

# TOTAL REALTY CO.

*Specializing in Farmland and Residential Sales*



*Total Realty Co.  
is pleased to present:  
180 acres more or less  
Section 36  
Troy Township, Clarke 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](http://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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## 180 acres more or less in Clarke Co., IA

<b>TOTAL ACRES:</b>	180 m/l
<b>PRICE:</b>	\$895,000
<b>Price Per Acre:</b>	\$4,972
<b>Owner:</b>	Kevin & Norma Davis
<b>Operator:</b>	self
<b>County &amp; State:</b>	Clarke Co., IA
<b>Location:</b>	2 miles S. of Hwy 34, SE of Murray
<b>Possession Date:</b>	At closing
<b>Drainage Info:</b>	natural
<b>Average CSR:</b>	35.7
<b>Taxable Acres:</b>	176
<b>Net RE Taxes:</b>	\$5,012
<b>Taxes payable in:</b>	2013
<b>Topography:</b>	Rolling hillsides

### F.S.A. Information:

<b>Farmland:</b>	174.8	<b>Corn Base:</b>	4.3
<b>Crop Acres:</b>	127.8	<b>Corn Yield:</b>	97
<b>CRP Acres:</b>	0	<b>Soybean Base:</b>	17.6
<b>Wheat Base:</b>	0	<b>Soybean Yield:</b>	34
<b>Wheat Yield:</b>	0		

### Approximate Breakdown of Acres:

<b>Total Acres:</b>	180
<b>Tillable Acres:</b>	127.8
<b>CRP Acres:</b>	0
<b>Farmstead:</b>	5 m/l
<b>Roads:</b>	1 m/l
<b>Waterways:</b>	10 m/l
<b>Timber:</b>	15 m/l
<b>Pasture:</b>	26 m/l

### Legal Description:

W 1/2 NE 1/4; E 1/2 NW 1/4; Part of the E 1/2 NW 1/4, Section 36, T72N, R27W. Exact legal to come from abstract.

### To Contact Listing Agent:

**David Hueneke**  
**1-815-291-6550**

### Comments & Building Information:

Excellent Home with buildings in a quiet location. 3 beds, 3 bath, 2 fireplaces, cathedral ceilings and an attached 2 + car garage. Cattle shed, Machine shed with concrete shop area, and a show barn with attached calving barn. Great place to fit your show cattle or horses!

### Lease/FSA Information:

Available for 2013





# We Don't Want To Confuse You...

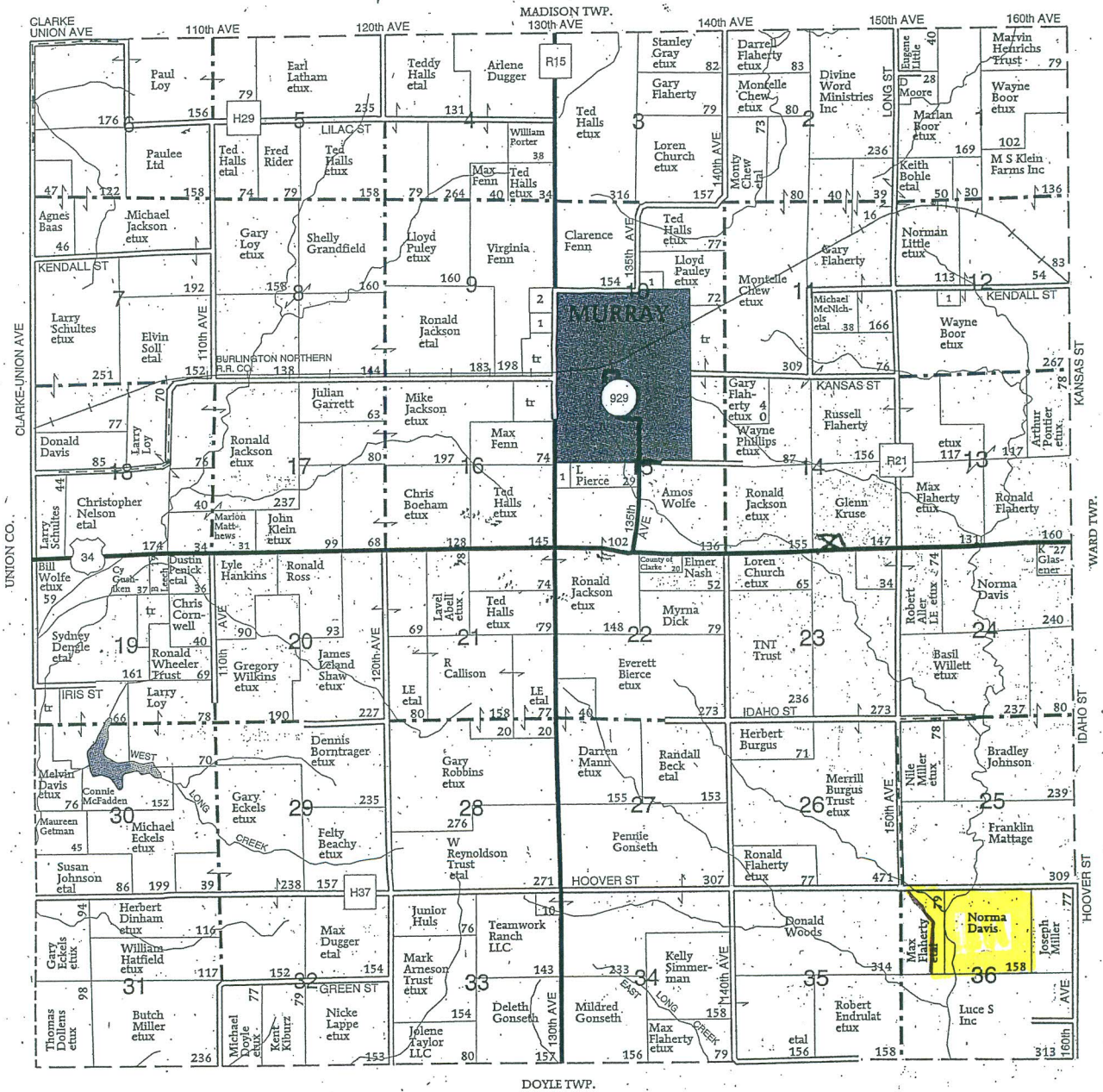
So If You're Having Trouble Reading Our Maps Check Our Page On "HOW TO READ YOUR PLAT & DIRECTORY" Which Is Located Near The Front Of The Book

**We Want You To Take Full Advantage Of Our Service!**

T-72-N

TROY PLAT

R-27-W



**TROY TOWNSHIP**

**SECTION 9**

- 1. Loy, Jerry 10
- 2. Charles, Chris 10

**SECTION 10**

- 1. Kutcher, Rebecca 7

**SECTION 12**

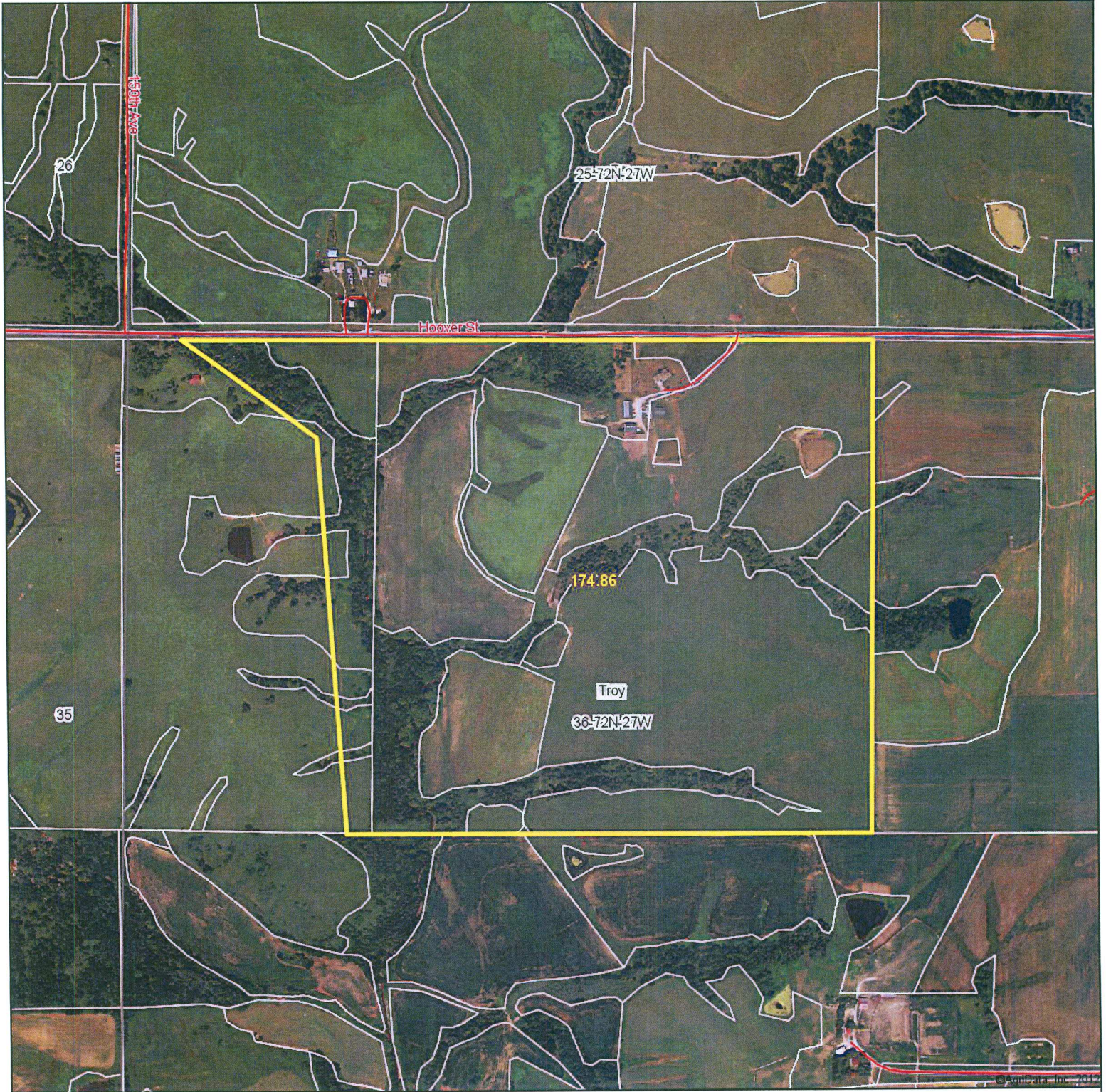
- 1. Scott, Neal 12

**SECTION 15**

- 1. Rice, Lori 10



# Aerial Map



**TOPAL REALTY CO.**  
Specializing in Residential and  
Commercial Real Estate  
DeWitt, IA  
563-659-8185

Maps provided by:



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**36-72N-27W**  
**Clarke County**  
**Iowa**

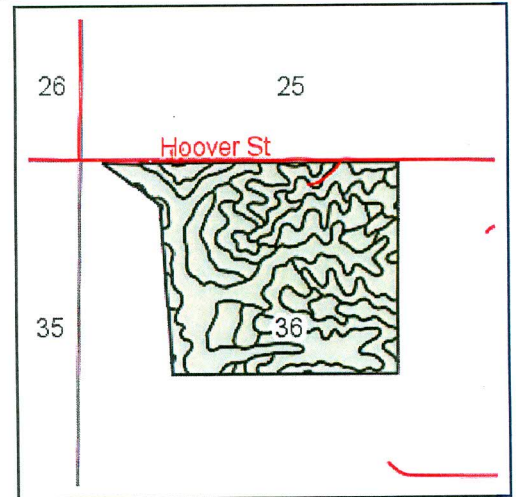
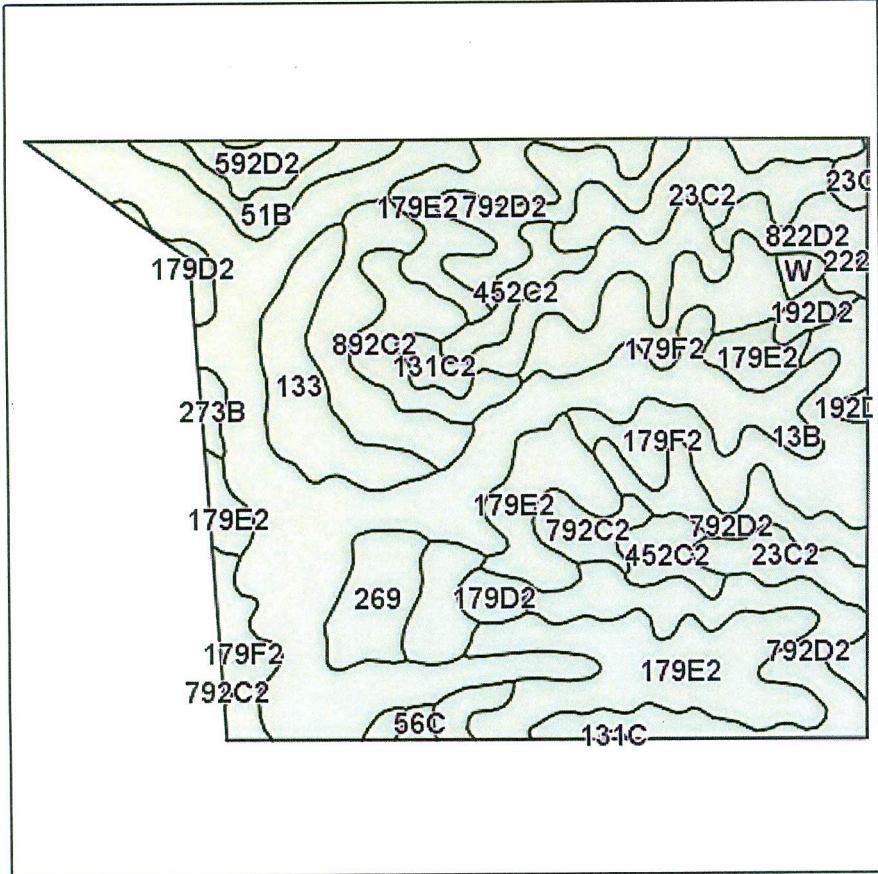
map center: 40° 59' 40.92, 93° 54' 36.74  
scale: 8660



1/18/2013



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



State: **Iowa**  
 County: **Clarke**  
 Location: **36-72N-27W**  
 Township: **Troy**  
 Acres: **174.9**  
 Date: **1/18/2013**

**TOTAL REALTY CO.**  
Serving in Personal and  
Commercial Real Estate  
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Maps provided by:

**surety**  
CUSTOMIZED ONLINE MAPPING  
 ©AgriData, Inc 2012  
 www.AgriDataInc.com

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*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	40.9	23.4%	Ile	60	9.6	3.8	154	62	42
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	27.6	15.8%	VIe	28	6.2	3.2	111	44	30
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	27	15.4%	IVe	13	4.3	2.6	91	36	25
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	19.7	11.2%	VIIe	8			84	34	23
269	Humeston silt loam, 0 to 2 percent slopes	11.1	6.4%	IIIw	58	5.5	3.3	151	60	41
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	9.4	5.4%	IIIe	50	8.3	5	141	56	38
133	Colo silty clay loam, 0 to 2 percent slopes	7.5	4.3%	IIw	80	6.8	4.1	181	72	49
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	6	3.5%	IVe	5	3.7	2.2	80	32	22
892C2	Mystic variant silty clay loam, 5 to 9 percent slopes, moderately eroded	4.9	2.8%	IVe	16	2.8	2.1	95	38	26
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	4.8	2.7%	IIIe	31	5.7	3.4	115	46	31
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	3.6	2.0%	IVe	15	4.9	2.9	93	37	25
51B	Vesser silt loam, 2 to 5 percent slopes	3.1	1.8%	IIw	65	6.4	3.8	161	64	43
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	2.4	1.3%	IIIe	27	4.9	2.9	109	44	29
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	1.5	0.9%	IVe	15	4.6	2.9	93	37	25
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	1.3	0.7%	IVe	38	7.4	3.9	124	50	33
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	1.2	0.7%	IIIe	45	7.2	4.3	134	54	36
23C	Arispe silty clay loam, 5 to 9 percent slopes	0.8	0.4%	IIIe	55	8.6	5.1	147	59	40
273B	Olmitz loam, 2 to 5 percent slopes	0.8	0.4%	Ile	72	9.6	5.8	170	68	46
W	Water	0.7	0.4%		0					
56C	Cantril loam, 5 to 9 percent slopes	0.4	0.3%	IIIe	52	7.6	4.3	143	57	39
131C	Pershing silt loam, 5 to 9 percent slopes	0.1	0.0%	IIIe	49	7.6	4.6	139	56	38
592C2	Mystic clay loam, 5 to 9 percent slopes, moderately eroded	0.1	0.1%	IIIe	20	4.3	2.6	100	40	27



	Weighted Average	35.9	5.9	3	121.2	48.4	33
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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.





**Beautiful 3 bed, 3 bath home with 2 fireplaces and hard wood floors. Cathedral ceilings and an attached 2 + car garage.**







**Cattle Shed (above)**

**Machine Shed (below) with concrete shop area**







**Calving Barn with Show Barn attached**

