



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

161 acres more or less

Section(s) 31 & 6

Fayette & Clinton Township, Linn 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.

700 6th Ave., DeWitt, IA 52742
Phone: 563-659-8185
Fax: 563-659-8189
www.totalrealtyco.com



TOTAL REALTY CO.

Specializing in Farmland and Residential Sales



Main Office
700 6th Ave., DeWitt, IA 52742
Phone: 563-659-8185 Fax: 563-659-8189

161 acres more or less in Linn Co., IA

| | |
|---------------------|-----------------------|
| TOTAL ACRES: | 161 m/l |
| PRICE: | \$2,238,000.00 |

Price Per Acre: \$13,900.00
Owner: Allen & Carolyn Oltmanns
Operator: Green
County & State: Linn, Iowa
Location: 1.5 miles Southwest of Palo, IA
Possession Date: negotiable
Drainage Info: Tile and Natural
Average CSR: 83.3
Taxable Acres: 154.24
Net RE Taxes: \$4,250.00
Taxes payable in: 2013
Topography: Level to gently rolling

F.S.A. Information:

| | | | |
|---------------------|--------|-----------------------|------|
| Farmland: | 161.22 | Corn Base: | 78.5 |
| Crop Acres: | 159.07 | Corn Yield: | 119 |
| CRP Acres: | 0 | Soybean Base: | 59 |
| Wheat Base: | 0 | Soybean Yield: | 41 |
| Wheat Yield: | 0 | | |

Approximate Breakdown of Acres:

| | |
|------------------------|-----|
| Total Acres: | 161 |
| Tillable Acres: | 159 |
| CRP Acres: | 0 |
| Farmstead: | 0 |
| Roads: | 1 |
| Waterways: | 1 |
| Timber: | 0 |
| Pasture: | 0 |

Legal Description:

The Southeast 1/4 Southwest 1/4 of Section 31 T 84N R 8. And the North 1/2 Northeast 1/4; Southwest 1/4 Northeast 1/4 of Section 6 T83 N R 8 West of the 5th P.M.

To Contact Listing Agent:

Call Doug Yegge
(563)320-9900
(563)659-8185

Comments & Building Information:

Prime Linn County farmland. High CSR and excellent location. Sale of farm subject to Sellers purchasing a farm of their choice.

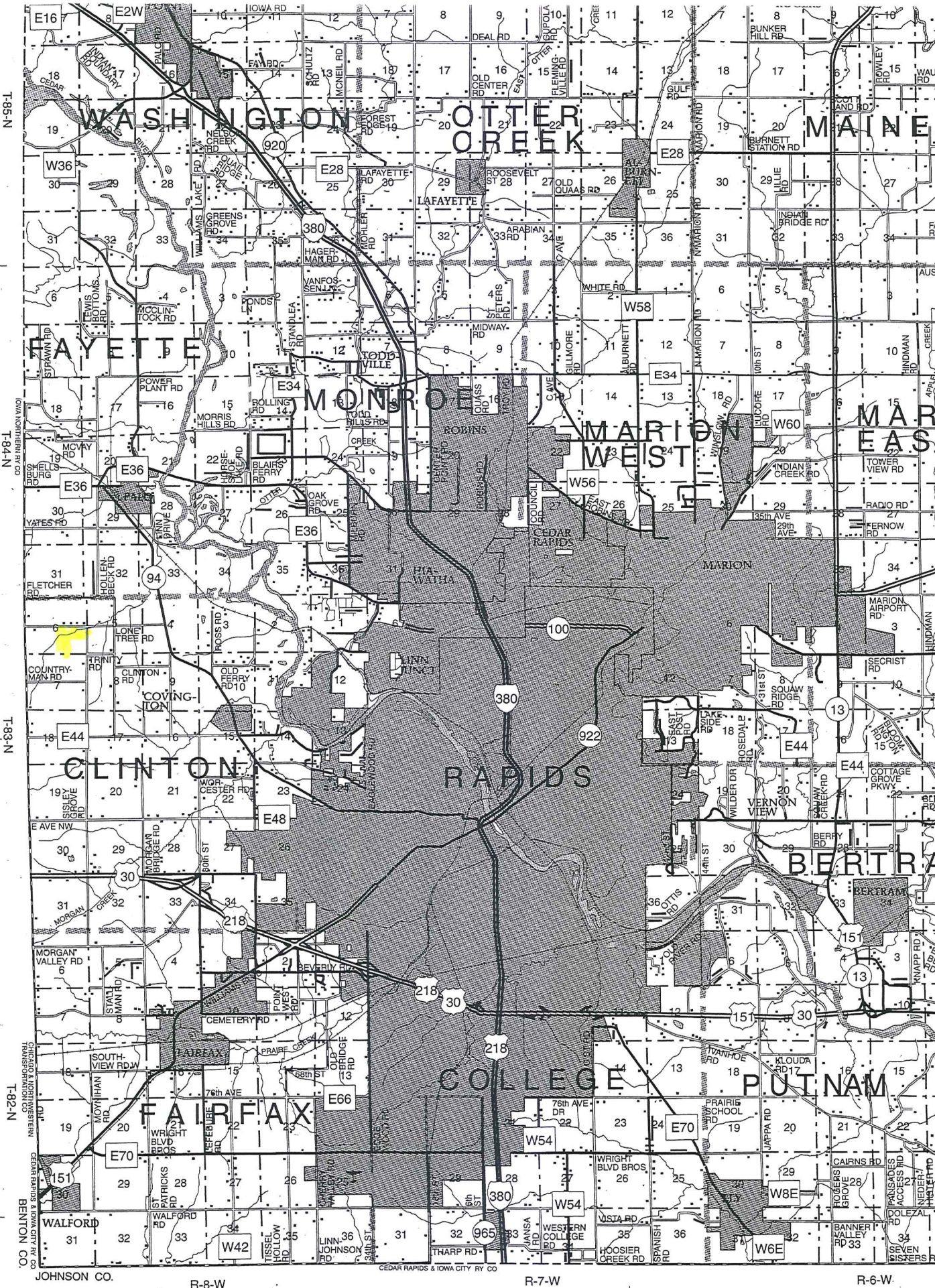
Lease/FSA Information:

Open for 2014

LINN CO., IA

© Farm & Home Publishers, Ltd.

49



42.125000

42.000000

41.875000

T-85-N

T-84-N

T-83-N

T-82-N

JOHNSON CO.

R-8-W

R-7-W

R-6-W

-91.750000

-91.625000

Aerial Map



©AgriData, Inc. 2013

TOTAL REALTY CO.
Specializing in Residential and
Commercial Sales
DeWitt, IA
563-659-8185

Maps provided by:

CUSTOMIZED ONLINE MAPPING

©AgriData, Inc. 2012
www.AgriDataInc.com

31-84N-8W
Linn County
Iowa

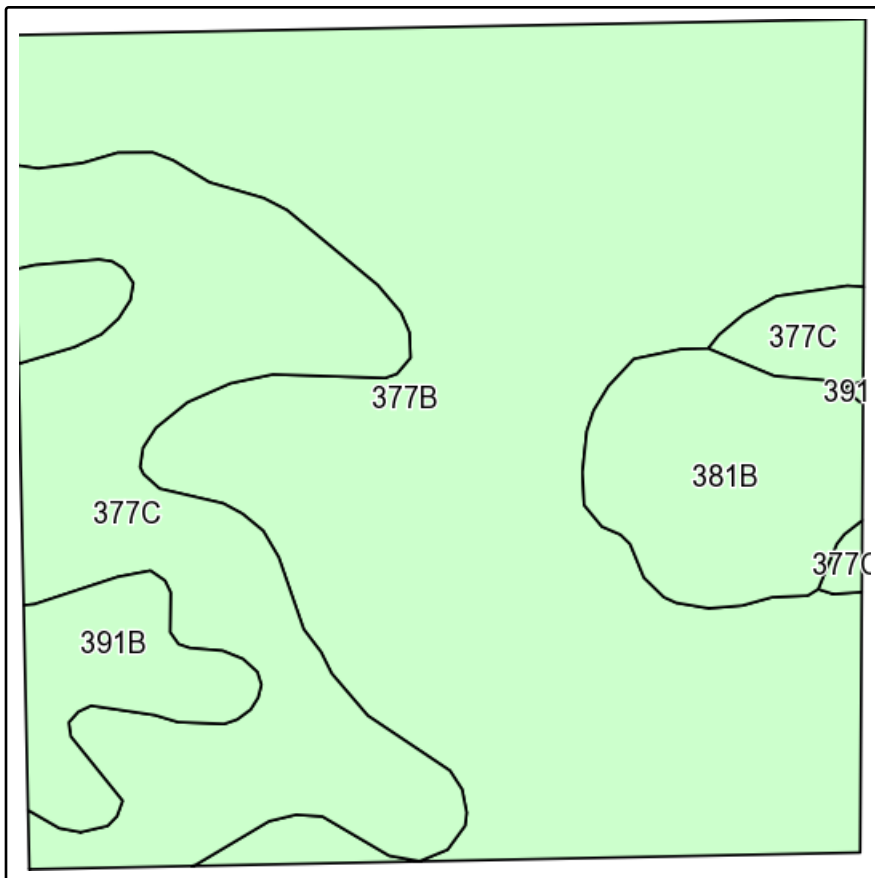
map center: 42° 2' 18.72, 91° 49' 34.69
scale: 3494



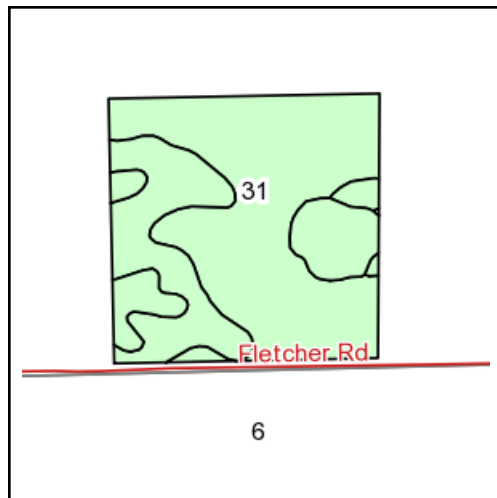
8/7/2013

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)



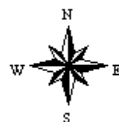
Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Linn**
Location: **31-84N-8W**
Township: **Fayette**
Acres: **39.8**
Date: **8/7/2013**



DeWitt, IA
563-659-8185



Maps provided by:



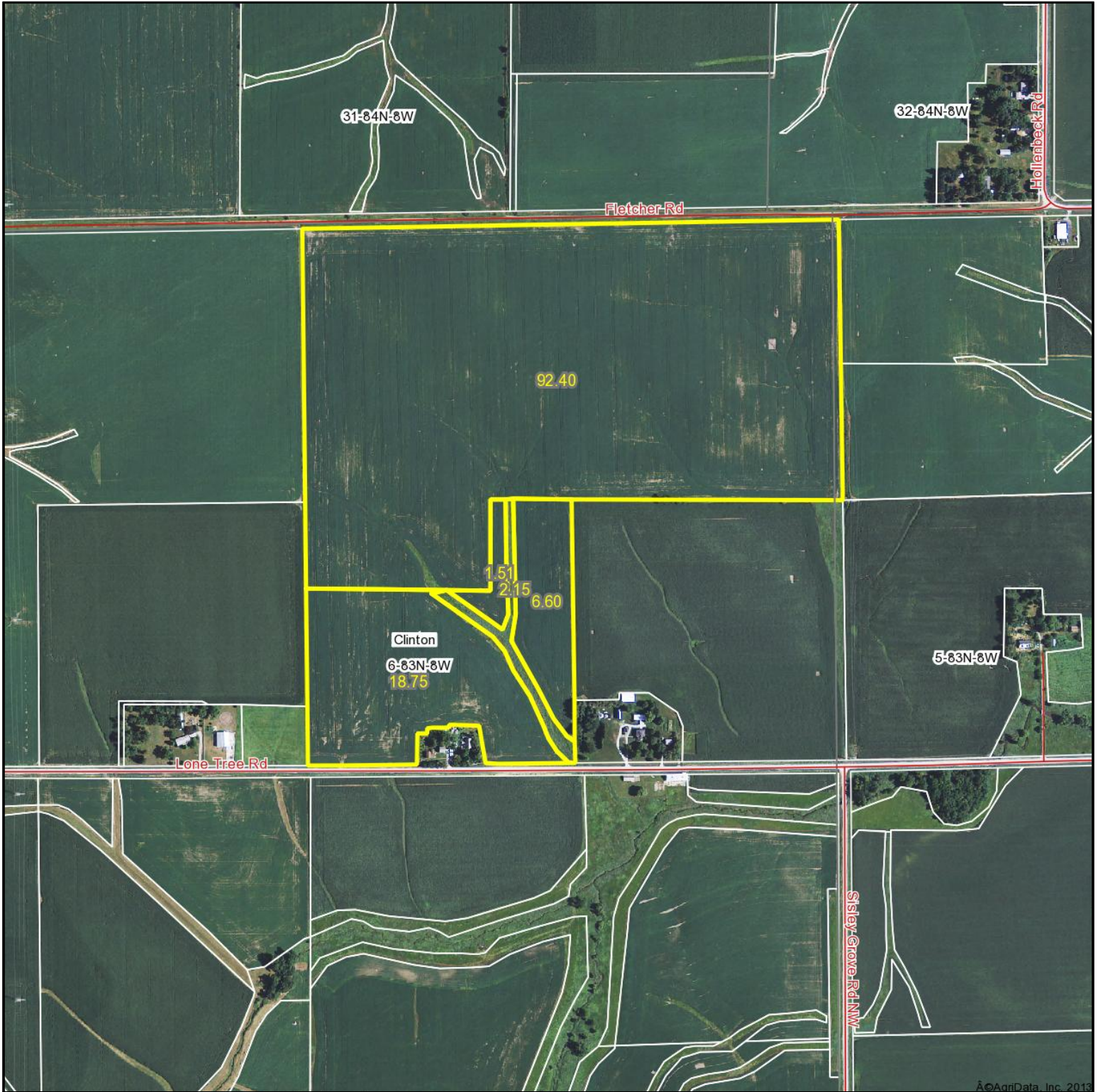
©AgriData, Inc 2013
www.AgriDataInc.com

| Code | Soil Description | Acres | Percent of field | Non-Irr Class | CSR* | Corn | Oats | Soybeans |
|-------------------------|--|-------|------------------|---------------|-------------|--------------|-------------|-------------|
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 24.4 | 61.1% | Ile | 90 | 206 | 82 | 56 |
| 377C | Dinsdale silty clay loam, 5 to 9 percent slopes | 9.9 | 24.9% | IIle | 75 | 185 | 74 | 50 |
| 381B | Klinger-Maxfield silty clay loams, 2 to 5 percent slopes | 3.2 | 8.2% | IIw | 80 | 192 | 77 | 52 |
| 391B | Clyde-Floyd-Schley complex, 1 to 4 percent slopes | 2.3 | 5.9% | IIw | 73 | 183 | 73 | 49 |
| Weighted Average | | | | | 84.5 | 198.5 | 79.1 | 53.8 |

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.

Aerial Map



©AgriData, Inc. 2013

TOTAL REALTY CO.
Specializing in Residential and
Commercial Sales
DeWitt, IA
563-659-8185

Maps provided by:

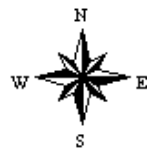


©AgriData, Inc. 2012
www.AgriDataInc.com

6-83N-8W
Linn County
Iowa

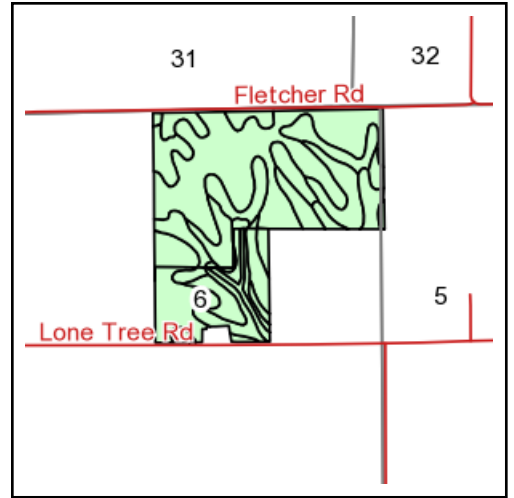
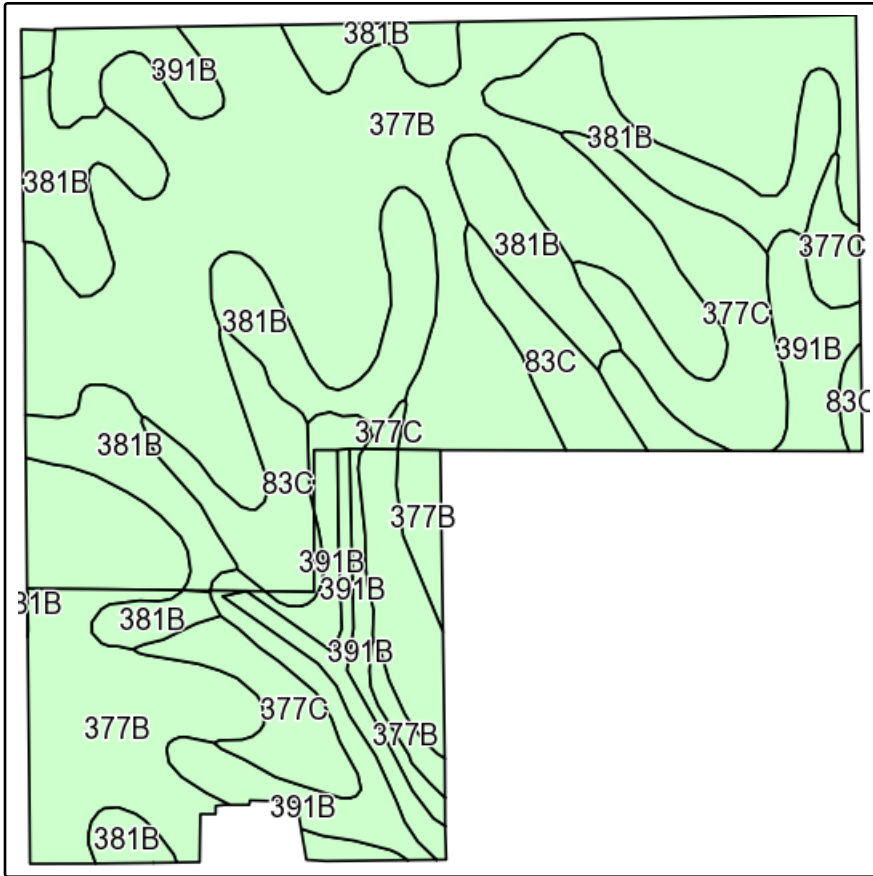
map center: 42° 1' 57.12, 91° 49' 6.82

scale: 8152

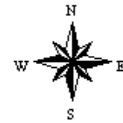


8/7/2013

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



State: **Iowa**
 County: **Linn**
 Location: **6-83N-8W**
 Township: **Clinton**
 Acres: **121.4**
 Date: **8/7/2013**



Maps provided by:

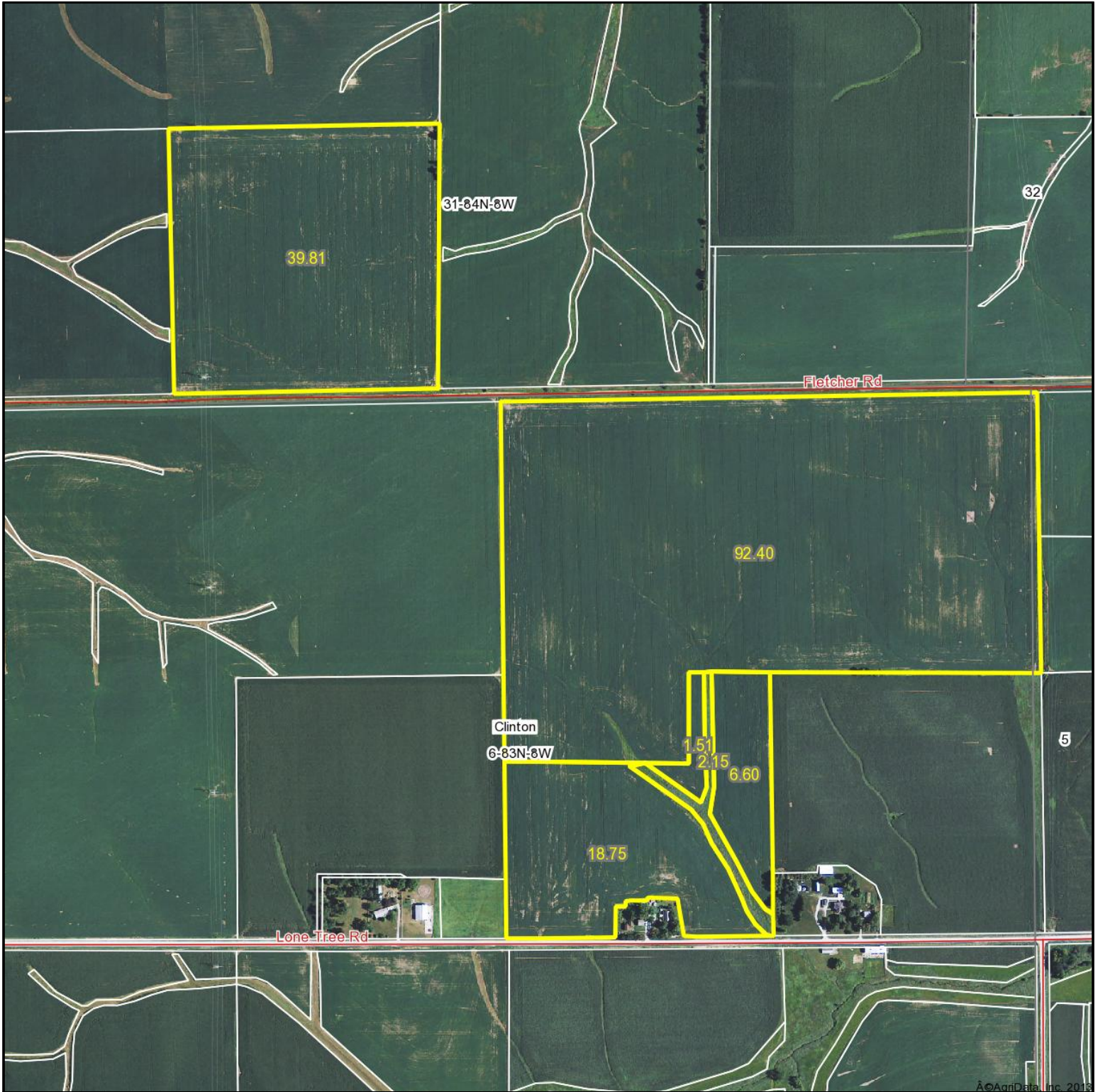


Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

| Code | Soil Description | Acres | Percent of field | Non-Irr Class | CSR* | Corn | Oats | Soybeans |
|-------------------------|--|-------|------------------|---------------|-------------|--------------|-------------|-------------|
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 59.8 | 49.3% | Ile | 90 | 206 | 82 | 56 |
| 381B | Klinger-Maxfield silty clay loams, 2 to 5 percent slopes | 23.8 | 19.6% | IIw | 80 | 192 | 77 | 52 |
| 391B | Clyde-Floyd-Schley complex, 1 to 4 percent slopes | 15.6 | 12.9% | IIw | 73 | 183 | 73 | 49 |
| 377C | Dinsdale silty clay loam, 5 to 9 percent slopes | 14.6 | 12.0% | IIIe | 75 | 185 | 74 | 50 |
| 83C | Kenyon loam, 5 to 9 percent slopes | 7.6 | 6.2% | IIIe | 72 | 181 | 72 | 49 |
| Weighted Average | | | | | 82.9 | 196.2 | 78.3 | 53.2 |

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.

Aerial Map



©AgriData, Inc. 2013

TOTAL REALTY CO.
Specializing in Residential and
Commercial Sales
DeWitt, IA
563-659-8185

Maps provided by:



©AgriData, Inc. 2012

www.AgriDataInc.com

6-83N-8W
Linn County
Iowa

map center: 42° 2' 5.69, 91° 49' 19.67

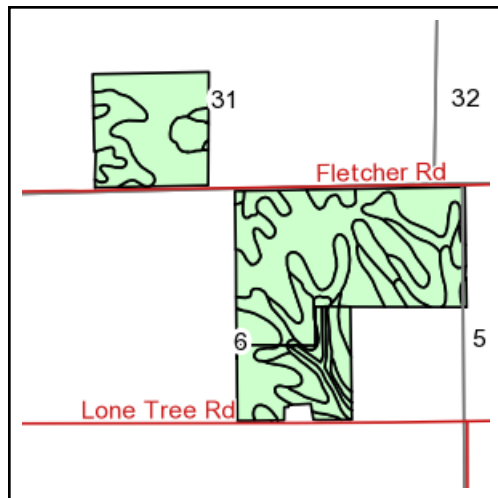
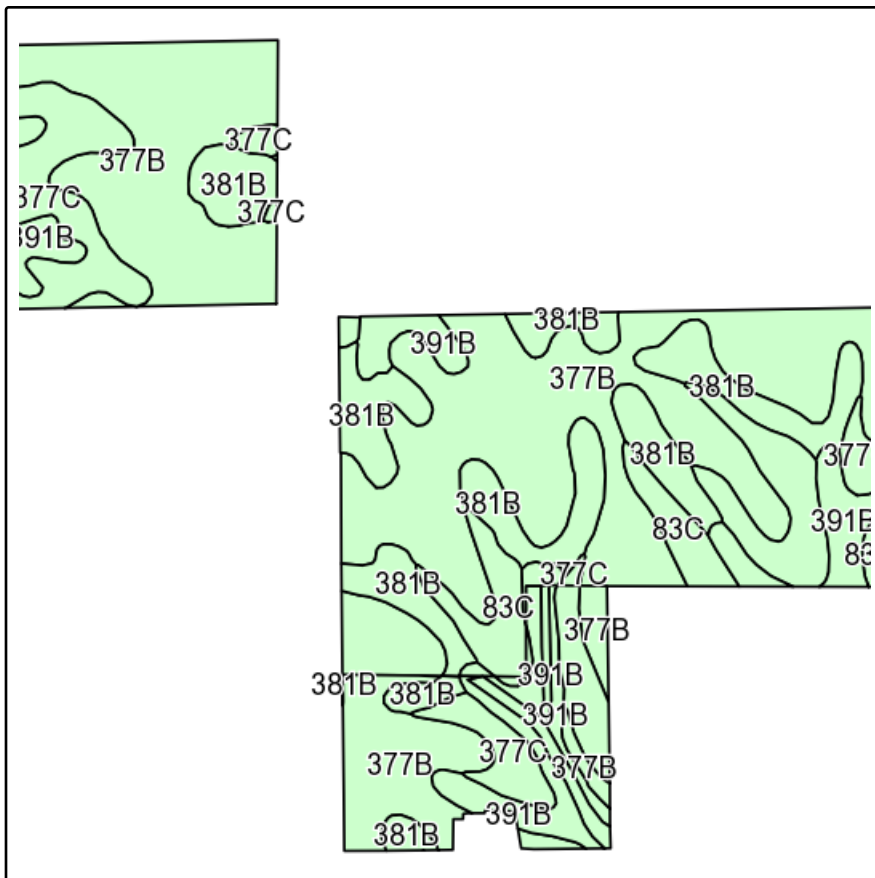
scale: 8152



8/7/2013

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)



State: **Iowa**
 County: **Linn**
 Location: **6-83N-8W**
 Township: **Clinton**
 Acres: **161.2**
 Date: **8/7/2013**



DeWitt, IA
 563-659-8185

Maps provided by:



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

| Code | Soil Description | Acres | Percent of field | Non-Irr Class | CSR* | Corn | Oats | Soybeans |
|-------------------------|--|-------|------------------|---------------|-------------|--------------|-------------|-------------|
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 84.1 | 52.2% | Ile | 90 | 206 | 82 | 56 |
| 381B | Klinger-Maxfield silty clay loams, 2 to 5 percent slopes | 27 | 16.8% | IIw | 80 | 192 | 77 | 52 |
| 377C | Dinsdale silty clay loam, 5 to 9 percent slopes | 24.5 | 15.2% | IIIe | 75 | 185 | 74 | 50 |
| 391B | Clyde-Floyd-Schley complex, 1 to 4 percent slopes | 18 | 11.1% | IIw | 73 | 183 | 73 | 49 |
| 83C | Kenyon loam, 5 to 9 percent slopes | 7.6 | 4.7% | IIIe | 72 | 181 | 72 | 49 |
| Weighted Average | | | | | 83.3 | 196.7 | 78.5 | 53.3 |

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.

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date Aug 5, 2013

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 2259

County : LINN

Operator Name :

Farm Associated with operators :

CRP contract numbers :

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Farm Status | Number Of Tracts |
|----------|----------|--------------|------|------|------|------|-------------|------------------|
| 161.22 | 159.07 | 159.07 | 0.00 | 0.00 | 0.00 | 0.00 | Active | 2 |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | FWP | FAV/WR History | Acres Elected | EWP | DCP Ag. Related Activity |
|--------------------|--------------------|------------------------|----------------|------|------|----------------|---------------|------|--------------------------|
| 0.00 | 0.00 | 159.07 | 0.00 | 0.00 | 0.00 | No | No | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PTPP Reduction Acres | Direct Yield | Counter Cyclical Yield |
|-----------|------------|-----------------------------|----------------------|--------------|------------------------|
| Oats | 0.00 | 0.00 | 0.00 | 0 | 0 |
| Corn | 78.50 | 0.00 | 0.00 | 119 | 119 |
| Soybeans | 59.00 | 0.00 | 0.00 | 41 | 41 |

NOTES

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date Aug 5, 2013

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 2259

County : LINN

Tract Number : 366

Description Fayette 31 **FAYWR History** No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations :

Owners : ALLEN W OLTMANN, CAROLYN OLTMANN

Other Producers :

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP |
|-----------|----------|--------------|------|------|------|------|
| 39.81 | 39.81 | 39.81 | 0.00 | 0.00 | 0.00 | 0.00 |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | FWP | EWP | DCP Ag. Related Activity |
|--------------------|--------------------|------------------------|----------------|------|------|------|--------------------------|
| 0.00 | 0.00 | 39.81 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PTPP Reduction Acres | Direct Yield | Counter Cyclical Yield |
|-----------|------------|-----------------------------|----------------------|--------------|------------------------|
| Oats | 0.00 | 0.00 | 0.00 | 0 | 0 |
| Corn | 19.70 | 0.00 | 0.00 | 119 | 119 |
| Soybeans | 14.80 | 0.00 | 0.00 | 41 | 41 |

NOTES

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date Aug 5, 2013

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 2259

County : LINN

Tract Number : 365

Description : Clinton 6 FAVWR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations :

Owners : CAROLYN OLTMANN, ALLEN W OLTMANN

Other Producers :

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP |
|-----------|----------|--------------|------|------|------|------|
| 121.41 | 119.26 | 119.26 | 0.00 | 0.00 | 0.00 | 0.00 |

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | FWP | EWP | DCP Ag. Related Activity |
|--------------------|--------------------|------------------------|----------------|------|------|------|--------------------------|
| 0.00 | 0.00 | 119.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PTPP Reduction Acres | Direct Yield | Counter Cyclical Yield |
|-----------|------------|-----------------------------|----------------------|--------------|------------------------|
| Oats | 0.00 | 0.00 | 0.00 | 0 | 0 |
| Corn | 58.80 | 0.00 | 0.00 | 119 | 119 |
| Soybeans | 44.20 | 0.00 | 0.00 | 41 | 41 |

NOTES



United States Department of Agriculture
Farm Service Agency

August 05, 2013

LINN COUNTY FSA

FARM #2259

TRACT#365

1 inch = 660 feet



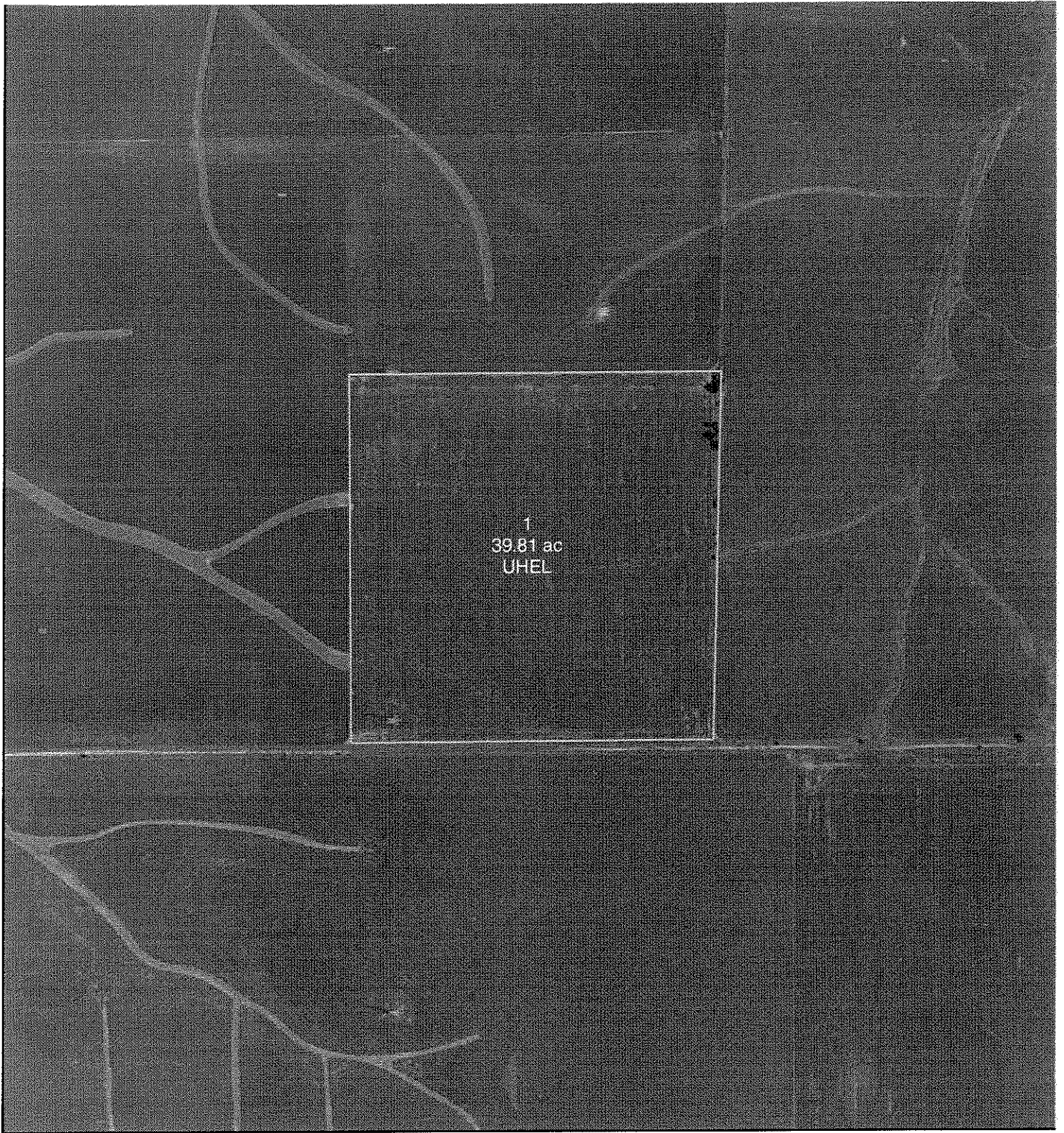
Legend

GIS_JASDE_Wet_L_P_1e113
Wetland Determination Identifier

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

GIS_JASDE.chv_a_1e113

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



United States Department of Agriculture
Farm Service Agency

August 05, 2013

LINN COUNTY FSA

FARM #2259




1 inch = 660 feet

TRACT#366



Legend

GIS_JASDE.Wet_P_1a113
Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

GIS_JASDE.ctu_s_1a113

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.