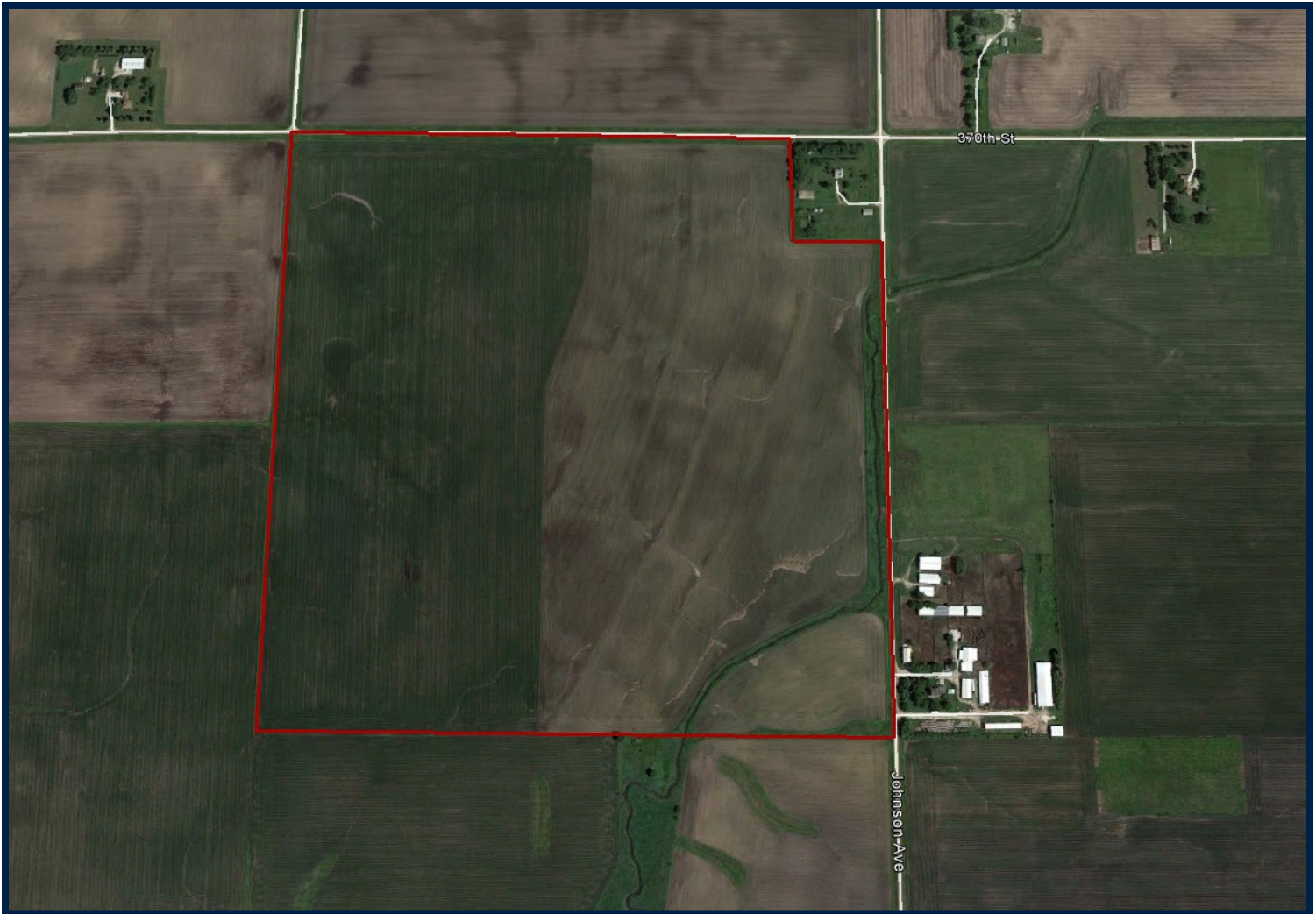


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

156 ACRES M/L
LUNDBERG, WEBSTER COUNTY, IOWA

LISTING #437



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DAVE HUENEKE

C: 815-291-6550
O: 563-659-8185
dave@totalrealtyco.com

LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Lundberg, 156 Acres M/L, Webster County, IA

LEGAL DESCRIPTION: The Northeast 1/4 of Section 21, excluding 4 acre home site, Township 86 North, Range 29 West.

TOTAL ACRES:	156
PRICE:	\$1,404,000
Price Per Acre:	\$9,000
Owner:	Lundberg, Brobst, Bower
Operator:	
County & State:	Webster Co., Iowa
Location:	2 miles west, 1 mile south of Harcourt.
Possession Date:	To be agreed
Drainage Info:	Some tile/terraces/natural
Average Productivity:	82.3 CSR2 80.2 CSR
Taxable Acres:	148.59
Net RE Taxes:	\$3,178
Taxes Payable In:	2015/16
Topography:	Level with slope to east/southeast

COMMENTS & BUILDING INFORMATION:
Very productive, nice laying farm.

TO CONTACT LISTING AGENT:

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

LEASE/FSA INFORMATION:

Rented for the 2016 crop year.

F.S.A. INFORMATION:

Farmland:	157.65
Crop Acres:	149.88
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	74.3
Corn Yield:	163
Soybean Base:	73.4
Soybean Yield:	49

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	156
Tillable Acres:	149.88
CRP Acres:	
Farmstead:	Not included
Roads:	3.12
Waterways:	3.0
Timber:	
Pasture:	



A Touchstone Energy® Cooperative
The power of human connections



Midland
Power Cooperative

E-mail: mpcrec@midlandpower.coop

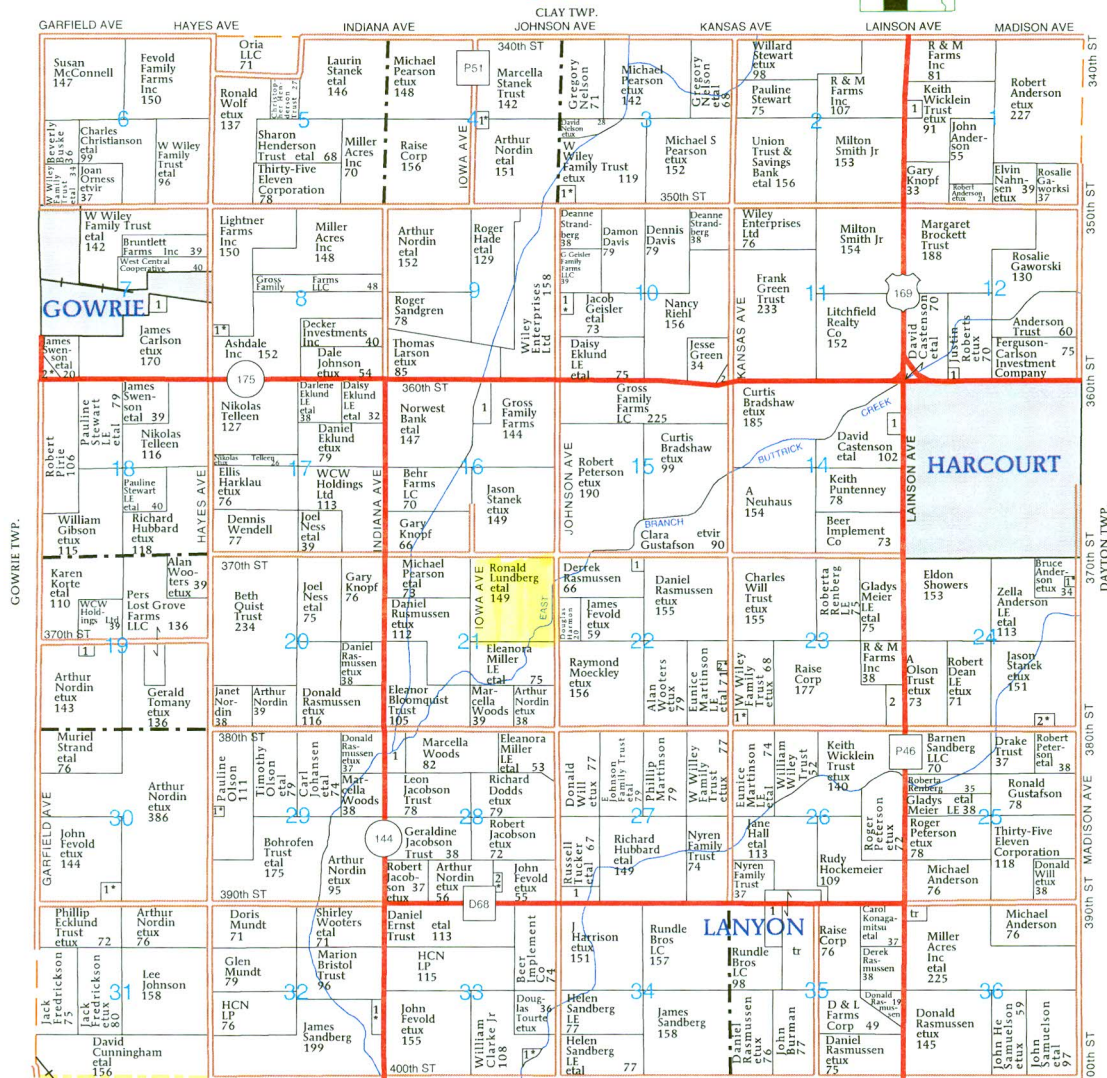
Website: www.midlandpower.com

**Serving Your Needs From Boone, Iowa Falls,
Jefferson and Humboldt**
Office 515-386-4111 or 800-833-8876

T-86-N

LOST GROVE PLAT

R-29-W



LOST GROVE TOWNSHIP

SECTION 1

1. Hade, Roger 5

SECTION 3

1. Kenworthy, Brett 6

SECTION 4

1. Warrick, Ronald 6

SECTION 7

1. West Central Cooperative 6

SECTION 8

1. Hubbard, Richard 10

1. Duncan, James 5

SECTION 10

1. Stewart, Issac 6

SECTION 12

1. Clough, Alan 5

SECTION 14

1. Gustafson, Shirley 5

SECTION 14

1. City of Harcourt 11

SECTION 16

1. Harmon, Douglas 10

SECTION 19

1. JDG Pork Enterprises LC 6

SECTION 22

1. Pepples, Tanny 7

2. Blair, Timothy 5

SECTION 23

1. Blair, James 9

2. Franey, Susan 14

SECTION 24

1. Anderson, Dale 5

2. Stanek, Laurin 6

SECTION 27

1. Tucker, Russell 6

SECTION 28

1. Brinkman, Janet 15

2. Fevold, James 7

SECTION 29

1. Olson, Timothy 5

SECTION 30

1. Fevold, Joel 6

SECTION 32

1. Fevold, James 9

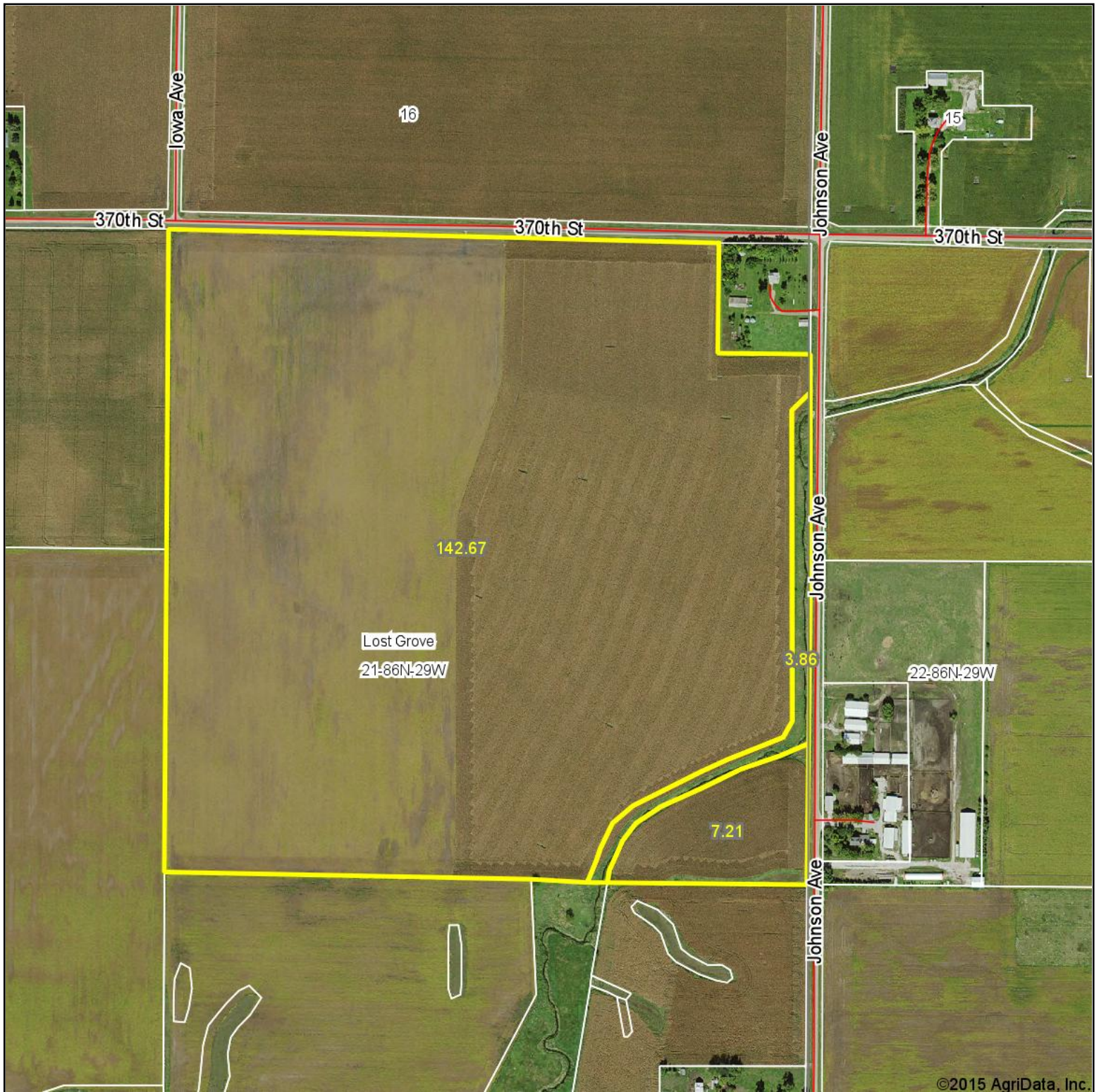
SECTION 33

1. Davis, Duane 7

SECTION 35

1. New Cooperative Inc 17

Aerial Map



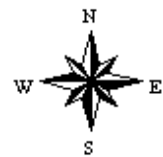
TOTAL
REALTY CO.
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map center: 42° 14' 59.41, 94° 13' 38.16

0ft 633ft 1266ft

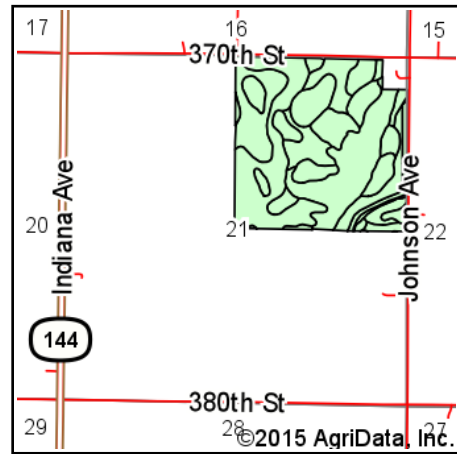
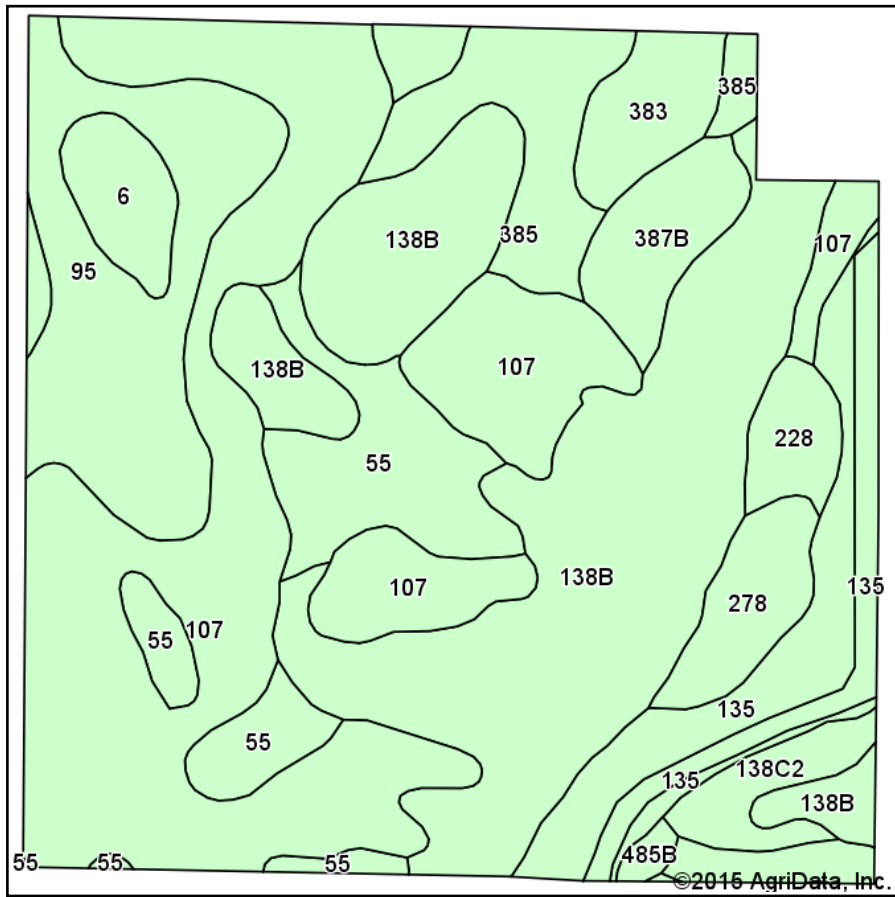
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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21-86N-29W
Webster County
Iowa



1/7/2016

Soils Map-CSR2



State: **Iowa**
County: **Webster**
Location: **21-86N-29W**
Township: **Lost Grove**
Acres: **153.74**
Date: **1/7/2016**

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



Area Symbol: IA187, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	NCCPI Overall
107	Webster clay loam, 0 to 2 percent slopes	45.43	29.5%	IIw	86	82	77
138B	Clarion loam, 2 to 6 percent slopes	40.10	26.1%	Ile	89	82	78
95	Harps clay loam, 0 to 2 percent slopes	14.91	9.7%	IIw	72	67	69
55	Nicollet clay loam, 1 to 3 percent slopes	11.83	7.7%	Iw	89	90	80
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	11.75	7.6%	IIw	76	82	95
385	Guckeen silty clay loam, 1 to 3 percent slopes	7.61	4.9%	Ie	82	87	75
383	Marna silty clay loam, 0 to 2 percent slopes	4.84	3.1%	IIw	69	73	76
387B	Kamrar silty clay loam, 2 to 5 percent slopes	4.41	2.9%	Ile	90	82	91
278	Biscay clay loam, loamy substratum, 0 to 2 percent slopes	3.86	2.5%	IIw	50	72	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.09	2.0%	IIIw	59	62	77
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.89	1.9%	IIIe	83	65	62
228	Cylinder loam, loamy substratum, 0 to 2 percent slopes	2.52	1.6%	IIs	59	82	80
485B	Spillville loam, 2 to 5 percent slopes, rarely flooded	0.50	0.3%	Ile	89	82	95
Weighted Average					82.3	80.2	78.1

Area Symbol: IA187, Soil Area Version: 29

**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.

IOWA
WEBSTER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1468

Prepared : Dec 16, 2015

Crop Year : 2016

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.65	149.88	149.88	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	149.88	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	74.30	0.00	0	163	
Soybeans	73.40	0.00	0	49	
TOTAL	147.70	0.00			

NOTES

Tract Number : 947

Description : G14Lost Grove NE Sec 21

BIA Unit Range Number :

FAV/WR History : No

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : LOST GROVE VENTURE, LUCILLE BOWER, LARRY AND JOYCE BROBST TRUST, RONALD LUNDBERG

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.65	149.88	149.88	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	149.88	0.00	0.00	0.00	0.00	

DCP Crop Data

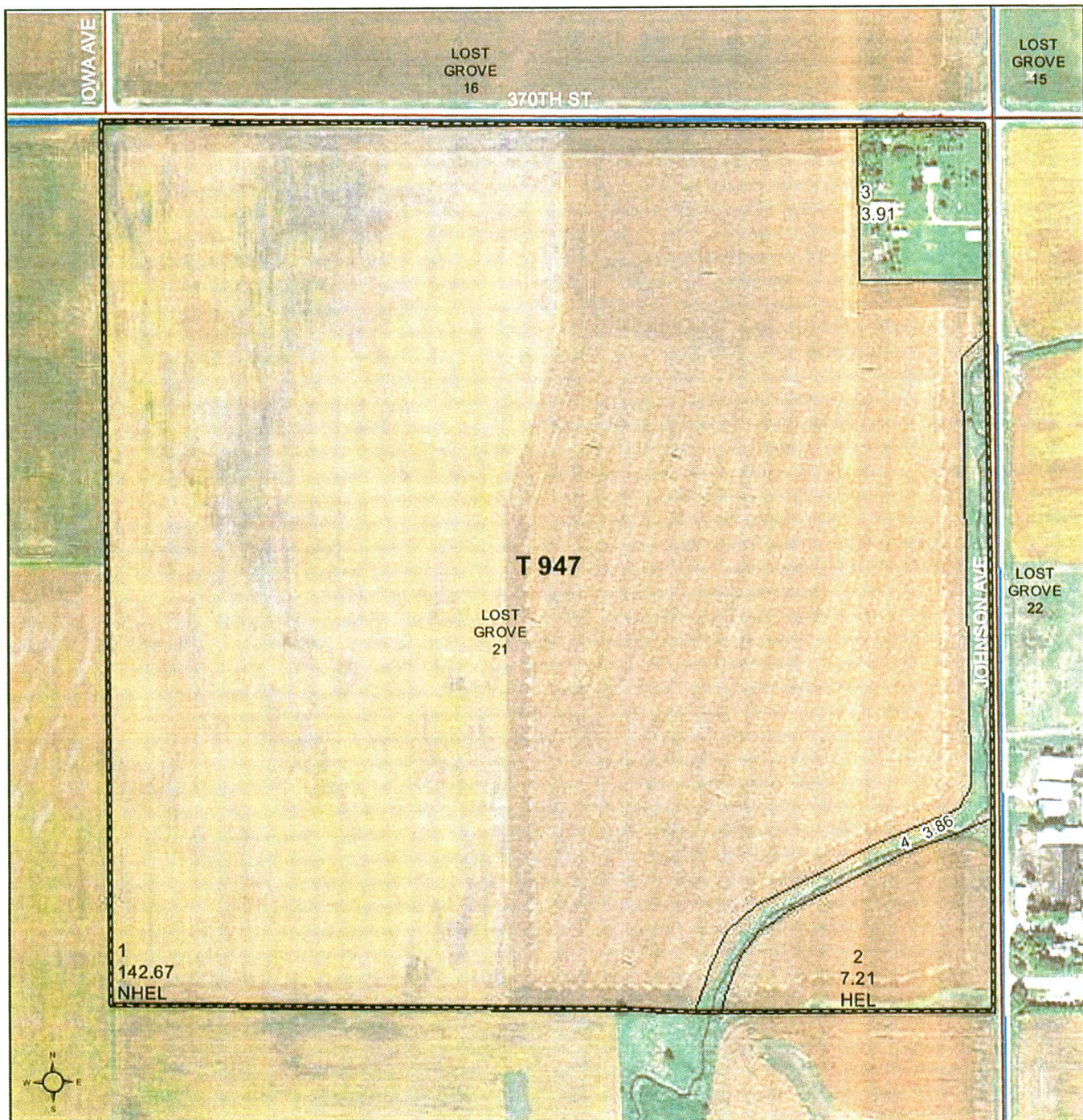
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	74.30	0.00	0	163
Soybeans	73.40	0.00	0	49
TOTAL	147.70	0.00		

NOTES



United States
Department of
Agriculture

Webster County, Iowa



Common Land Unit
Cropland
Non-Cropland

Tract Boundary
PLSS

0 170 340 680
Feet
2014 Ortho Imagery

2015 Program Year
Map Created February 19, 2015

Wetland Determination Identifiers

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

Tract Cropland Total: 149.88 acres

Farm 1468
Tract 947

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