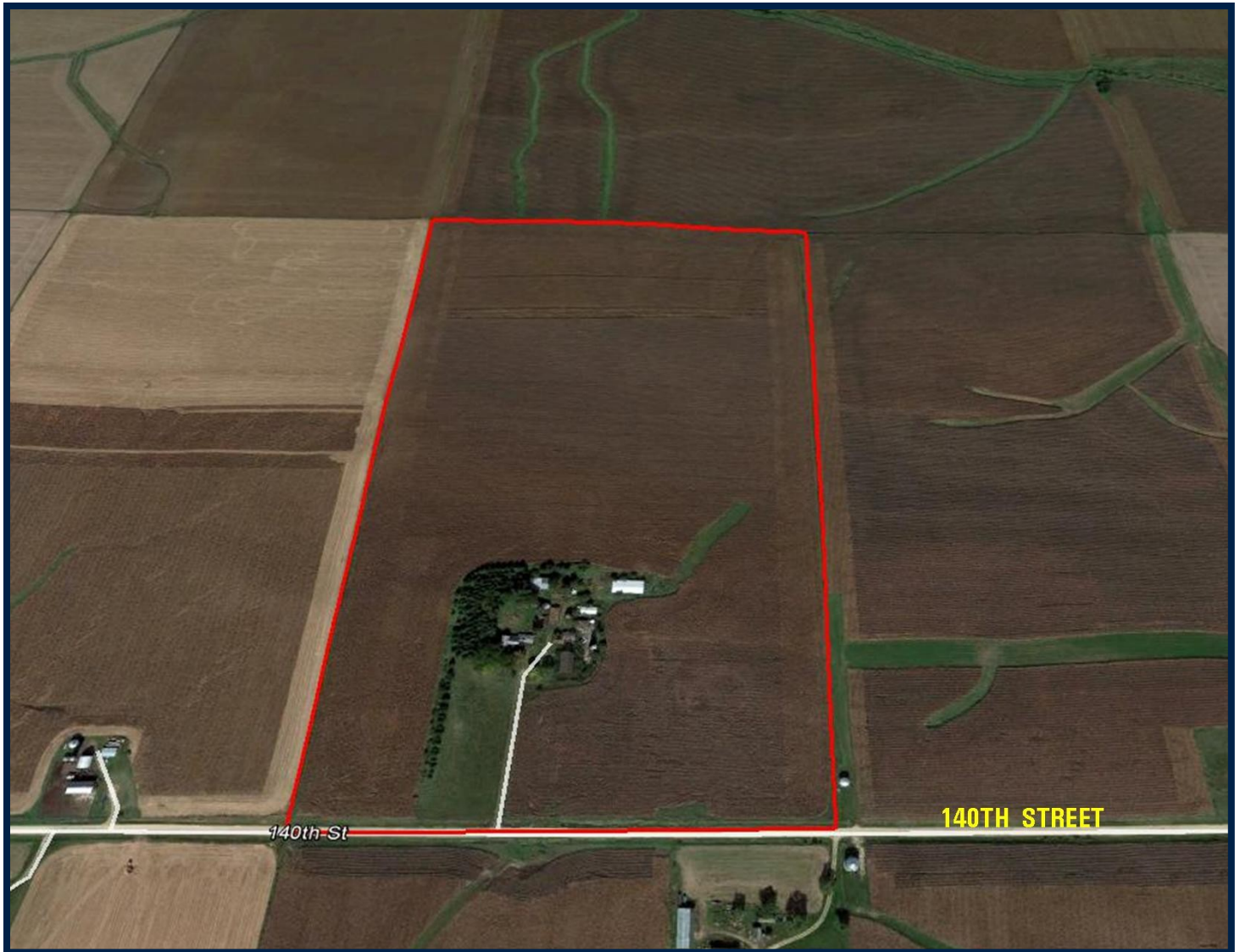


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

80 ACRES M/L
CEDAR COUNTY, IA

LISTING #465



DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
total@totalrealtyco.com

ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
alan@totalrealtyco.com

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LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Kroemer, 80 Acres M/L, Cedar Co., IA

TOTAL ACRES:	80
PRICE:	\$780,000
Price Per Acre:	\$9,750
Owner:	Kroemer
Operator:	Hansen
County & State:	Cedar Co., IA
Location:	Lowden, IA
Possession Date:	At closing
Drainage Info:	Natural/Tile
Average Productivity:	85.5 CSR2
Taxable Acres:	79
Net RE Taxes:	\$3,403
Taxes Payable In:	2016-2017
Topography:	Level to Gently Rolling

LEGAL DESCRIPTION:

The East 1/2 of the Southeast 1/4 of Section 20, Township 82 North, Range 1 West of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

80 acres, quality soils, good location with nice building site.

Most of the existing buildings and home are in poor condition. There are two decent machine sheds and two useable bins.

The well, septic, home and buildings are being sold "As Is" with no inspections or warranties.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge

Cell: 563-320-9900

Email: total@totalrealtyco.com

Call: Alan McNeil

Cell: 563-321-1125

Email: alan@totalrealtyco.com

Office: 563-659-8185

www.totalrealtyco.com

LEASE/FSA INFORMATION:

Lease in place for the 2017 crop year.

F.S.A. INFORMATION:

Farmland:	76.72
Crop Acres:	72.9
CRP Acres:	1.1
Wheat Base:	
Wheat Yield:	
Corn Base:	54.4
Corn Yield:	163
Soybean Base:	15.8
Soybean Yield:	57

APPROXIMATE BREAKDOWN OF ACRES:

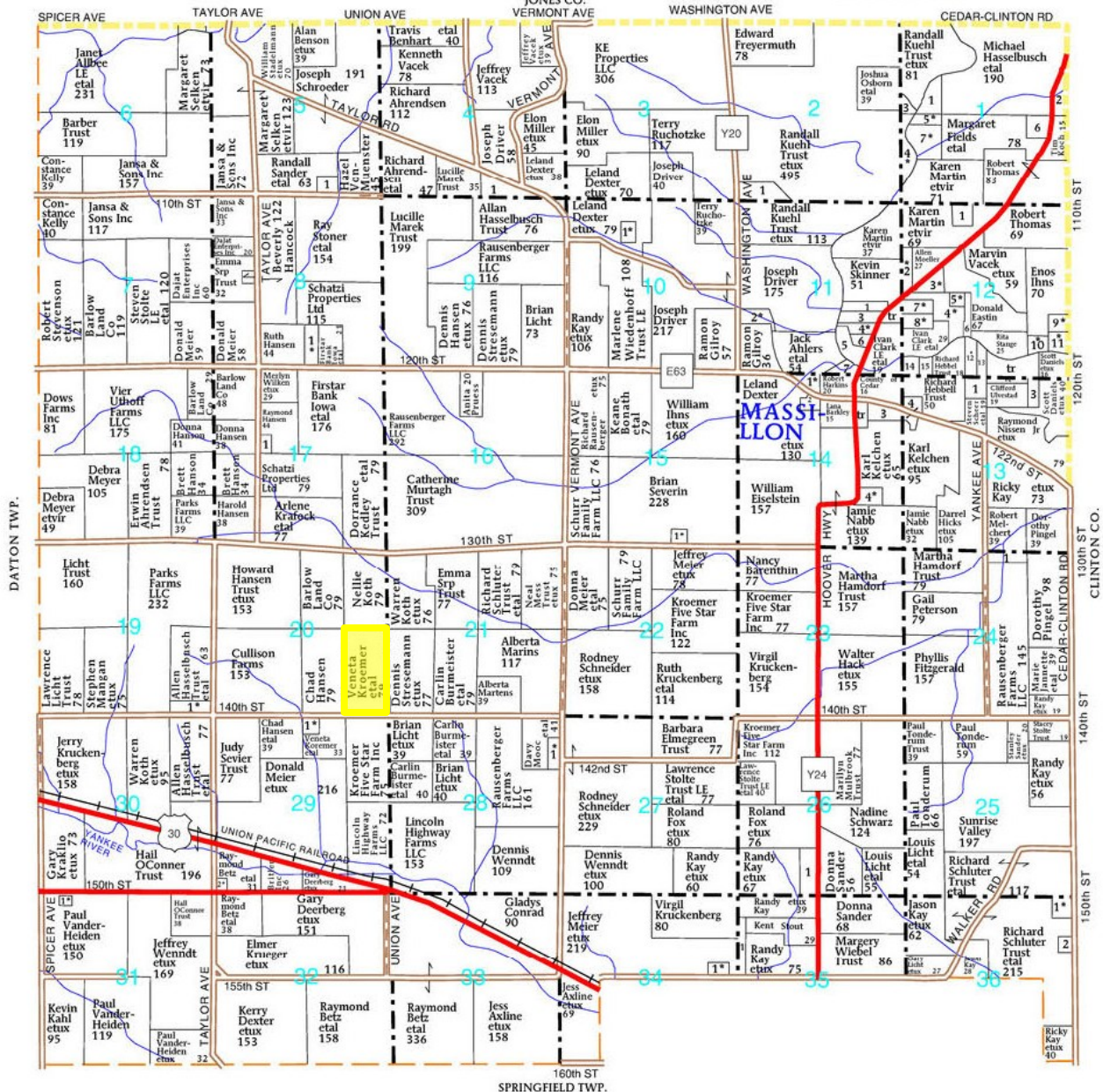
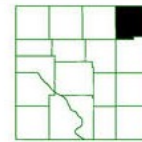
Total Acres:	80
Tillable Acres:	72
CRP Acres:	1.1
Farmstead:	4
Roads:	.25
Waterways:	
Timber:	
Pasture:	

T-82-N

MASSILLON PLAT

(Landowners)

R-1-W



MASSILLON TOWNSHIP

SECTION 1

1. Fields, Billy 7
2. Stevenson, Ronald 11
3. Ahrendsen, Michael 5
4. Kuehl Trust, Randall 11
5. Fields, Allen 9
6. Hudriik, Steven 12
7. Fields, Meryl 12

SECTION 2

1. Brockmeyer, Marie 9

SECTION 4

1. Hasselbusch Trust, Allen 20

SECTION 5

1. Sander, Nicholas 12

SECTION 6

1. Alibee, Janet 7

SECTION 8

1. Wilken, Merlyn 13

SECTION 10

1. Wenndt, Sheila 7

SECTION 11

1. Tischer, Bradley 8
2. Petersen, Jack 9
3. Tischer, Brad 8
4. Hinz Jr, Edwin 9
5. County of Cedar 9
6. Peterson, Timothy 6
7. Harkins, Robert 6

SECTION 12

1. Fox, Mark 10

2. Schneider, Terry 7
3. Ihns, Howard 5
4. Goodlove Trust 25
5. Hudriik, Stevin 5
6. Schutt, Loren 12
7. Burda, Ferdinand 10
8. Skinner, Donald 10
9. Schoop Trust, John 8
10. Hess, Sally 9
11. Blake, Wendy 9
12. Kruckenberg, Doris 8
13. Schutt, Loren 7
14. Schutt, Loren 5
15. Ruprecht, Monte 5

SECTION 13

1. Barenthin, Gerald 10

2. Thurston, Mickey 5
3. Schutt, Loren 6
4. Reeves Trust, Steven 10

SECTION 14

1. Ahlers, John 6
2. Archibald, David 5
3. Mess, Neal 9
4. Behne, Larry 9

SECTION 15

1. Severin Trust, Robert 8

SECTION 17

1. Hansen DB Ltd 5

SECTION 19

1. Mostaert, Chad 14

SECTION 24

1. Melchert, Robert 10

SECTION 26

1. Steinke, Kirk 12

SECTION 28

1. Ruchotzke, Terry 11

SECTION 29

1. Bunge Trust, Howard 6

SECTION 31

2. Asby, Russell 6

SECTION 34

1. Easterly, Joshua 5

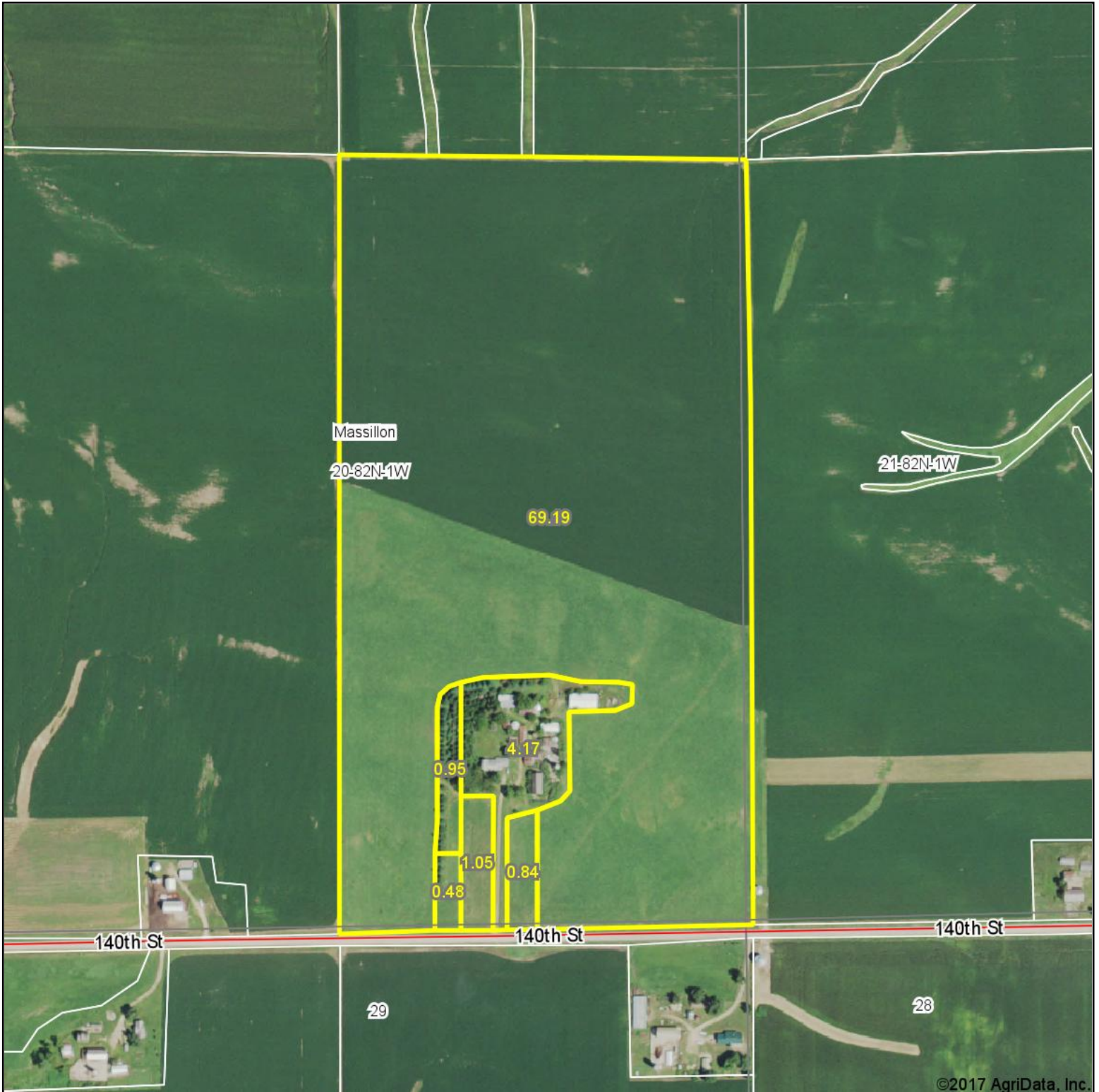
SECTION 35

1. VanWaes, Frank 7

SECTION 36

1. Kruckenberg, Virgil 8
2. Schneider, Rodney 12
3. Marshall, Mitchell 6

Aerial Map



map center: 41° 53' 30.82, -90° 58' 41.28



Maps Provided By:

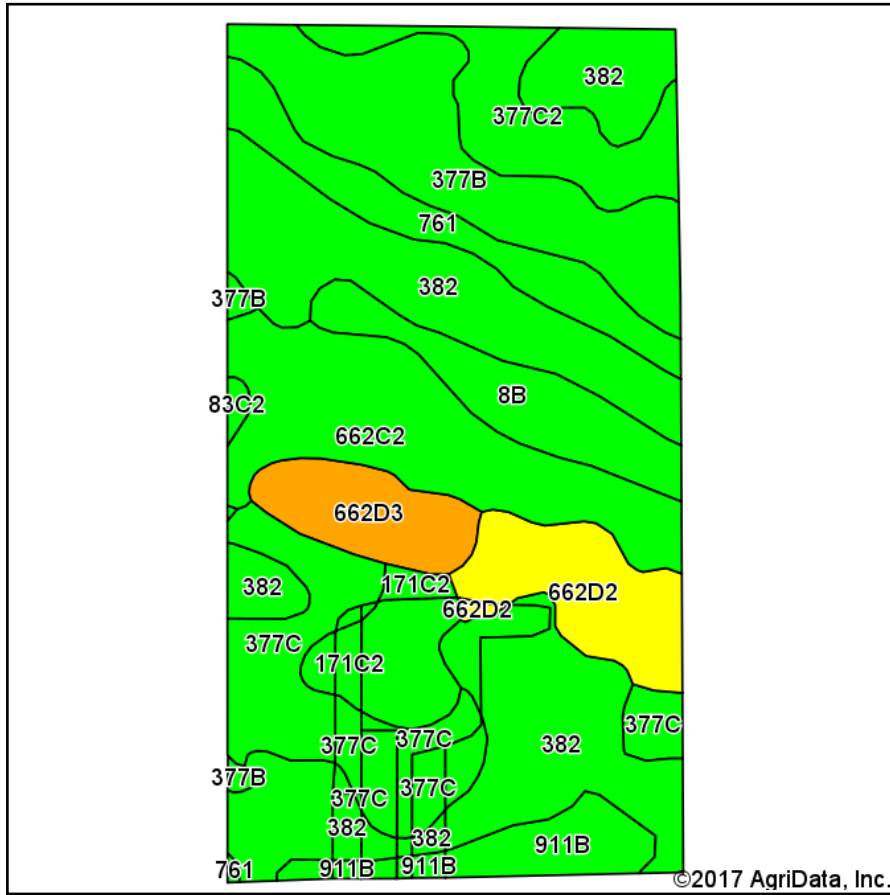
CUSTOMIZED ONLINE MAPPING
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20-82N-1W
Cedar County
Iowa

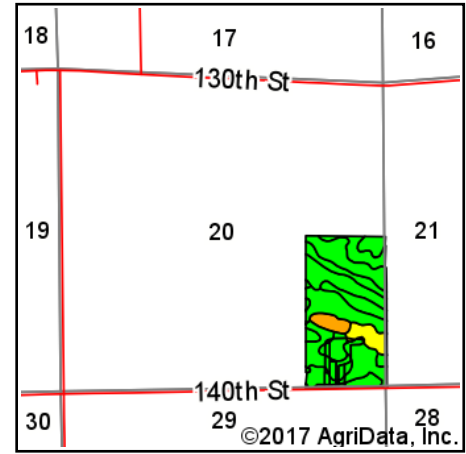


4/3/2017

Soils Map ~ Kroemer Total Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cedar**
 Location: **20-82N-1W**
 Township: **Massillon**
 Acres: **76.68**
 Date: **4/3/2017**



Maps Provided By:



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Area Symbol: IA031, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
382	Maxfield silty clay loam, 0 to 2 percent slopes	22.11	28.8%		IIw	230.4	4.8	66.8	4.1	6.9	94	90				82
662C2	Mt. Carroll silt loam, 5 to 9 percent slopes, moderately eroded	9.42	12.3%		IIle	198.4	5.6	57.5	3.6	6	82	72				79
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	9.15	11.9%		IIe	232	6.5	67.3	4.2	7	94	90				89
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	8.04	10.5%		IIle	216	6	62.6	3.9	6.5	90	75				87
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	4.79	6.2%		IIle	211.2	5.9	61.2	3.8	6.3	85	73				72
662D2	Mt. Carroll silt loam, 9 to 14 percent slopes, moderately eroded	4.66	6.1%		IIle	185.6	5.2	53.8	3.3	5.6	55	61				75
8B	Judson silty clay loam, 2 to 5 percent slopes	4.33	5.6%		IIe	230.4	6.5	66.8	4.1	6.9	94	90				96

761	Franklin silt loam, 1 to 3 percent slopes	4.32	5.6%		le	224	5.8	65	4	6.7	85	83				95
662D3	Mt. Carroll silt loam, 9 to 14 percent slopes, severely eroded	3.42	4.5%		IVe	158.4	4.4	45.9	2.9	4.8	49	58				56
171C2	Bassett loam, 5 to 9 percent slopes, eroded	3.30	4.3%		IIIe	192	5.4	55.7	3.5	5.8	77	64	174	88.5	50	72
911B	Colo-Ely complex, 0 to 5 percent slopes	2.91	3.8%		IIw	204.8	4.3	59.4	3.7	6.1	83	85				96
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.23	0.3%		IIIe	204.8	5.7	59.4	3.7	6.1	84	69	212	88	61	68
Weighted Average						215	5.5	62.3	3.9	6.5	85.5	80.2	8.1	4.1	2.3	82.4

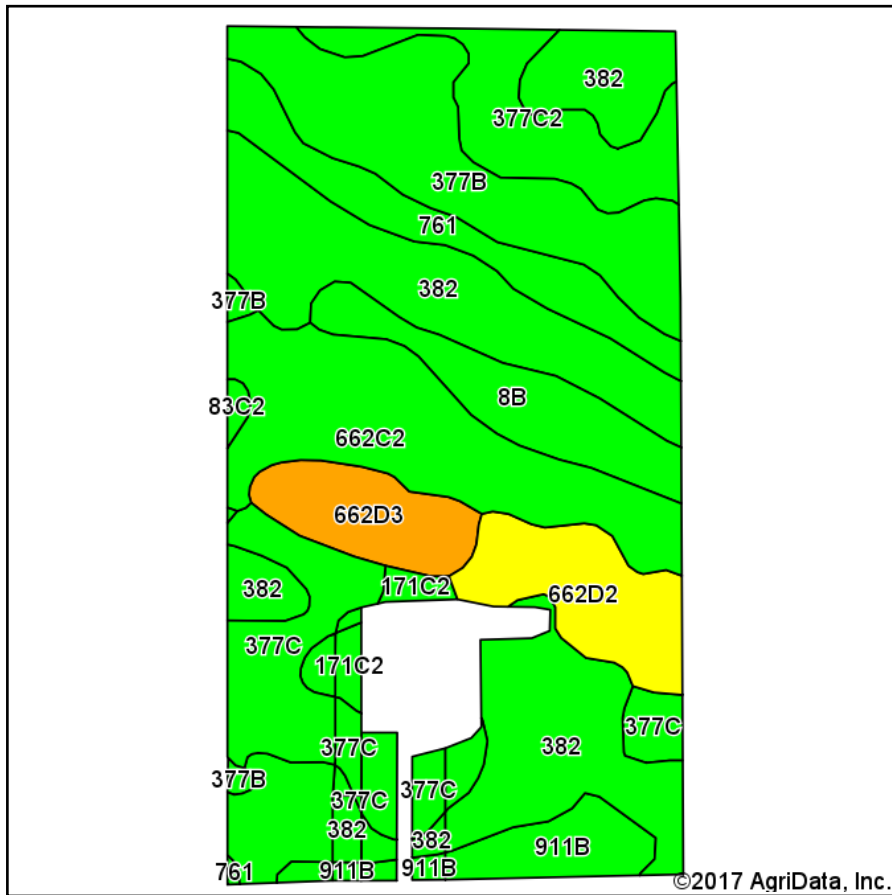
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

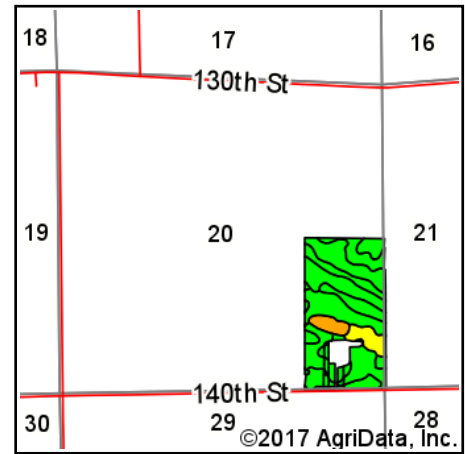
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map ~ Kroemer Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cedar**
 Location: **20-82N-1W**
 Township: **Massillon**
 Acres: **72.51**
 Date: **4/4/2017**



Area Symbol: IA031, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
382	Maxfield silty clay loam, 0 to 2 percent slopes	21.19	29.2%		IIw	230.4	4.8	66.8	4.1	6.9	94	90				82
662C2	Mt. Carroll silt loam, 5 to 9 percent slopes, moderately eroded	9.42	13.0%		IIle	198.4	5.6	57.5	3.6	6	82	72				79
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	9.15	12.6%		IIe	232	6.5	67.3	4.2	7	94	90				89
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	7.18	9.9%		IIle	216	6	62.6	3.9	6.5	90	75				87
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	4.79	6.6%		IIle	211.2	5.9	61.2	3.8	6.3	85	73				72
662D2	Mt. Carroll silt loam, 9 to 14 percent slopes, moderately eroded	4.53	6.2%		IIle	185.6	5.2	53.8	3.3	5.6	55	61				75
8B	Judson silty clay loam, 2 to 5 percent slopes	4.33	6.0%		IIe	230.4	6.5	66.8	4.1	6.9	94	90				96

761	Franklin silt loam, 1 to 3 percent slopes	4.32	6.0%		le	224	5.8	65	4	6.7	85	83				95
662D3	Mt. Carroll silt loam, 9 to 14 percent slopes, severely eroded	3.42	4.7%		IVe	158.4	4.4	45.9	2.9	4.8	49	58				56
911B	Colo-Ely complex, 0 to 5 percent slopes	2.84	3.9%		IIw	204.8	4.3	59.4	3.7	6.1	83	85				96
171C2	Bassett loam, 5 to 9 percent slopes, eroded	1.11	1.5%		IIIe	192	5.4	55.7	3.5	5.8	77	64	174	88.5	50	72
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.23	0.3%		IIIe	204.8	5.7	59.4	3.7	6.1	84	69	212	88	61	68
Weighted Average						215.5	5.5	62.5	3.9	6.5	85.6	80.7	3.3	1.6	1	82.6

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

*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Iowa
Cedar

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

Report ID: FSA-156EZ

FARM: 6719
Prepared: 4/3/17 10:40 AM
Crop Year: 2017
Page: 1 of 1

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
[REDACTED]	2016D 6162-6719 & 6720	

Farms Associated with Operator:

CRP Contract Number(s): 2830B, 2831B

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
76.72	72.9	72.9	0.0	0.0	1.1	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	71.8	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	54.4		163	0.0
SOYBEANS	15.8		57	0.0
Total Base Acres:	70.2			

Tract Number: 2125 Description: M-3 SE1/4 SEC 20 T82N R1W

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
76.72	72.9	72.9	0.0	0.0	1.1	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	71.8	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	54.4		163	0.0
SOYBEANS	15.8		57	0.0
Total Base Acres:	70.2			




Owners: VENETA L KROEMER ESTATE

Other Producers: None



Common Land Unit
 Non-Cropland
 Cropland
 CRP
 Tract Boundary

Wetland Determination Identifiers

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

0 170 340 680
 Feet

2015 Ortho Imagery

2017 Program Year

Map Created October 25, 2016

Farm 6719

Tract 2125

Tract Cropland Total: 72.90 acres

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80 AC.

Y14

Lincoln Hwy
30

HWY 30 - LINCOLN HWY.

LOWDEN

Lowden

Y14