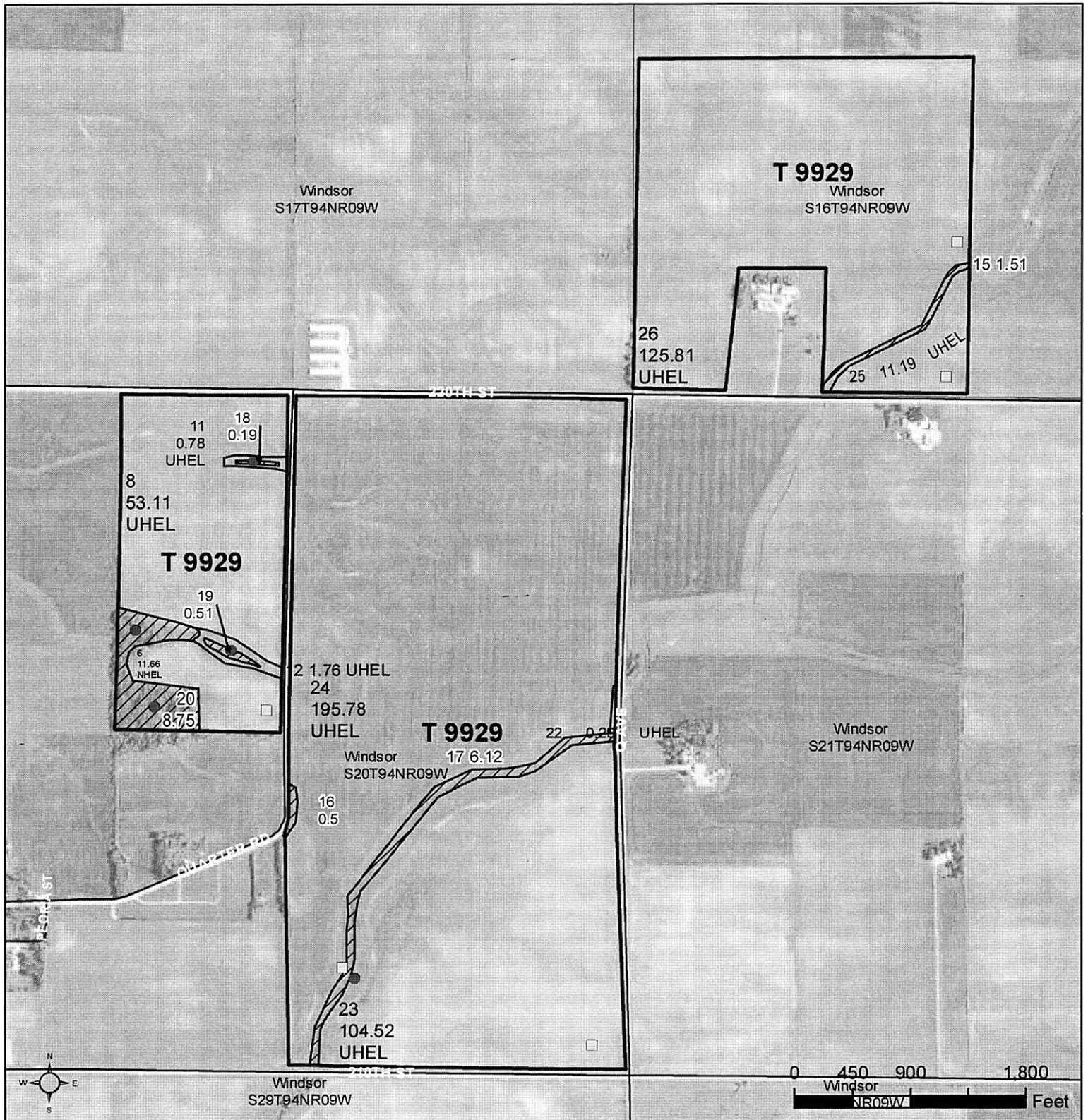
Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
522.48	504.9	504.9	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	504.9	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	16.7	42	42	0.0	0.0
CORN	306.3	113	113	0.0	0.0
SOYBEANS	152.6	37	37	0.0	0.0
Total Base Acres:	475.6				

Owners: AARON R MURALT TRUST NUMBER 2004
Other Producers: SHARFF FARMS PARTNERSHIP



- Common Land Unit**
 Cropland / / Non-cropland
 Conservation Reserve Program
- Wetland Determination Identifiers**
 ● Restricted Use
 ▽ Limited Restrictions
 □ Exempt from Conservation Compliance Provisions
- Tract Boundary Section Line

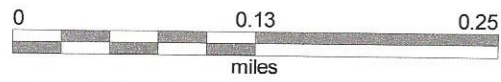
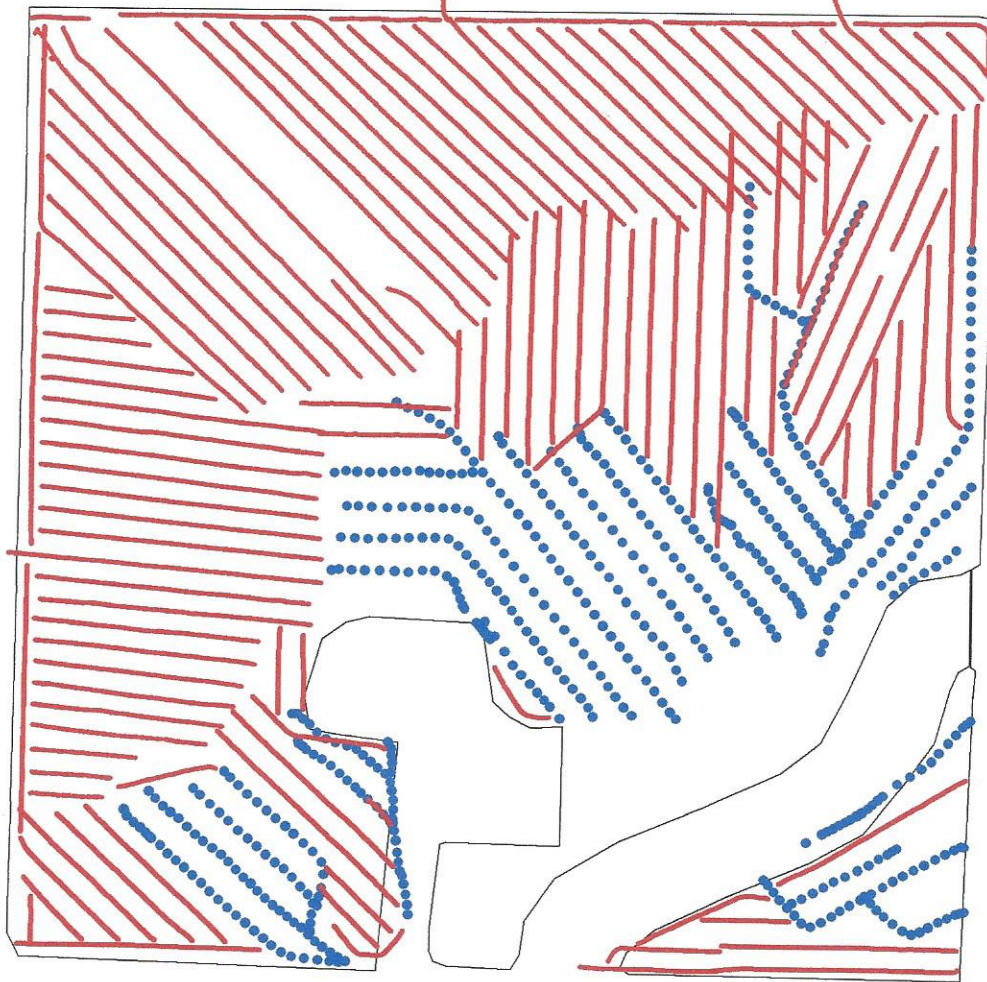
2014 Program Year

Map Created February 10, 2014

Farm **7735**
 Tract **9929**

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Hanson 160



- 43.000 - 55.000
- 1.000 - 42.999

