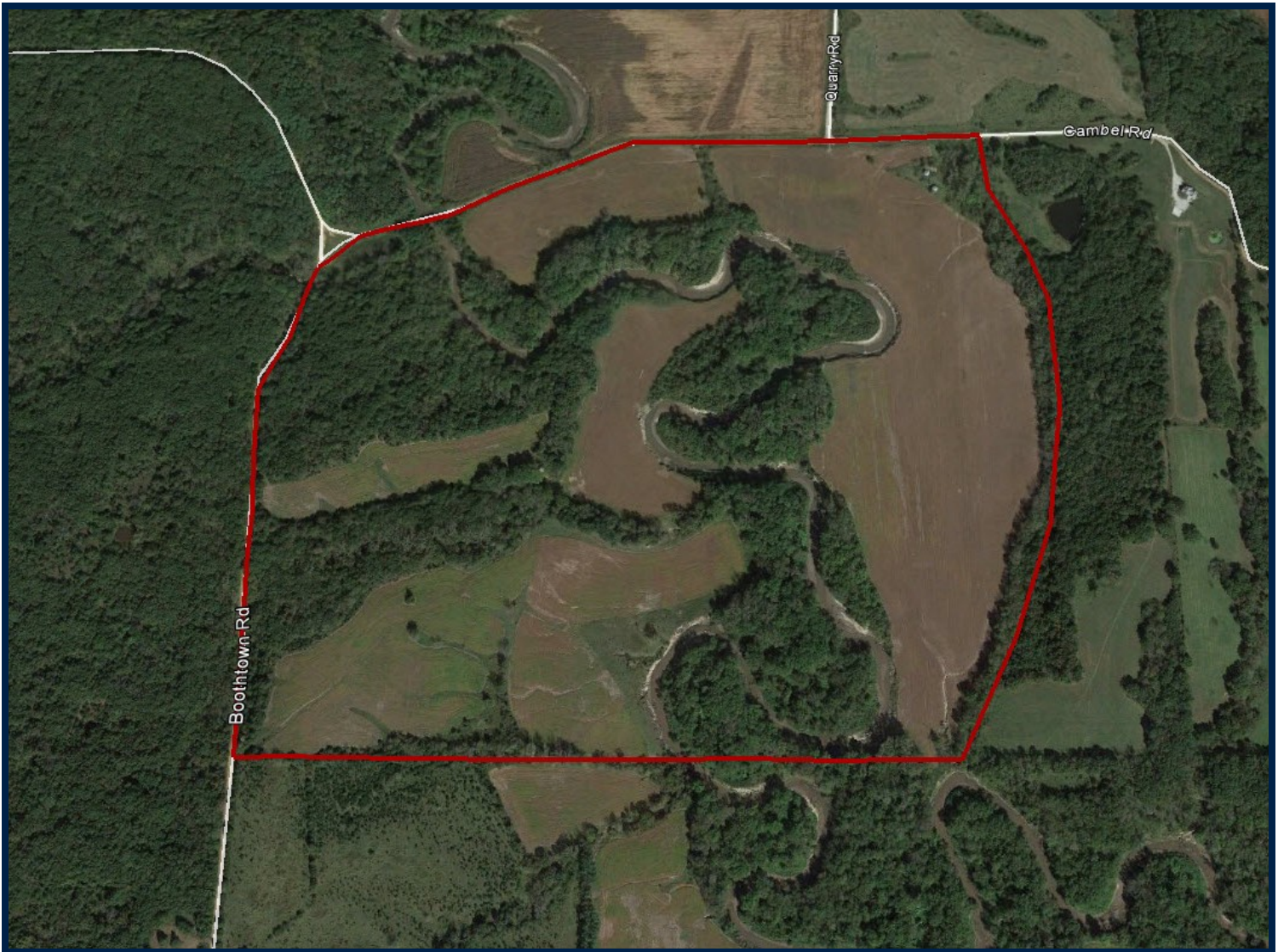


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

170 ACRES M/L
DECATUR COUNTY, IOWA

LISTING #438



DAVE HUENEKE

C: 815-291-6550

O: 563-659-8185

dave@totalrealtyco.com

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LAND FOR SALE



Behr Farms LLC, 170 Acres M/L, Decatur County, IA

TOTAL ACRES:	170 MOL
PRICE:	\$650,000
Price Per Acre:	\$3,824
Owner:	Behr Farms LLC
Operator:	
County & State:	Decatur Co., IA
Location:	1.5 miles North, 2 miles East of Pleasanton, IA
Possession Date:	To be determined
Drainage Info:	Natural
Average Productivity:	49 CSR2 50.7 CSR / Tillable CSR2 62.5
Taxable Acres:	138.88
Net RE Taxes:	\$1,072
Taxes Payable In:	2015-16
Topography:	Level to gentle slope

LEGAL DESCRIPTION: Part of the Northeast 1/4 of Section 14 and part of the West 1/2 of the Northwest 1/4 of Section 13, all in Township 67 North, Range 25 West. See attached legal description.

COMMENTS & BUILDING INFORMATION:
Good tillable with recreational and deer hunting possibilities.

TO CONTACT LISTING AGENT:

Call: Dave Hueneke
Cell: 815-291-6550
Office: 563-659-8185
Email: dave@totalrealtyco.com
www.totalrealtyco.com

LEASE/FSA INFORMATION:

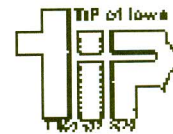
Crop ground lease at \$17,680 for the 2016 crop year. Includes 17 acres of Forest Preserve that runs with the "Little River" that flows from the Northwest area to Southeast area of the farm. This 17 acres is not taxed.

F.S.A. INFORMATION:

Farmland:	154.38
Crop Acres:	89.26
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	56.1
Corn Yield:	91
Soybean Base:	10.8
Soybean Yield:	28

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	170
Tillable Acres:	89.26
CRP Acres:	
Farmstead:	
Roads:	1.5
Waterways:	5
Timber & Forest Preserve	74.24



1-800-532-2020

R-25-W

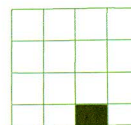


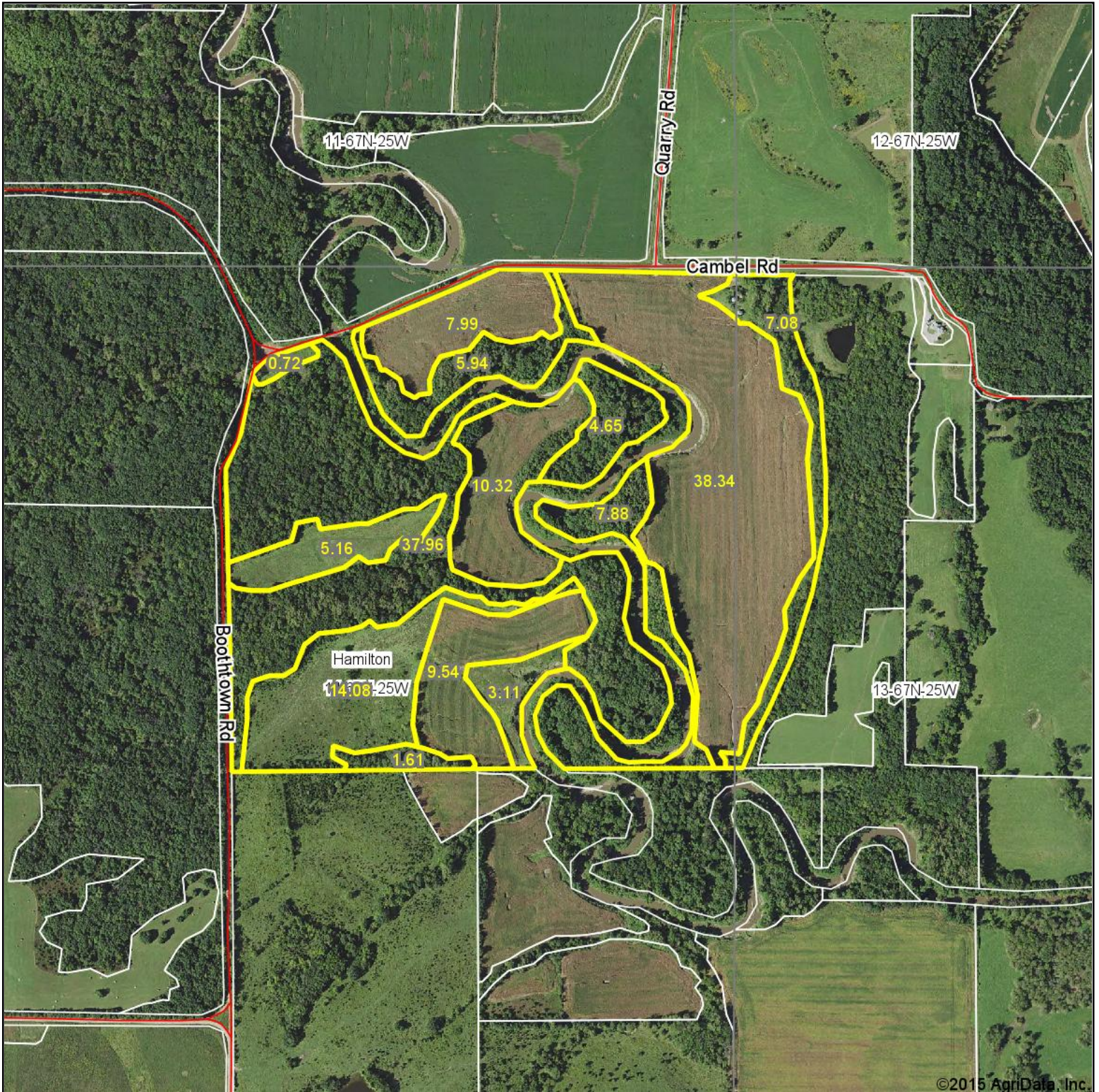
EXHIBIT "A"

All that part of Northwest One-fourth of Northwest Quarter ($NW\frac{1}{4}NW\frac{1}{4}$) and all that part of the West Twenty-nine (29) acres Southwest One-fourth of Northwest Quarter ($SW\frac{1}{4}NW\frac{1}{4}$) of Section Thirteen (13), Township 67 North, Range 25 West of the 5th P.M. which lies West of a line commencing at a point marked by a steel post driven in ground which is Five Hundred Eighty-seven and Four-tenths (587.4) feet East and Twenty (20) feet South of center of intersection of North and South road and East and West road on North line of Northeast Quarter of Section Fourteen (14), Township 67 North, Range 25 West of the Fifth P.M., thence South to fence which divides bottom farm from hill ground, thence South along fence to South line of Southwest One-fourth of Northwest Quarter ($SW\frac{1}{4}NW\frac{1}{4}$).

All of Southeast One-fourth of Northeast Quarter ($SE\frac{1}{4}NE\frac{1}{4}$) lying East of Little River and commencing at Northeast corner of Northeast One-fourth of Northeast Quarter ($NE\frac{1}{4}NE\frac{1}{4}$), West Thirty-nine (39) rods, thence in a Southeasterly direction to the South line of said Forty (40) acres to a point Twenty-eight and One-half ($28\frac{1}{2}$) rods West of Southeast corner of said Forty (40) acres, thence East Twenty-eight and One-half ($28\frac{1}{2}$) rods, North Eighty (80) rods to beginning of Section Fourteen (14), Township Sixty-seven (67) North, Range Twenty-five (25) West of the Fifth P.M.

Commencing at the Southwest corner of Southwest One-fourth of Northeast Quarter ($SW\frac{1}{4}NE\frac{1}{4}$) Section Fourteen (14), Township Sixty-seven (67) North, Range Twenty-five (25) West of 5th P.M., thence North Thirty-six (36) rods, East Seven (7) rods, North Fifteen (15) rods, West Seven (7) rods to the half Section line, North Thirty-five (35) rods, East Eight (8) rods, North Thirty (37) rods, Northeast to Northwest corner of Northeast One-fourth of Northeast Quarter ($NE\frac{1}{4}NE\frac{1}{4}$) of said section, thence East Forty-one (41) rods, thence Southeast intersecting South line of said Forty (40) acres to a point Twenty-eight and One-half ($28\frac{1}{2}$) rods West of the Southeast corner of said Northeast Quarter ($NE\frac{1}{4}$) of said section, West to center of channel of river, thence following said channel of river (counting old cut off of river) to South line of Southeast One-fourth of Northeast Quarter ($SE\frac{1}{4}NE\frac{1}{4}$) Section Fourteen (14), West to the Southwest corner of Southwest One-fourth of Northeast Quarter ($SW\frac{1}{4}NE\frac{1}{4}$) of said Section containing 108 acres more or less, Decatur County, Iowa., all in Section Fourteen (14), Township 67 North, Range 25 West of the Fifth P.M.

Aerial Map



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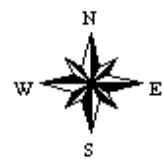
TOTAL
REALTY CO.
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map center: 40° 36' 17.76, 93° 41' 38.84

0ft 817ft 1634ft

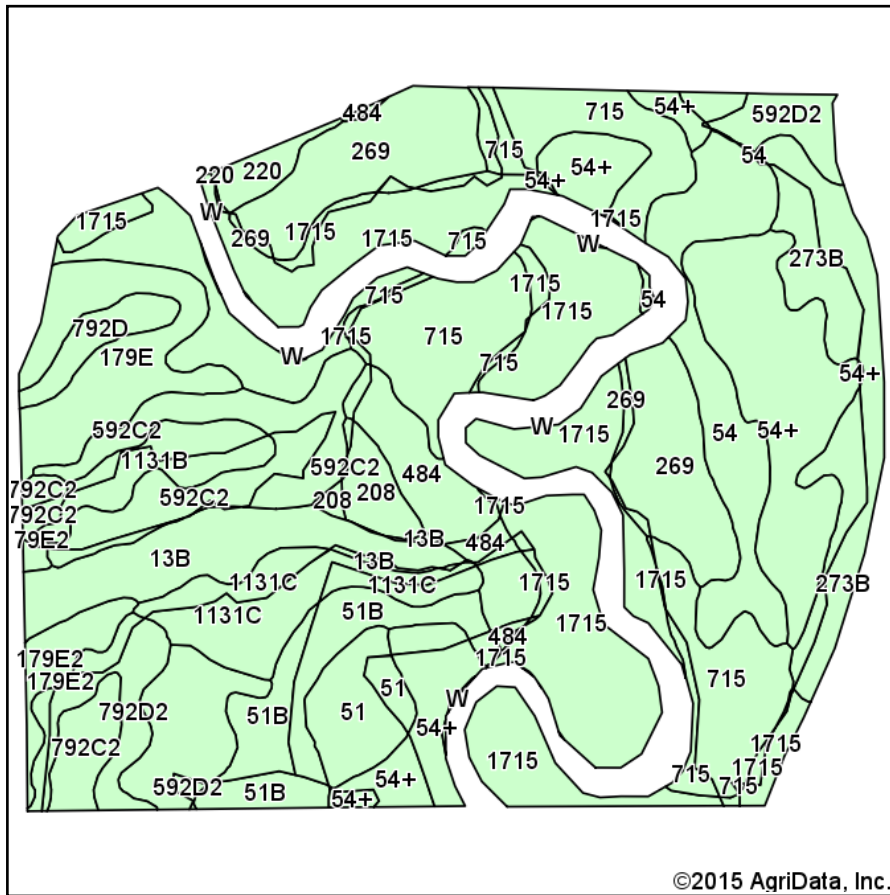
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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14-67N-25W
Decatur County
Iowa

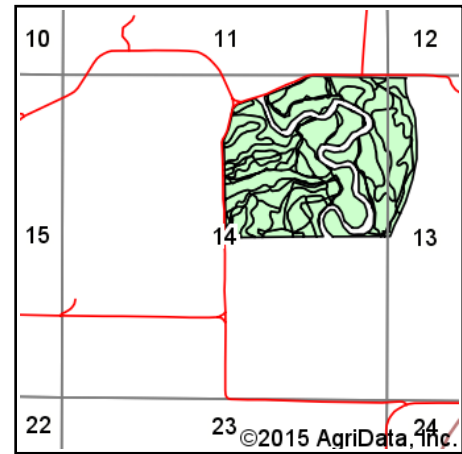


1/11/2016

Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Decatur**
 Location: **14-67N-25W**
 Township: **Hamilton**
 Acres: **154.38**
 Date: **1/11/2016**

TOTAL
 REALTY CO.
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



Area Symbol: IA053, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	NCCPI Overall
1715	Nodaway-Klum-Lawson complex, channeled, 0 to 3 percent slopes	30.89	20.0%	Vw	7	25	24
54+	Zook silt loam, overwash, 0 to 2 percent slopes	16.10	10.4%	IIw	57	75	67
715	Nodaway-Lawson-Klum complex, 0 to 3 percent slopes	15.81	10.2%	IIw	79	80	88
269	Humeston silt loam, 0 to 2 percent slopes	11.64	7.5%	IIIw	72	58	85
273B	Olmitz loam, 2 to 5 percent slopes	8.65	5.6%	Ile	88	72	91
54	Zook silty clay loam, 0 to 2 percent slopes	7.73	5.0%	IIw	68	70	66
592C2	Mystic clay loam, 5 to 9 percent slopes, moderately eroded	7.31	4.7%	IIIe	23	20	59
179E	Gara loam, 14 to 18 percent slopes	6.79	4.4%	VIe	24	35	67
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	6.62	4.3%	IIw	76	55	85
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	6.28	4.1%	IVe	24	5	57
51B	Vesser silt loam, 2 to 5 percent slopes	6.25	4.0%	IIw	74	65	86
1131C	Pershing silt loam, terrace, 5 to 9 percent slopes	5.63	3.6%	IIIe	67	45	66
484	Lawson silt loam, 0 to 2 percent slopes	5.04	3.3%	IIw	81	90	82
51	Vesser silt loam, 0 to 2 percent slopes	3.49	2.3%	IIw	72	70	83
792D2	Armstrong clay loam, 9 to 14 percent, slopes, moderately eroded	3.40	2.2%	IVe	5	13	50
1131B	Pershing silt loam, terrace, 2 to 5 percent slopes	3.22	2.1%	IIIe	71	65	71
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	2.59	1.7%	IIIe	24	27	52
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	2.11	1.4%	VIe	23	33	55
208	Klum fine sandy loam, 0 to 3 percent slopes	1.85	1.2%	IIw	66	55	79
792D	Armstrong loam, 9 to 14 percent slopes	1.72	1.1%	IVe	9	18	55
220	Nodaway silt loam, 0 to 2 percent slopes	1.14	0.7%	IIw	80	87	85
W	Water	0.12	0.1%		0	0	0
Weighted Average					49.1	50.8	64.2

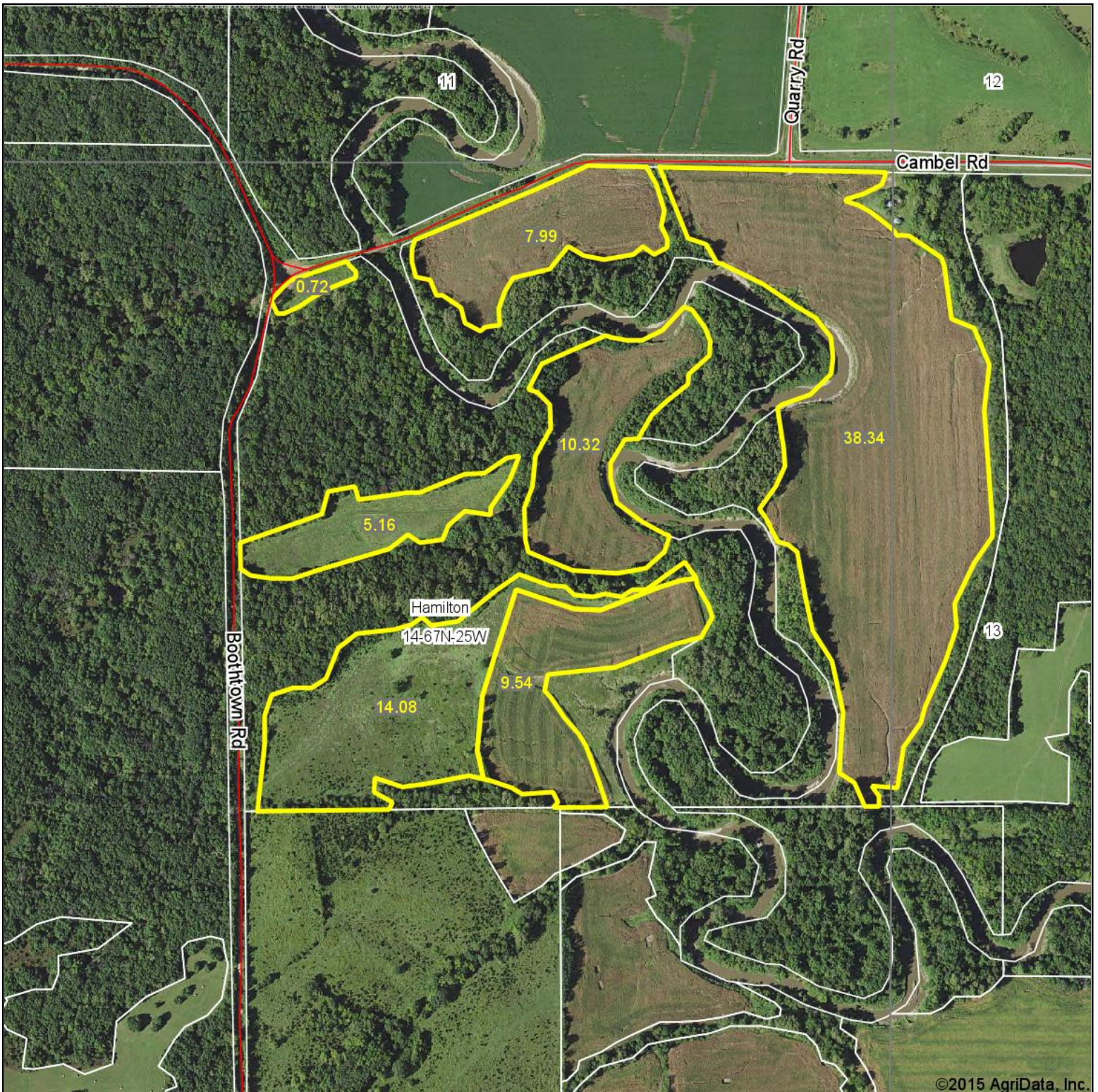
Area Symbol: IA053, Soil Area Version: 21

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



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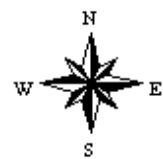
TOTAL
REALTY CO.
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map center: 40° 36' 16.72, 93° 41' 44.3

0ft 633ft 1266ft

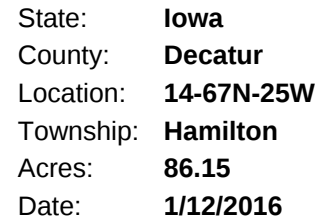
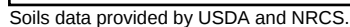
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14-67N-25W
Decatur County
Iowa



1/12/2016

Soils Map-CSR2



Maps Provided By:



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	NCCPI Overall
715	Nodaway-Lawson-Klum complex, 0 to 3 percent slopes	14.03	16.3%	IIw	79	80	88
54+	Zook silt loam, overwash, 0 to 2 percent slopes	13.74	15.9%	IIw	57	75	67
269	Humeston silt loam, 0 to 2 percent slopes	11.06	12.8%	IIIw	72	58	85
54	Zook silty clay loam, 0 to 2 percent slopes	7.69	8.9%	IIw	68	70	66
51B	Vesser silt loam, 2 to 5 percent slopes	4.85	5.6%	IIw	74	65	86
484	Lawson silt loam, 0 to 2 percent slopes	4.31	5.0%	IIw	81	90	82
1131C	Pershing silt loam, terrace, 5 to 9 percent slopes	4.30	5.0%	IIIe	67	45	66
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	4.29	5.0%	IVe	24	5	57
273B	Olmitz loam, 2 to 5 percent slopes	4.21	4.9%	Ile	88	72	91
592C2	Mystic clay loam, 5 to 9 percent slopes, moderately eroded	2.89	3.4%	IIIe	23	20	59
51	Vesser silt loam, 0 to 2 percent slopes	2.88	3.3%	IIw	72	70	83
792D2	Armstrong clay loam, 9 to 14 percent, slopes, moderately eroded	2.52	2.9%	IVe	5	13	50
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	2.25	2.6%	IIIe	24	27	52
1715	Nodaway-Klum-Lawson complex, channeled, 0 to 3 percent slopes	2.17	2.5%	Vw	7	25	24
1131B	Pershing silt loam, terrace, 2 to 5 percent slopes	1.91	2.2%	IIIe	71	65	71
208	Klum fine sandy loam, 0 to 3 percent slopes	1.58	1.8%	IIw	66	55	79
220	Nodaway silt loam, 0 to 2 percent slopes	1.13	1.3%	IIw	80	87	85
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	0.25	0.3%	IIw	76	55	85
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	0.09	0.1%	VIe	23	33	55
Weighted Average					62.5	61.4	74

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

Soils data provided by USDA and NRCS.

Iowa
Decatur

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

FARM: 3897
Prepared: 12/3/15 4:13 PM
Crop Year: 2016
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
		2008 19053 29

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.38	89.26	89.26	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	89.26	0.0	0.0	0.0		N	

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	56.1		91	0.0
SOYBEANS	10.8		28	0.0
Total Base Acres:	66.9			

Tract Number: 5984 Description: K11,L11, SEC 13,14 TWP J

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
154.38	89.26	89.26	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	89.26	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	56.1		91	0.0
SOYBEANS	10.8		28	0.0
Total Base Acres:	66.9			

Owners: BEHR FARMS LC

Other Producers: None



United States
Department of
Agriculture

Decatur County, Iowa



Common Land Unit Tract Boundary
 Cropland
 Non-Cropland

Wetland Determination Identifiers

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

0 185 370 740
2014 Ortho Imagery Feet

2015 Program Year
Map Created February 26, 2015

Farm 3897
Tract 5984

Tract Cropland Total: 89.26 acres

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