



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

148 acres more or less

Section(s) 34 & 3

Liberty & Cleona 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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148 acres more or less in Scott Co., IA

TOTAL ACRES:	148 m/l
PRICE:	\$1,850,000.00

Price Per Acre: \$12,500
Owner: Tonderum
Operator: self
County & State: Scott, Iowa
Location: 3 miles S.E of New Liberty
Possession Date: At closing
Drainage Info: Natural & Tile
Average CSR: 82.7
Taxable Acres: 150
Net RE Taxes: \$3,010
Taxes payable in: 2013
Topography: Level to gently rolling

F.S.A. Information:

Farmland:	148.37	Corn Base:	89.3
Crop Acres:	140.69	Corn Yield:	123
CRP Acres:	0	Soybean Base:	36
Wheat Base:	0	Soybean Yield:	45
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres: 150
Tillable Acres: 140.69
CRP Acres: 0
Farmstead: 0
Roads: 1.63
Waterways: 7.68
Timber: 0
Pasture: 0

Legal Description:

South 1/2 of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 3, T79N, R 1 E.; Part of the Southwest 1/4 of the Southeast 1/4 of Section 34, T80N, R 1 E of the 5th P.M.

To Contact Listing Agent:

**Call Doug Yegge at
(563)320-9900**

Comments & Building Information:

Good quality soils in Western Scott County.
93.35acres of NHEL ground.

Lease/FSA Information:

Lease is Open for 2014

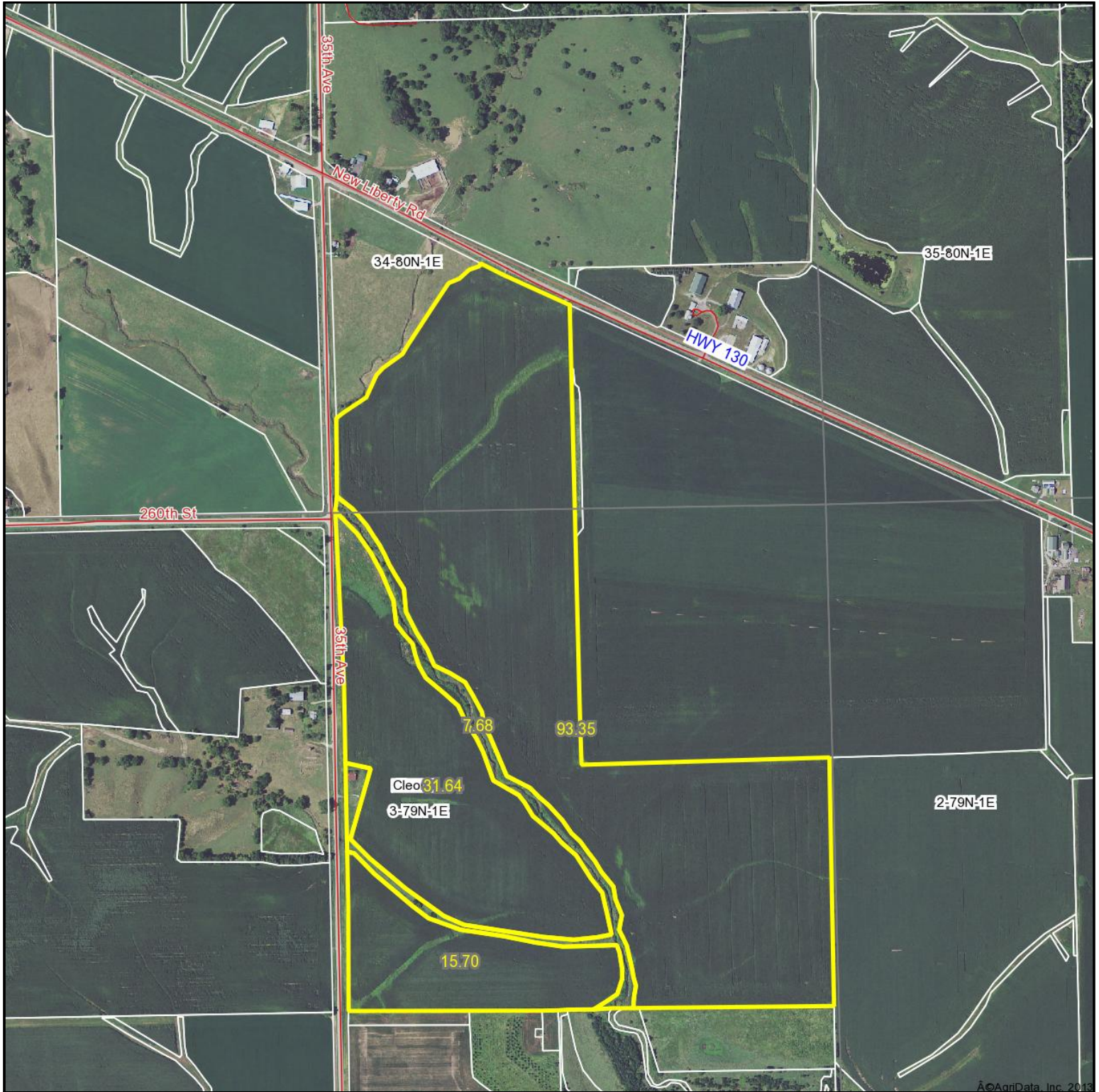
Cleona Twnshp

CEDAR CO.

MUSCATINE CO.

927

Aerial Map



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Maps provided by:

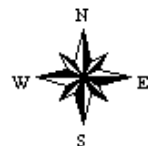


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3-79N-1E
Scott County
Iowa

map center: 41° 41' 0.46, 90° 49' 36.34

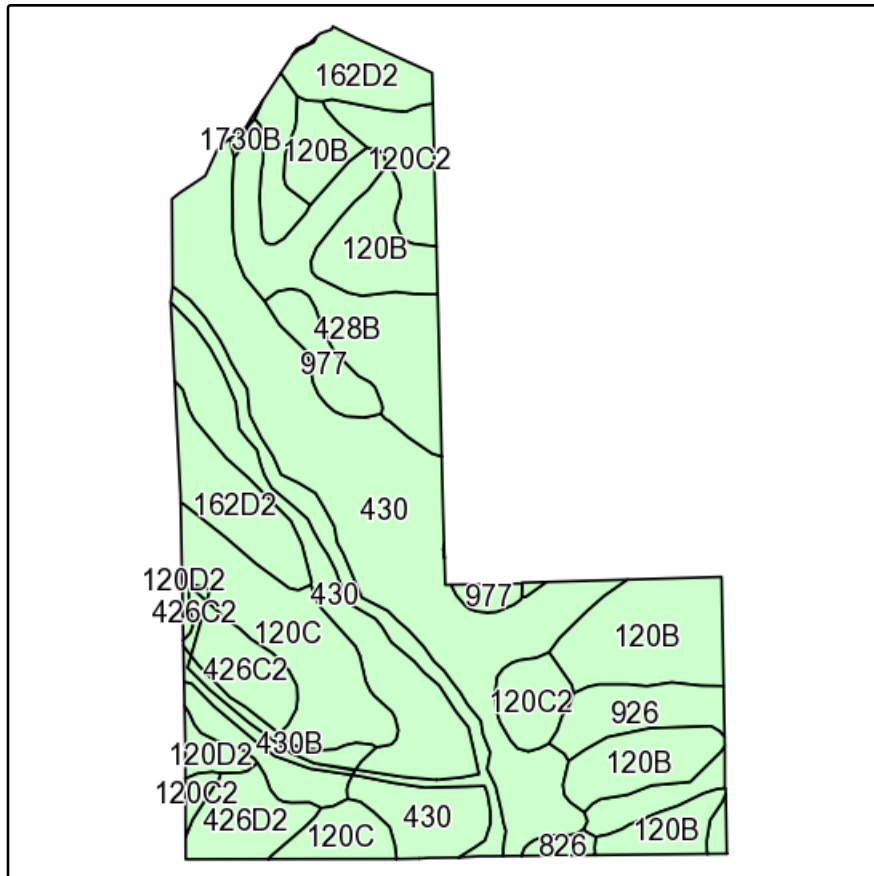
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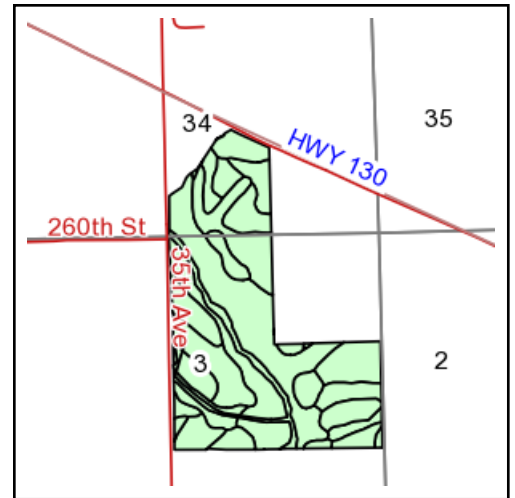
8/19/2013

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

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



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



State: **Iowa**
County: **Scott**
Location: **3-79N-1E**
Township: **Cleona**
Acres: **148.4**
Date: **8/19/2013**

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Maps provided by:

surety
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Corn	Oats	Soybeans
430	Ackmore silt loam, 0 to 2 percent slopes	53.5	36.0%	IIw	83	199	80	54
120B	Tama silty clay loam, 2 to 5 percent slopes	22.8	15.4%	Ile	95	215	86	58
120C	Tama silty clay loam, 5 to 9 percent slopes	13	8.8%	IIle	80	195	78	53
428B	Ely silty clay loam, 2 to 5 percent slopes	12.7	8.5%	Ile	88	206	82	56
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	10.7	7.2%	IIle	78	192	77	52
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	9.8	6.6%	IIle	63	172	69	46
926	Canoe silt loam, 0 to 2 percent slopes	6.4	4.3%	I	90	209	84	56
430B	Ackmore silt loam, 2 to 5 percent slopes	5.2	3.5%	IIw	78	192	77	52
426D2	Aredale silt loam, 9 to 14 percent slopes, moderately eroded	4.2	2.8%	IIle	68	179	72	48
426C2	Aredale silt loam, 5 to 9 percent slopes, moderately eroded	4	2.7%	IIle	68	179	72	48
977	Richwood silt loam, 0 to 2 percent slopes	3.7	2.5%	I	95	215	86	58
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	1.5	1.0%	IIle	68	179	72	48
826	Rowley silt loam, 0 to 2 percent slopes	0.7	0.5%	I	95	215	86	58
1730B	Nodaway-Perks complex, channeled, 0 to 5 percent slopes	0.2	0.1%	IIw	25	121	48	33
Weighted Average					82.7	198.5	79.6	53.7

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

*CSR ratings will be available for a limited time to aid in the transition to CSR2.

Iowa
Scott

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5994

Prepared: 8/19/13 10:37 AM

Crop Year: 2013

Page: 1 of 1

Report ID: FSA-156EZ

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

Farm Identifier

Recon Number

2012 19163 74

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
148.37	140.69	140.69	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Contract
0.0	0.0	140.69	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	89.3	123	123	0.0	0.0
SOYBEANS	36.0	45	45	0.0	0.0
Total Base Acres:	125.3				

Tract Number: 4077 Description: S1/2 34 LIBERTY, NE1/4 3 CLEONA T80N R1E

FAV/WR History

BIA Range Unit Number:

N

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

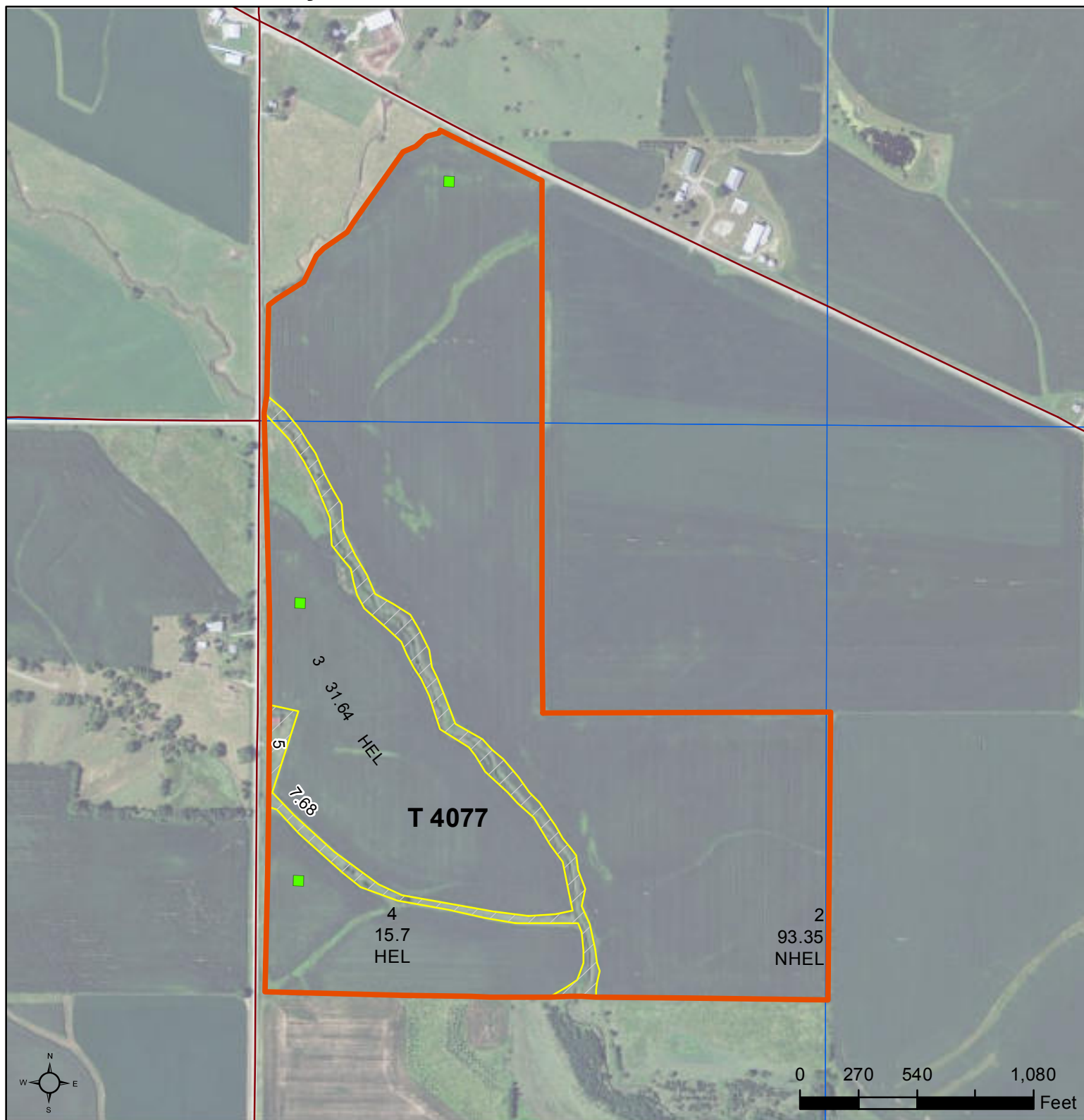
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
148.37	140.69	140.69	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	140.69	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	89.3	123	123	0.0	0.0
SOYBEANS	36.0	45	45	0.0	0.0
Total Base Acres:	125.3				

Owners: PAUL H TONDERUM

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
 2011 Ortho Imagery

1 inch = 626 feet

2013 Program Year

Map Created May 03, 2013

Farm 5994
Tract 4077

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