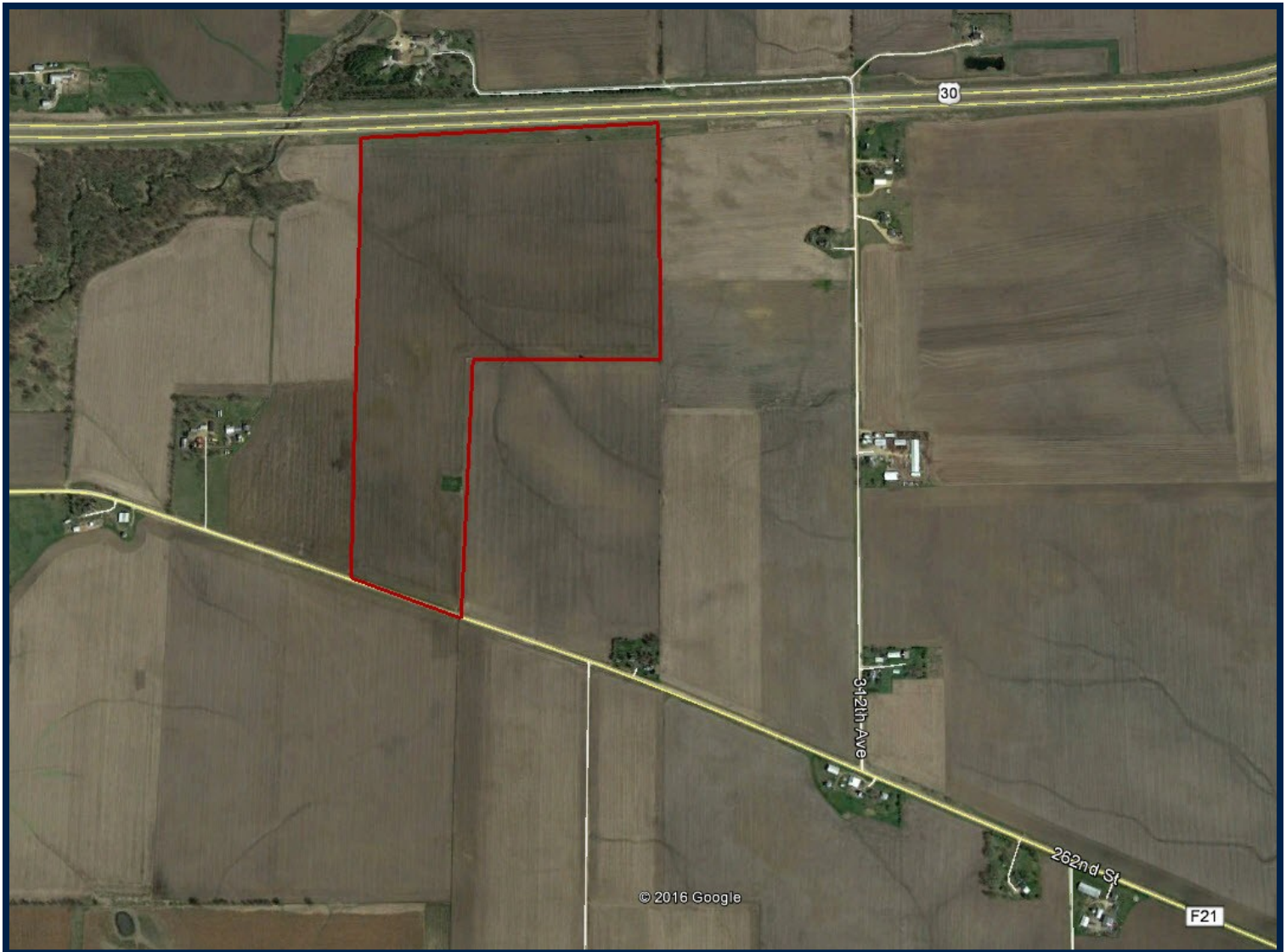


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

100 ACRES M/L
BAHNS, CLINTON COUNTY, IOWA

LISTING #453



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DOUGLAS R. YEGGE

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

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Bahns, 100 Acres MOL, Clinton County, IA

TOTAL ACRES:	100 subject to survey
PRICE:	\$1,050,000
Price Per Acre:	\$10,500
Owner:	Bahns
Operator:	Burken
County & State:	Clinton Co., IA
Location:	Southeast of DeWitt, IA
Possession Date:	At closing
Drainage Info:	Natural
Average Productivity:	78.8 CSR2
Taxable Acres:	100 est.
Net RE Taxes:	\$3,400 (\$34/acre) est.
Taxes Payable In:	2016
Topography:	Level

LEGAL DESCRIPTION: The North 47 acres of the East 1/2 Southeast 1/4 and part of the West 1/2 Southeast 1/4, Section 21 and part of the Northwest 1/4 Southeast 1/4 of Section 28, all being in Township 81 North, Range 4 East of the 5th P.M. Subject to survey.

COMMENTS & BUILDING INFORMATION:
Offering 100 acres (subject to survey) of productive farmland in a strong farming area located Southeast of DeWitt along Highway 30.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge
Cell: 563-320-9900
Office: 563-659-8185
Email: total@totalrealtyco.com

Call: Alan McNeil
Cell: 563-321-1125
Office: 563-659-8185
Email: Alan@totalrealtyco.com
www.totalrealtyco.com

F.S.A. INFORMATION (ESTIMATED):

Farmland:	100 est.
Crop Acres:	97 est.
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	72.5 est.
Corn Yield:	134 est.
Soybean Base:	27.4 est.
Soybean Yield:	42 est.

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	100
Tillable Acres:	97
CRP Acres:	
Farmstead:	
Roads:	3
Waterways:	
Timber:	
Pasture:	

LEASE/FSA INFORMATION:

Currently leased for the 2016 crop year.

*Exact FSA numbers to come from Reconstitution.

*Exact property taxes to come after split.

ADM GRAIN

'Buyers Of Corn & Soybeans'
1811 S. 4th St. - Clinton, Iowa

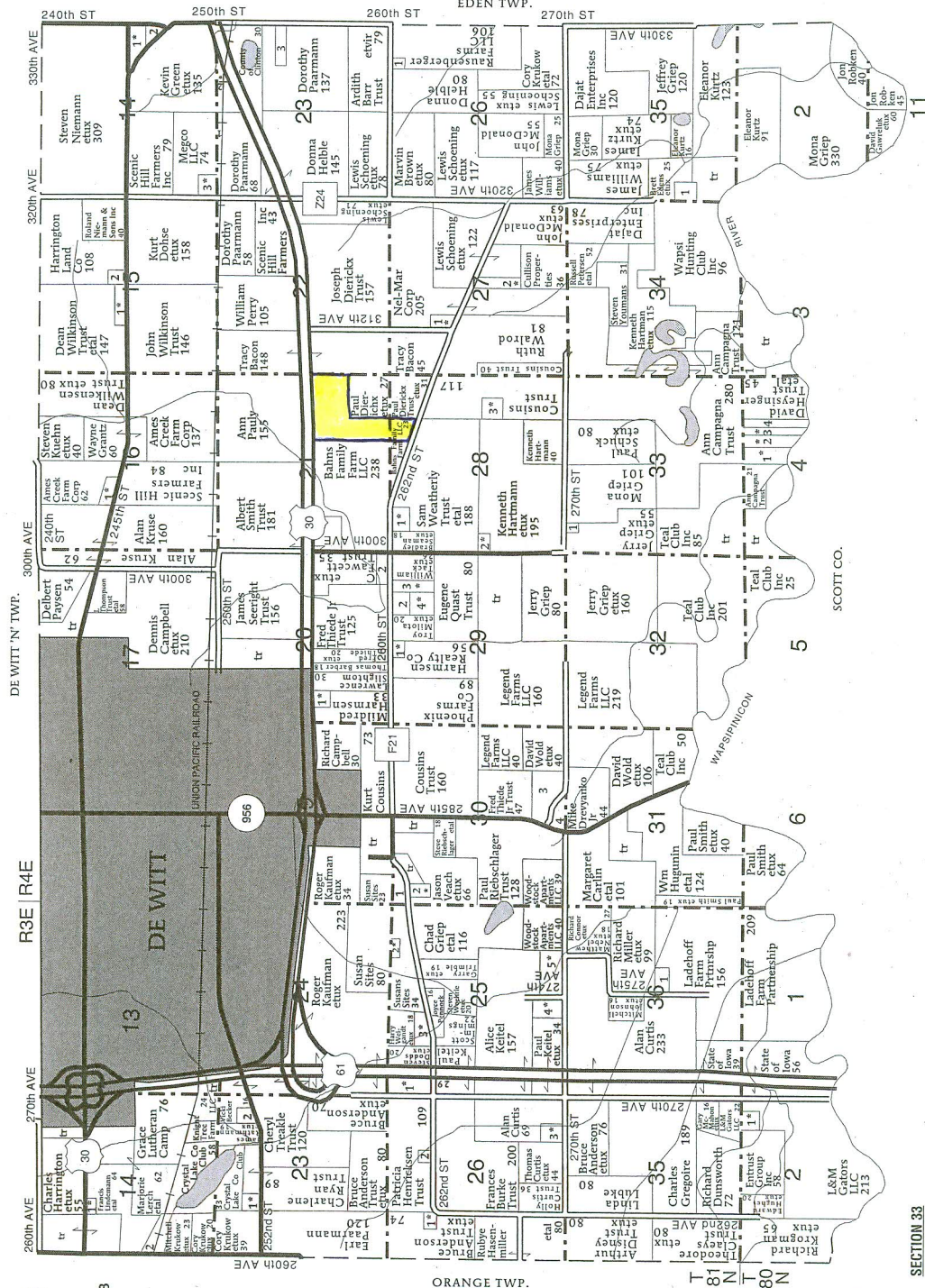
563-242-5251

800-462-6510

T-80-81-N

DE WITT 'S' PLAT

R-3-4-E



DE WITT 'S' TOWNSHIP

SECTION 2W
1. McMahon, David 9

SECTION 3
1. Campagna Trust, Ann 8

SECTION 4
1. Griep, Jerry 14

SECTION 5
1. Evers, David 10

SECTION 6
1. Griep, Jeffrey 9

SECTION 7
1. Campagna Trust, Ann 10

SECTION 14E
1. Niemann, Wade 9

SECTION 15
1. Rittner, Inc 5

SECTION 16W
1. Walker, Kurt 5

SECTION 17
1. Nickles, Michael 5

SECTION 18
1. Schadel, Anthony 8

SECTION 19
1. Rippentrop, Gary 9

SECTION 20
1. Petersen, Amy 6

SECTION 21
1. Meyer, Mark 7

SECTION 22
1. Bloomer, Larry 8

SECTION 23
1. Stodman, Kathryn 11

SECTION 24E
1. Megco LLC 6

SECTION 25
1. Green, Kevin 11

SECTION 26
1. Kundle, Arnold 14

SECTION 27W
1. Burken, Janet 5

SECTION 28
1. Myers Trust, Irene 9

SECTION 29
1. Kaufman, Roger 10

SECTION 30
1. Maynard, Robert 6

SECTION 31
1. Weigandt, Chad 15

SECTION 32
1. McMahon, Dale 7

SECTION 33
1. Keitel, Dennis 23

SECTION 34E
1. Slapnicka, Charles 6

SECTION 35W
1. Anderson, Bruce 6

SECTION 36
1. Faur, Kelvin 5

SECTION 37
1. Kerr, Jason 8

SECTION 38
1. Duray, Stephen 10

SECTION 39
1. Bull, Wilson 13

SECTION 40
1. Frame Trust, Timothy 9

SECTION 41
1. Proctor, Matthew 5

SECTION 42
1. Crank, Douglas 11

SECTION 43
1. Coyle, William 7

SECTION 44
1. Folt, Bryan 7

SECTION 45
1. Naughton, Michael 11

SECTION 46
1. Folt, Lothar 11

SECTION 47
1. Sites, Susan 8

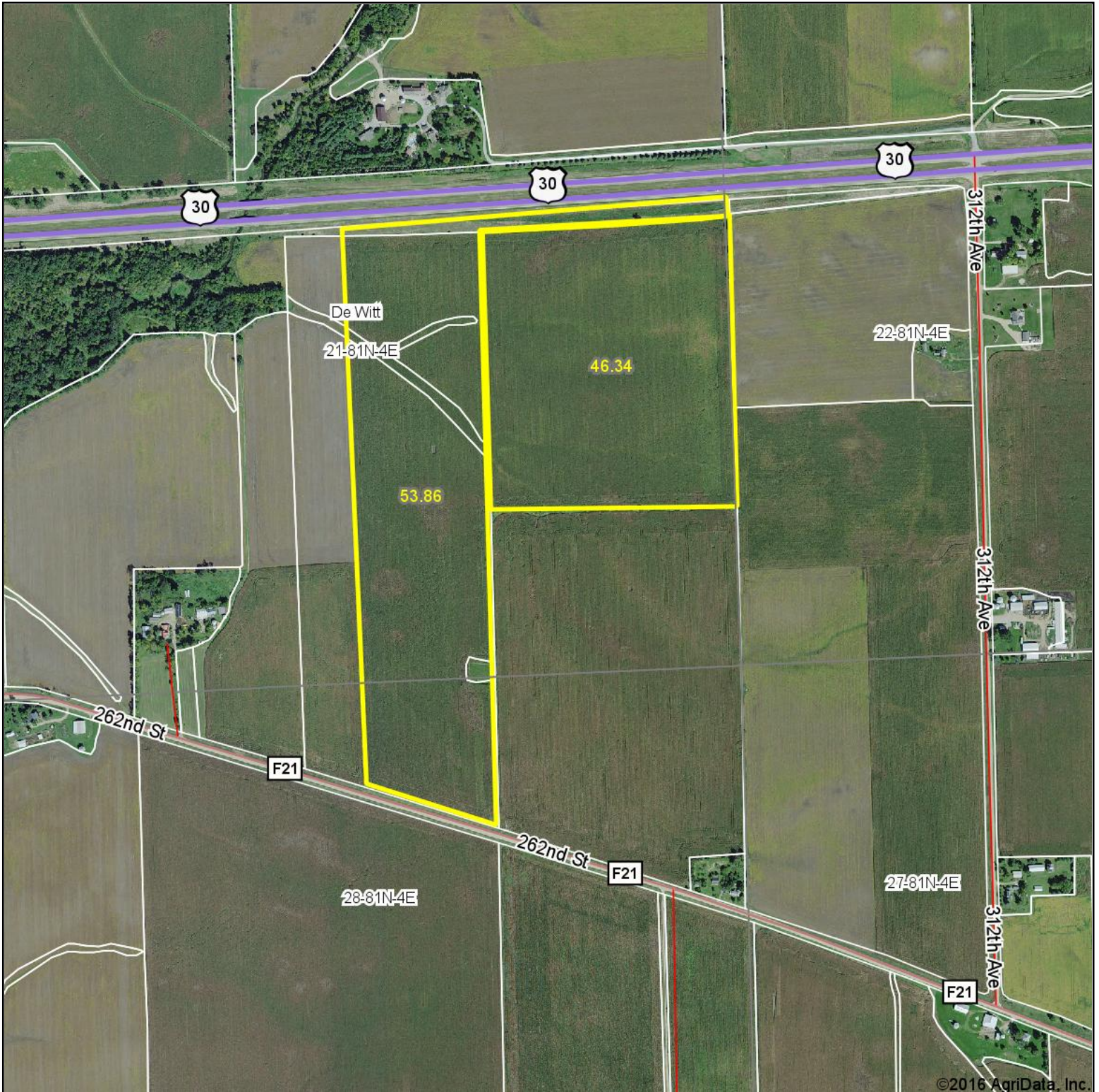
SECTION 48
1. Strobel, Steven 5

SECTION 49
1. Eberhart, Daniel 7

SECTION 50
1. Clinton Co Sportsmen's Club 21

SECTION 51
1. Drevyanko Jr, Michael 6

Aerial Map



map center: 41° 48' 9.39, 90° 29' 40.14

0ft 837ft 1673ft

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:

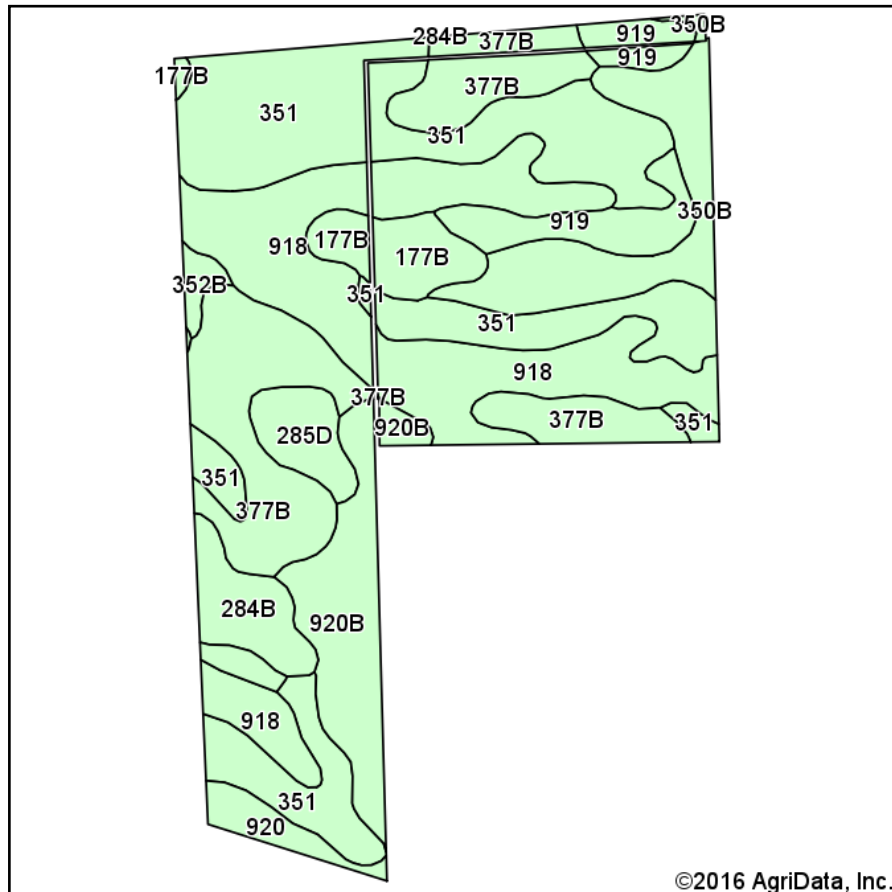
surety
CUSTOMIZED ONLINE MAPPING
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21-81N-4E
Clinton County
Iowa



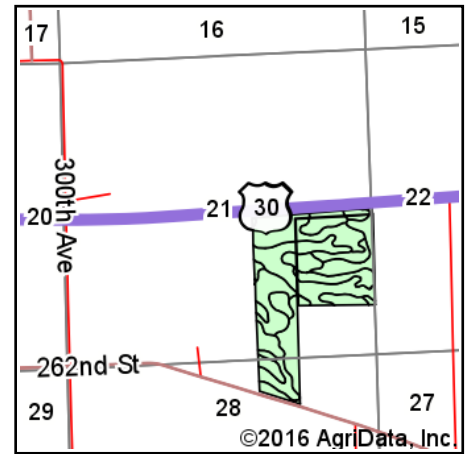
5/25/2016

Soils Map



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Clinton**
 Location: **21-81N-4E**
 Township: **De Witt**
 Acres: **100.2**
 Date: **5/25/2016**

TOTAL
 REALTY CO.
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Maps Provided By:



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Area Symbol: IA045, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	*i Bluegrass	*i Tall Grasses	CSR2**	CSR	*n NCCPI Overall
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	27.22	27.2%	Iw		224	5.8	65	4	6.7	78	73	97
918	Garwin silty clay loam, sandy substratum, 0 to 2 percent slopes	21.57	21.5%	IIw		230.4	4.8	66.8	4.1	6.9	84	87	95
377B	Dinsdale silt loam, 2 to 5 percent slopes	17.35	17.3%	Ile		232	6.5	67.3	4.2	7	93	90	98
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	8.25	8.2%	Ile		232	6.5	67.3	4.2	7	92	82	96
350B	Waukegan silt loam, 2 to 5 percent slopes	8.08	8.1%	Ile		177.6	5	51.5	3.2	5.3	55	69	82
919	Muscatine silt loam, sandy substratum, 0 to 2 percent slopes	5.25	5.2%	Iw		240	6.2	69.6	4.3	7.2	100	90	90
177B	Saupe loam, 2 to 5 percent slopes	3.80	3.8%	Ils		185.6	5.2	53.8	3.3	5.6	55	61	75
284B	Flagler sandy loam, 1 to 5 percent slopes	3.44	3.4%	IIle		193.6	5.4	56.1	3.5	5.8	51	45	62
285D	Burkhardt sandy loam, 5 to 14 percent slopes	2.70	2.7%	IVe	IIle	121.6	3.4	35.3	2.2	3.6	5	5	55
920	Tama silt loam, sandy substratum, 0 to 2 percent slopes	1.78	1.8%	I		240	6.7	69.6	4.3	7.2	97	87	92
352B	Whittier silt loam, 2 to 5 percent slopes	0.76	0.8%	Ile		155.2	4.3	45	2.8	4.7	50	64	82
Weighted Average						219	5.6	63.5	3.9	6.6	78.7	77.2	*n 91.7

Area Symbol: IA045, Soil Area Version: 21

**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.

*n: NCCPI updated on 1-25-2016

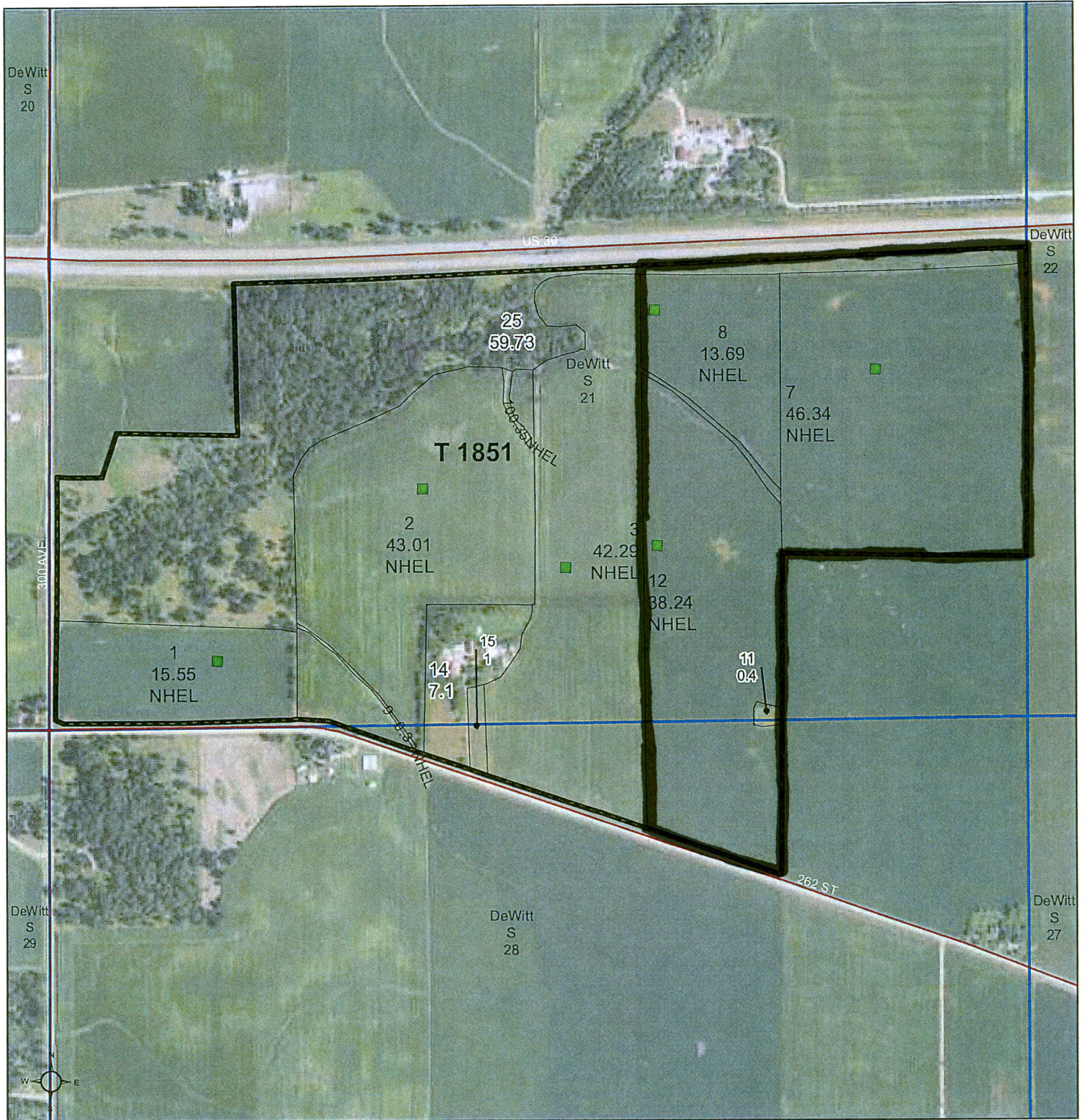
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Clinton County, Iowa



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

- Tract Boundary
- PLSS

0 310 620 1,240
Feet

2015 Ortho Imagery

2016 Program Year

Map Created May 04, 2016

Farm 820
Tract 1851

NI

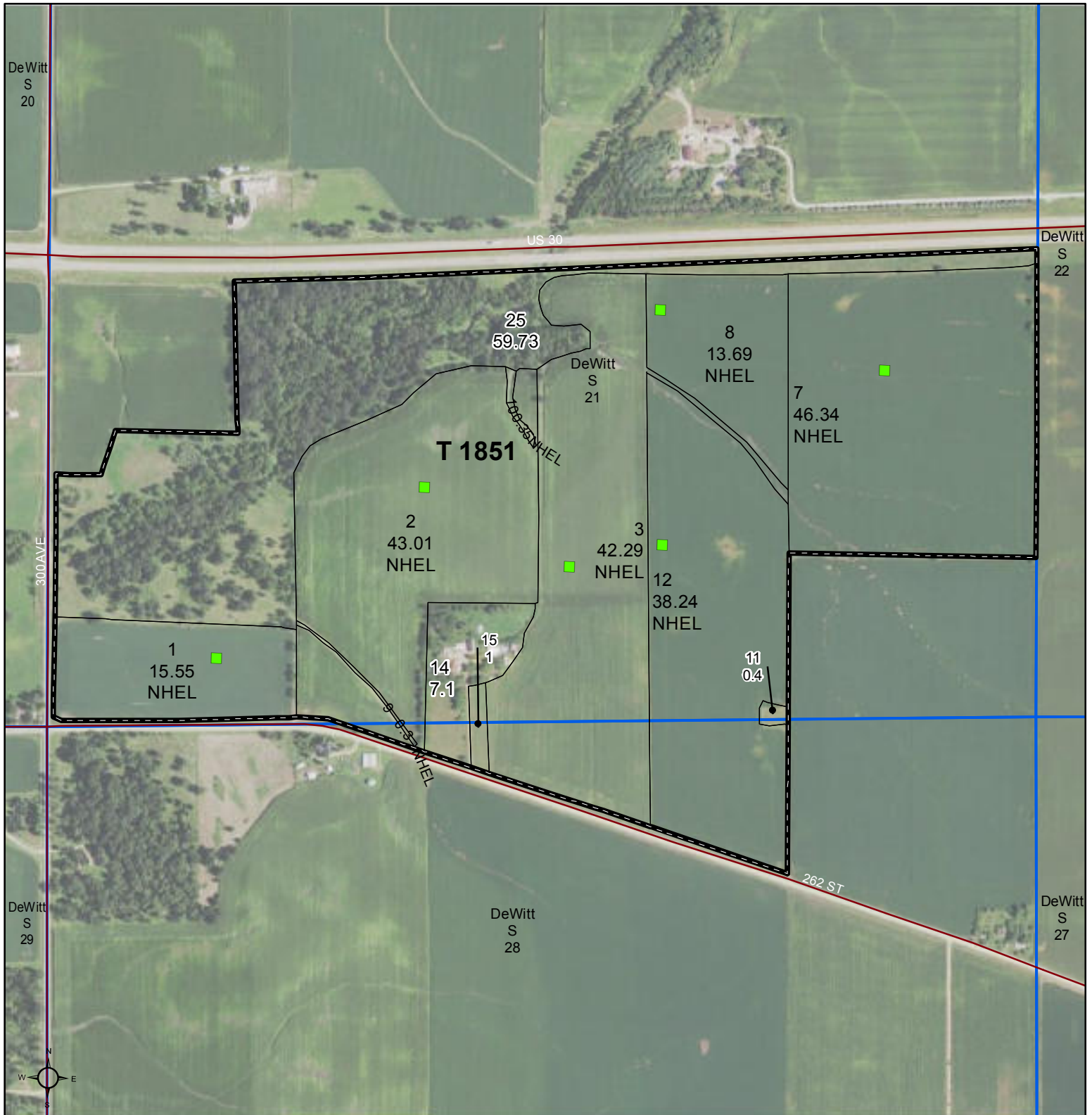
Tract Cropland Total: 199.77 acres

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United States
Department of
Agriculture

Clinton County, Iowa



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

0 310 620 1,240
Feet

2015 Ortho Imagery

2016 Program Year

Map Created May 04, 2016

Farm **820**
Tract **1851**

Tract Cropland Total: 199.77 acres

NI

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IOWA
CLINTON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 820

Prepared : May 25, 2016

Crop Year : 2016

Operator Name : JAYCE D BLOCK
Farms Associated with Operator : 19-045-431, 19-045-820, 19-045-1531, 19-045-2599, 19-007-4775, 19-045-4985, 19-045-4988, 19-045-7011
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
268.00	199.77	199.77	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	199.77	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	141.20	0.00	0	134	
Soybeans	53.40	0.00	0	42	
TOTAL	194.60	0.00			

NOTES

Tract Number : 1851

Description : K-9, K-10; SW1/4, SE1/4 OF 21; NW1/4, NE1/4 OF 28

FAV/WR 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 : None

Owners : BAHNS FAMILY FARM LLC

Other Producers : MR GARY F BURKEN

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
268.00	199.77	199.77	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	199.77	0.00	0.00	0.00	0.00	

DCP Crop Data

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NOTES

IOWA
CLINTON

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 820

Prepared : May 25, 2016

Crop Year : 2016

Abbreviated 156 Farm Record

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