



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
Meier property
92.28 acres MOL, Section 22
Dayton Township, Cedar 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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Main Office
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Meier 92.28 acres more or less, Cedar Co., IA

TOTAL ACRES:	92.28
PRICE:	\$1,025,000.00
Price Per Acre:	\$11,107.50
Owner:	Meier
Operator:	Owner
County & State:	Cedar Co., IA
Location:	1/2 mile North of Clarence, IA
Possession Date:	To be agreed
Drainage Info:	Natural
Average CSR:	87 Average CSR2: 88.8
Taxable Acres:	91.89
Net RE Taxes:	\$2,316.00
Taxes payable in:	2014
Topography:	Level

F.S.A. Information:

Farmland:	92.28	Corn Base:	39.7
Crop Acres:	85.3	Corn Yield:	134
CRP Acres:	9.9	Soybean Base:	35.7
Wheat Base:		Soybean Yield:	38
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres:	92.28
Tillable Acres:	85.3
CRP Acres:	9.9
Farmstead:	
Roads:	
Waterways:	6.9
Timber:	
Pasture:	

Legal Description:

The East 1/2 of the Northwest 1/4 and the North 1/4 of the North-east 1/4 of the Southwest 1/4, Section 22, Township 82 North, Range 2 West of the 5th P.M.

To Contact Listing Agent:

Douglas R. Yegge
563-320-9900

Comments & Building Information:

Quality farm with high CSR.

Lease/FSA Information:

2 acres CRP - annual payment of \$427.00, exp. 9-30-2022
7.9 acres CRP - annual payment of \$2,714.00, exp. 9-30-2023

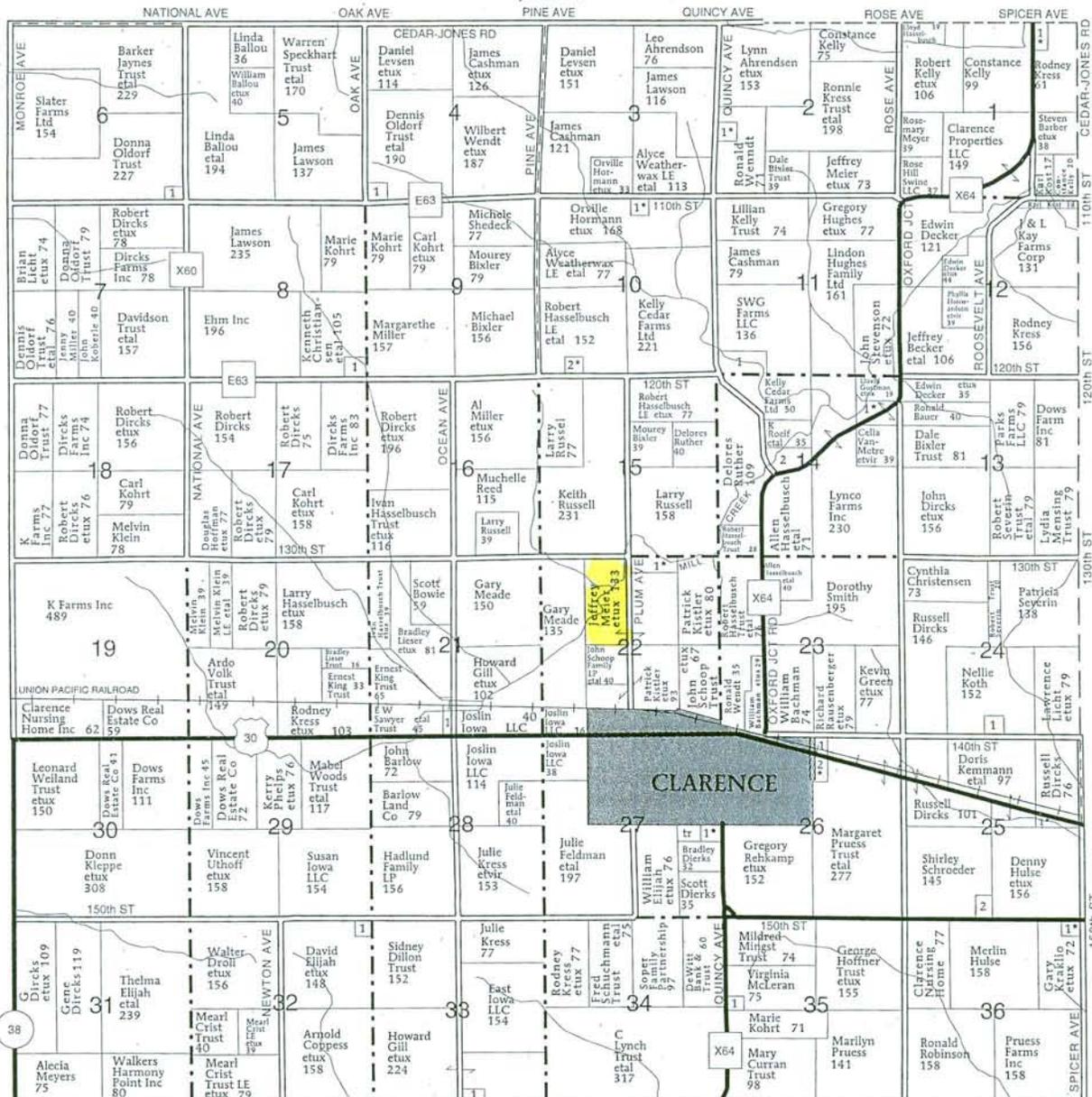
T-82-N

DAYTON PLAT

R-2-W

(Landowners)

JONES CO.



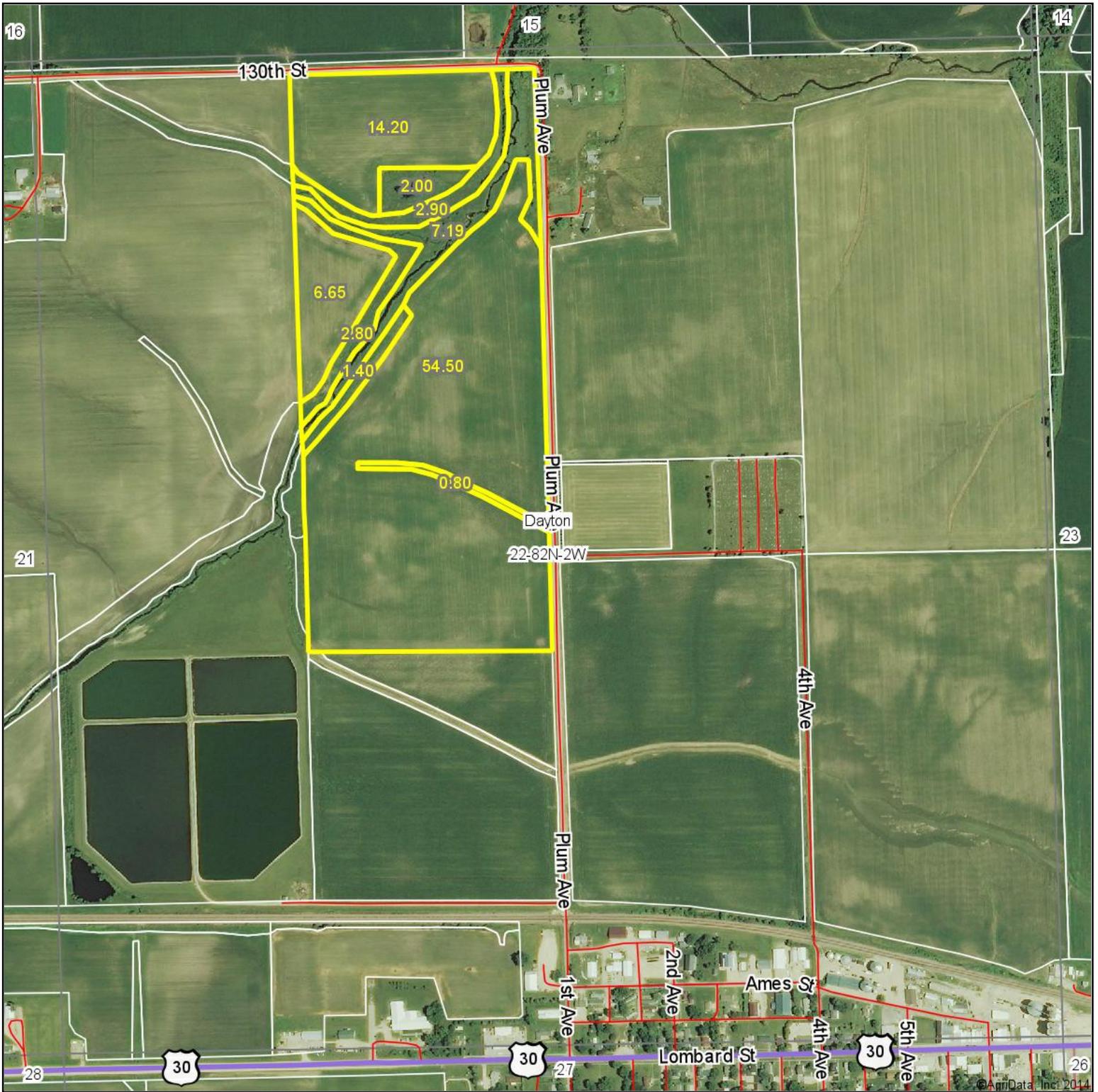
- DAYTON TOWNSHIP**
- SECTION 1**
1. Ailbee LE, Janet 12
- SECTION 2**
1. Dewell, Rory 6
- SECTION 4**
1. Dierks Farms Inc 5
- SECTION 6**
1. Coiner, Doris 6
- SECTION 8**
1. Christiansen, Laurence 13

- SECTION 10**
1. Horman, Mark 5
2. Jones, Kevin 6
- SECTION 11**
1. Kelly Cedar Farms Ltd 20
- SECTION 14**
1. Stevenson, John 16
2. Hasselbusch, Allan 11
- SECTION 21**
1. Oxley, Nicholas 5

- SECTION 22**
1. Burmeister, Lloyd 9
- SECTION 24**
1. Koth, Warren 6
- SECTION 25**
1. Banta, Brian 13
2. Jones, Bradley 7
- SECTION 26**
1. RV Coop 6
2. Pruess, Anita 10
- SECTION 27**
1. Lyon, Greg 10

- SECTION 32**
1. Elijah Farms Inc 7
- SECTION 33**
1. Folkmann, Marlene 6
- SECTION 35**
1. Chapman Jr, Paul 5
- SECTION 36**
1. Wendt, Steven 5

Aerial Map



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DeWitt, IA
563-659-8185

Maps Provided By:

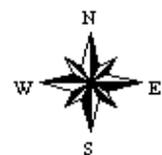
surety
CUSTOMIZED ONLINE MAPPING

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22-82N-2W
Cedar County
Iowa

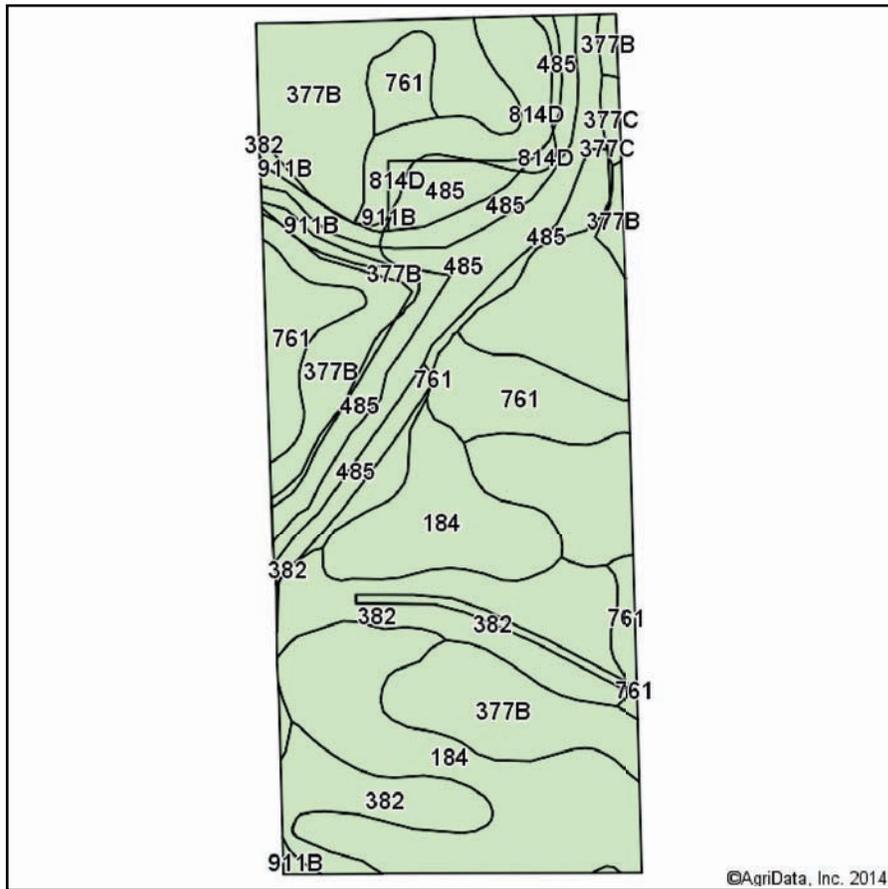
map center: 41° 53' 46.35, 91° 3' 53.22

scale: 9527



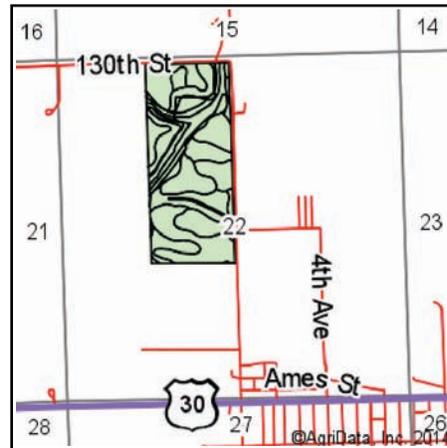
7/8/2014

Soils Map-CSR2



Soils data provided by USDA and NRCS.

©AgriData, Inc. 2014

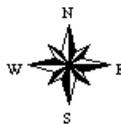


State: **Iowa**
 County: **Cedar**
 Location: **22-82N-2W**
 Township: **Dayton**
 Acres: **92.44**
 Date: **7/8/2014**

TOPAL REALTY CO.
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 Recreational Sales

DeWitt, IA
 563-659-8185

Maps Provided By:



Area Symbol: IA031, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	Corn	Corn Irrigated	Oats	Soybeans	Soybeans Irrigated	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	28.02	30.3%	Ile	95	90	20		10	5		97	97	69
184	Klinger silty clay loam, 1 to 3 percent slopes	19.86	21.5%	I	95	93						95	95	60
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	15.85	17.1%	IIw	88	92	18	17	9	5	6	96	96	55
382	Maxfield silty clay loam, 0 to 2 percent slopes	12.30	13.3%	IIw	94	90						88	88	58
761	Franklin silt loam, 1 to 3 percent slopes	9.44	10.2%	I	85	83	10		5	3		94	94	61
814D	Rockton loam, 5 to 14 percent slopes	4.53	4.9%	Ive	23	26	9		3	2		55	52	55
911B	Colo-Ely complex, 2 to 5 percent slopes	2.01	2.2%	Ile	82	85	10		4	3		96	96	66
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.43	0.5%	IIIe	87	75	19		9	5		95	95	68
Weighted Average					88.8	87	10.9	2.9	5.4	2.9	1	92.8	92.7	61.6

Area Symbol: IA031, Soil Area Version: 18

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

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

Iowa
Cedar

U.S. Department of Agriculture
Farm Service Agency

FARM: 5080
Prepared: 5/30/14 1:24 PM
Crop Year: 2014
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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: JEFFREY A MEIER
Farm Identifier: D 02 4616=5080,5081, & 5082
Recon Number:

Farms Associated with Operator:
322, 338, 537, 1936, 3757, 3838, 4408, 4741, 5081, 5586, 6161

CRP Contract Number(s): 2888 , 10115

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
92.28	85.3	85.3	0.0	0.0	9.9	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	75.4	0.0	0.0			Y	

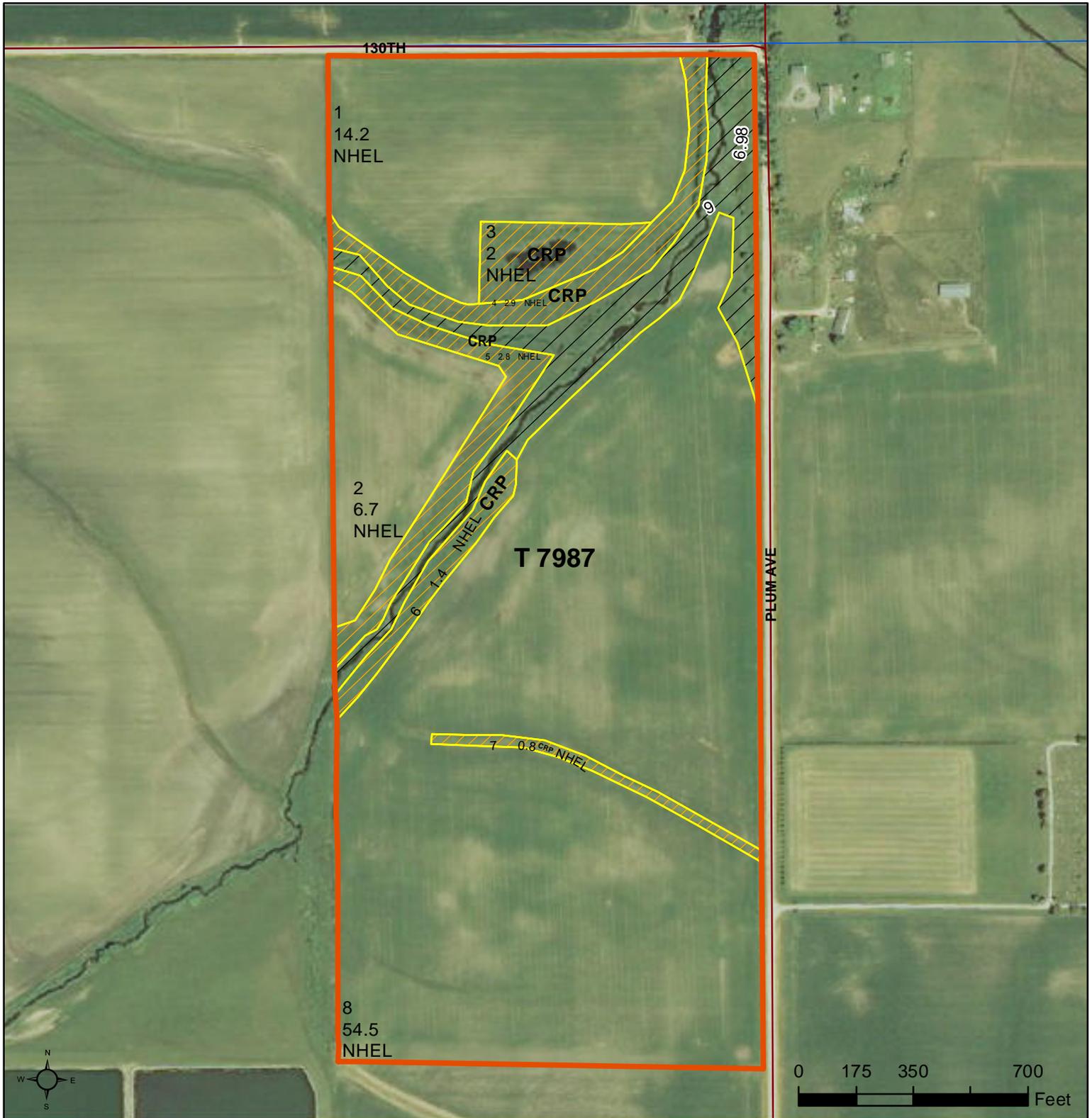
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	39.7	134	153	0.0	0.0
SOYBEANS	35.7	38	46	0.8	0.0
Total Base Acres:	75.4				

Tract Number: 7987 Description: J-3 E1/2 NW1/4 SEC 22 T82N R2W FAV/WR History: Y
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Wetland determinations not complete
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
92.28	85.3	85.3	0.0	0.0	9.9	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	75.4	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	39.7	134	153	0.0	0.0
SOYBEANS	35.7	38	46	0.8	0.0
Total Base Acres:	75.4				

Owners: JEFFREY A MEIER WENDY J MEIER
Other Producers: BRUCE R JENSEN



- 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 December 02, 2013

Farm 5080
Tract 7987