



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
The Schnekloth Farm
136 acres more or less
Section 9
Butler Township, Scott 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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136 acres more or less in Scott Co., IA

TOTAL ACRES:	136 m/l
PRICE:	\$884,000

Price Per Acre: \$6,500
Owner: Schnekloth Farms Inc.
Operator: self
County & State: Scott, Iowa
Location: 2 miles West of McCausland
Possession Date: At closing
Drainage Info: Natural & Tile
Average CSR: 61.4
Taxable Acres: 135.65
Net RE Taxes: \$1,722.00
Taxes payable in: 2014
Topography: level

F.S.A. Information:

Farmland:	135.9	Corn Base:	116.8
Crop Acres:	134.2	Corn Yield:	131
CRP Acres:	0	Soybean Base:	14.4
Wheat Base:	1.0	Soybean Yield:	43
Wheat Yield:	39		

Approximate Breakdown of Acres:

Total Acres:	136
Tillable Acres:	134.2
CRP Acres:	0
Farmstead:	0
Roads:	1.8
Waterways:	0
Timber:	0
Pasture:	0

Legal Description:

Part of the North 1/2 of Section 9,
Township 80N-R4E of the 5th P.M.

To Contact Listing Agent:

**Call Doug Yegge at
(563)320-9900 or
(563)659-8185**

Comments & Building Information:

Level ground, excellent investment opportunity.

Lease/FSA Information:

Lease is Open for 2014. Buyer agrees to reimburse tenant for input costs.



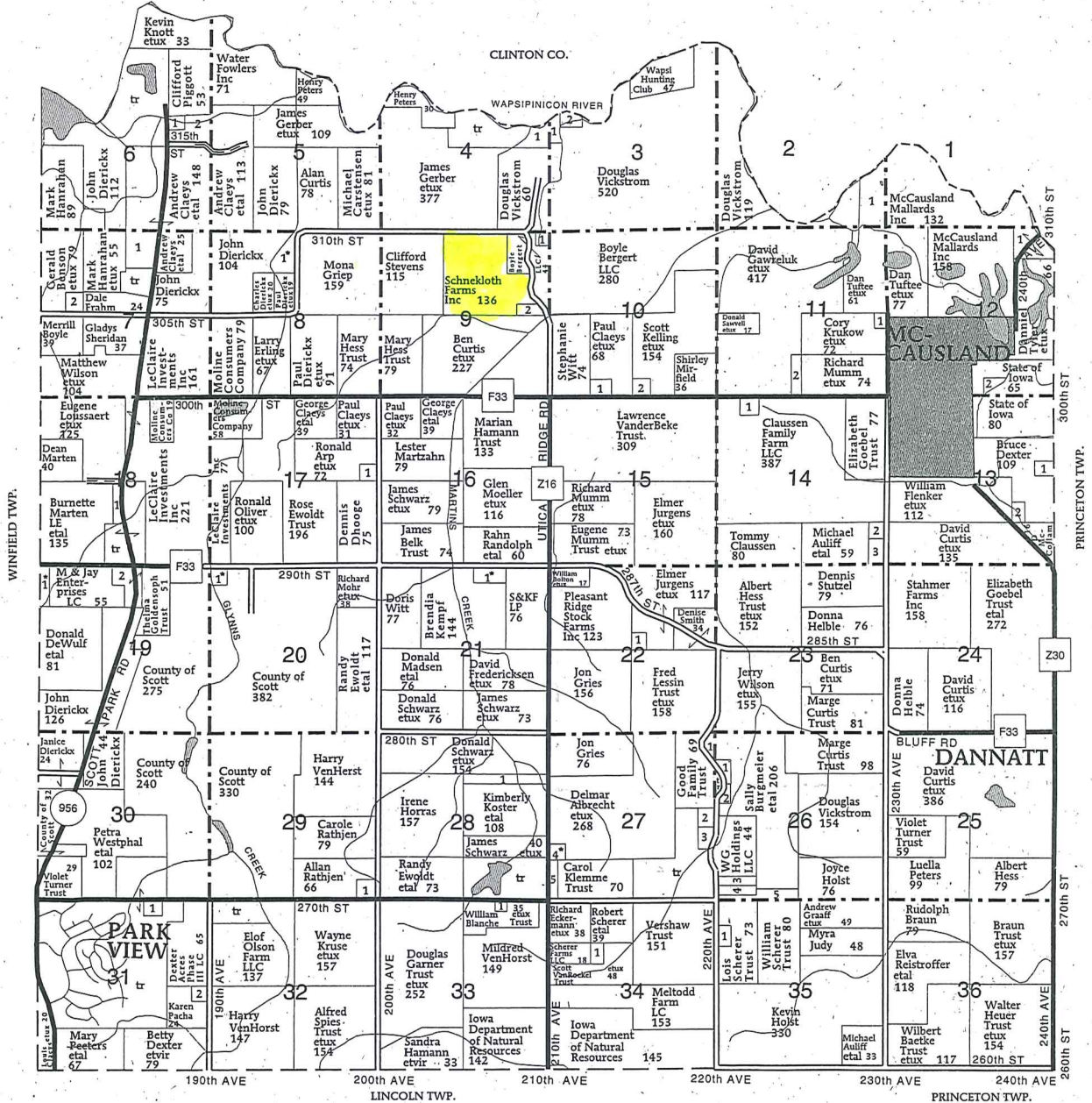
T-80-N

BUTLER PLAT

(Landowners)



R-4-E



BUTLER TOWNSHIP

- SECTION 2**
1. McCausland Mallards Inc 22
SECTION 3
1. B & V Partners Seven 9
2. B & V Partners Eleven 9
SECTION 4
1. Talandis, Irene 11
SECTION 6
1. Ubel, Angela 8
2. Garrity, Shirley 19
SECTION 7
1. Country Estates Mobile

- Home PA 17
2. Sheridan, Gladys 6
SECTION 8
1. Stevens, Clifford 15
SECTION 9
1. Boyle, Richard 8
2. Nelson, Craig 5
SECTION 10
1. Wuetsenberg, Linda 10
2. Lowery, Michele 10
SECTION 11
1. Hinrichs, Mary 7
2. Gentry, Jeffrey 10

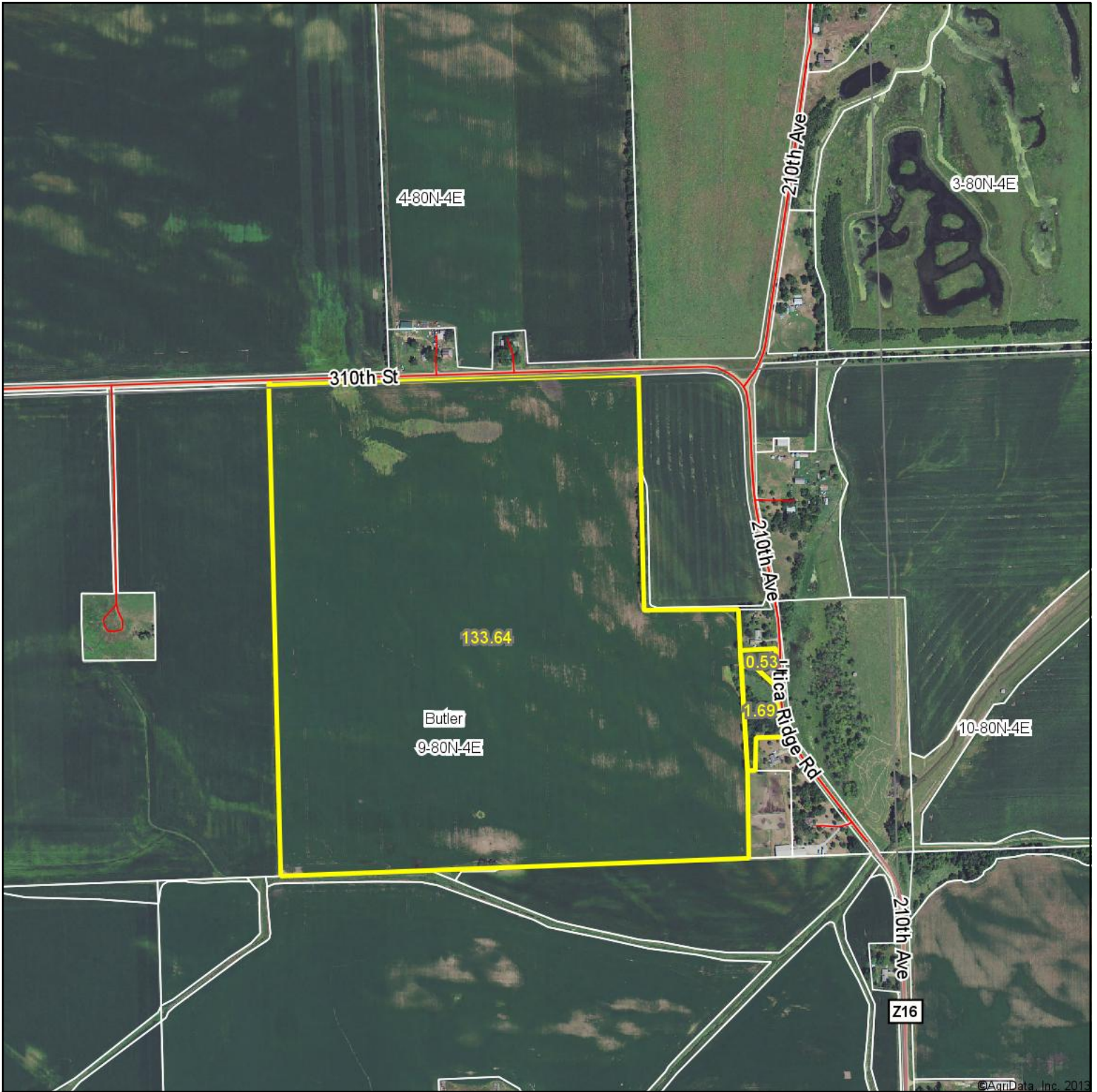
- SECTION 12**
1. Green Heads Unlimited 22
SECTION 13
1. Sprout, Roy 5
SECTION 14
1. Hult, Chris 6
2. McCollam, Russell 5
SECTION 15
1. Yocum, Dair 10
2. Scull, Bill 5
3. Schwarz, Dale 9
SECTION 17
1. Willey, Clifton 7

- SECTION 18**
1. Marten, Dean 10
SECTION 19
1. Phelps, Allen 10
2. Hildebrant, Lisa 24
SECTION 20
1. Oliver Trust, Ronald 7
SECTION 21
1. Randolph, Rahn 11
SECTION 22
1. Jurgens, Steven 8
SECTION 26
1. Graves, James 6
2. Powell, Mark 6

3. Stroud, Donald 10
4. Stroh, Robert 10
5. Scherer Trust, William 12
SECTION 27
1. Coffman, James 8
2. Johnson, Richard 5
3. Guston, Betty 10
4. Huffman, James 10
5. Youngers, Lawrence 9
SECTION 28
1. Young, Richard 6
SECTION 29
1. Hambleton, Dorothy 10

- SECTION 31**
1. Park View Owners Association 6
2. North Scott Development LLC 5
SECTION 33
1. Lake Huntington Estate Homeown 8
SECTION 34
1. Feldpausch, Daniel 12
SECTION 35
1. Ferguson, Tonia 5

Aerial Map



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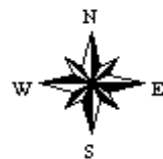
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Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING
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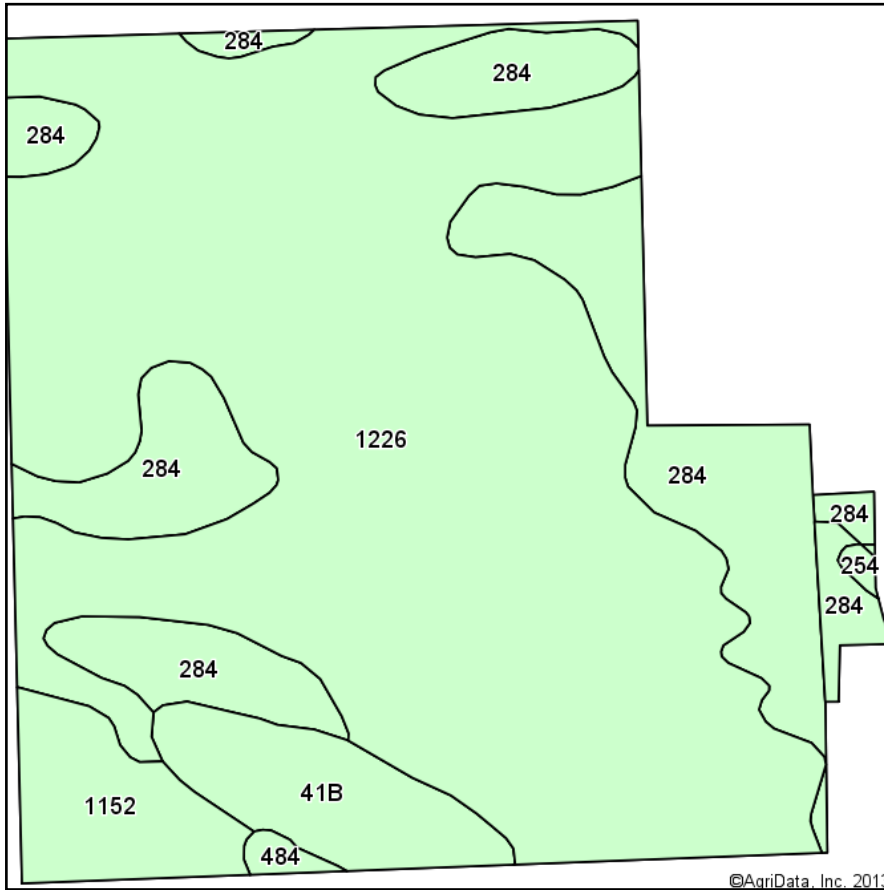
9-80N-4E
Scott County
Iowa

map center: 41° 45' 15.95, 90° 29' 50.52
scale: 9548

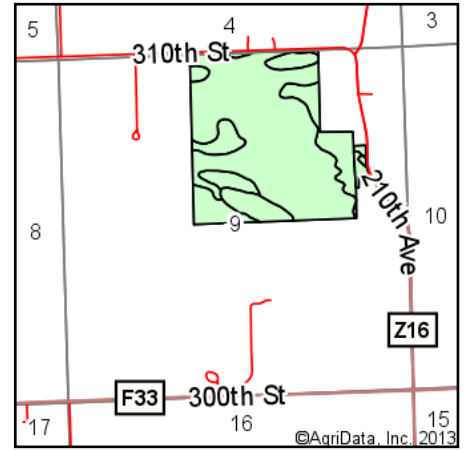


12/3/2013

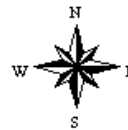
Soils Map-CSR(as of 1/21/12)



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Scott**
 Location: **9-80N-4E**
 Township: **Butler**
 Acres: **135.86**
 Date: **12/3/2013**



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Maps Provided By:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Corn	Oats	Soybeans
1226	LAWLER LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	91.43	67.3%	IIs	66	176	70	48
284	Flagler sandy loam, 0 to 2 percent slopes	29.74	21.9%	IIIs	50	155	62	42
41B	Sparta loamy fine sand, 2 to 5 percent slopes	7.31	5.4%	IVs	40	141	56	38
1152	Marshan clay loam, 0 to 2 percent slopes	6.51	4.8%	IIW	71	183	73	49
484	Lawson silt loam, 0 to 2 percent slopes	0.59	0.4%	IIW	90	209	84	56
254	Zook silty clay, sandy substratum, 0 to 2 percent slopes	0.28	0.2%	IIW	62	171	68	46
Weighted Average					61.4	170	67.7	46.2

**IA is currently updating the CSR values for each county to CSR2.

Note: ALL soils information on this page is dated 1/21/2012

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

Iowa
 Scott
 Report ID: FSA-156EZ

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

FARM: 6052
 Prepared: 11/30/12 9:28 AM
 Crop Year: 2013
 Page: 4 of 7

Tract Number: 2870 Description: NE1/4 NW1/4 OF 9 BUTLER T80N R4E

FAV/WR
 History
 N

BIA Range Unit Number:

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

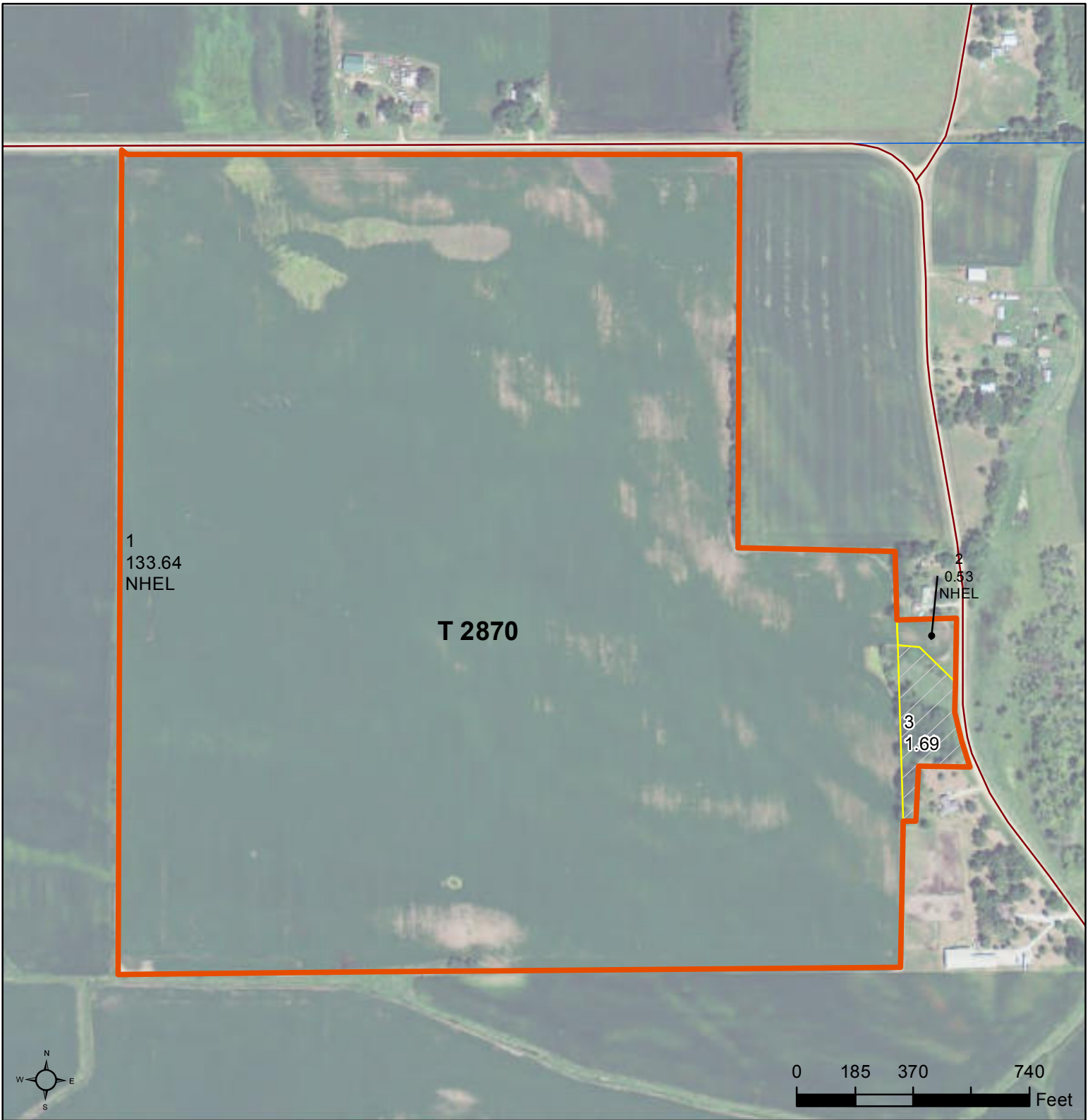
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
135.9	134.2	134.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	134.2	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	1.0	39	39	0.0	0.0
CORN	116.8	131	131	0.0	0.0
SOYBEANS	14.4	43	43	0.0	0.0
Total Base Acres:	132.2				

Owners: SCHNEKLOTH FARMS INC

Other Producers: None



- 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

1 inch = 431 feet

2013 Program Year

Map Created May 03, 2013

Farm **6052**
 Tract **2870**

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