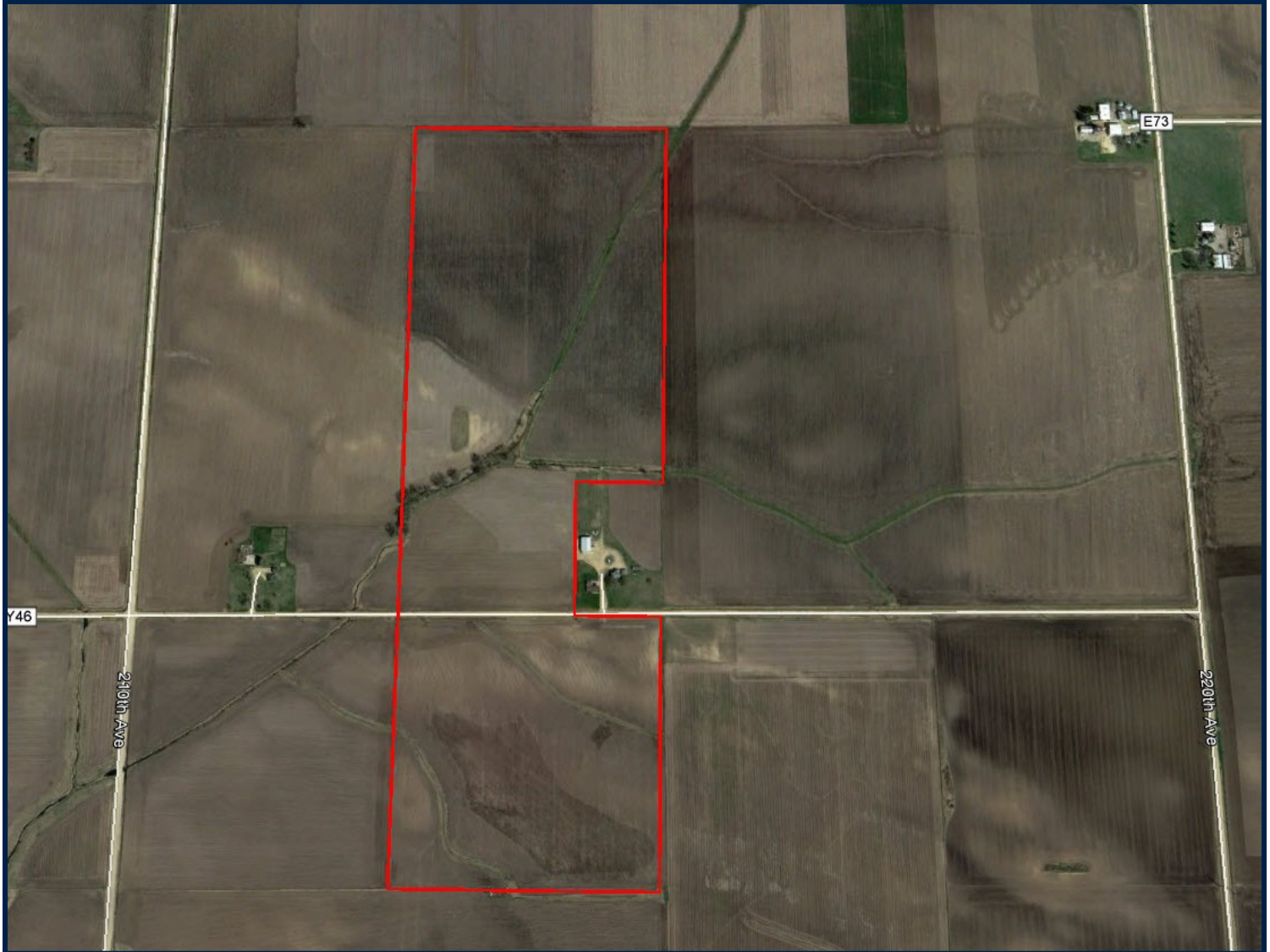


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

114 ACRES M/L
GRIEBEL, CLINTON COUNTY, IOWA

LISTING #419



DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

total@totalrealtyco.com

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LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Griebel Estate, 114 Acres M/L, Clinton County, IA

TOTAL ACRES:	114 M/O
PRICE:	\$1,122,484.00
Price Per Acre:	\$9,846.36
Owner:	Griebel Estate
Operator:	McGonegle
County & State:	Clinton Co., IA
Location:	2.5 miles Northwest of Grand Mound, IA
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	74.6 CSR2 ~ 77.4 CSR
Taxable Acres:	112.94
Net RE Taxes:	\$3,182
Taxes Payable In:	2015-16
Topography:	Level

LEGAL DESCRIPTION:

The East 1/2 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4, all in Section 1, Township 81 North, Range 2 East of the 5th P.M.

Excluding 7 acres and buildings.

COMMENTS & BUILDING INFORMATION:

Highly productive Eastern Iowa crop farm. Good CSR.

Taxes are estimated.

*FSA ~ Seller retained 2.89 tillable acres.

TO CONTACT LISTING AGENT:

Call: Douglas R. Yegge

Cell: 563-320-9900

Office: 563-659-8185

Email: total@totalrealtyco.com

www.totalrealtyco.com

F.S.A. INFORMATION:

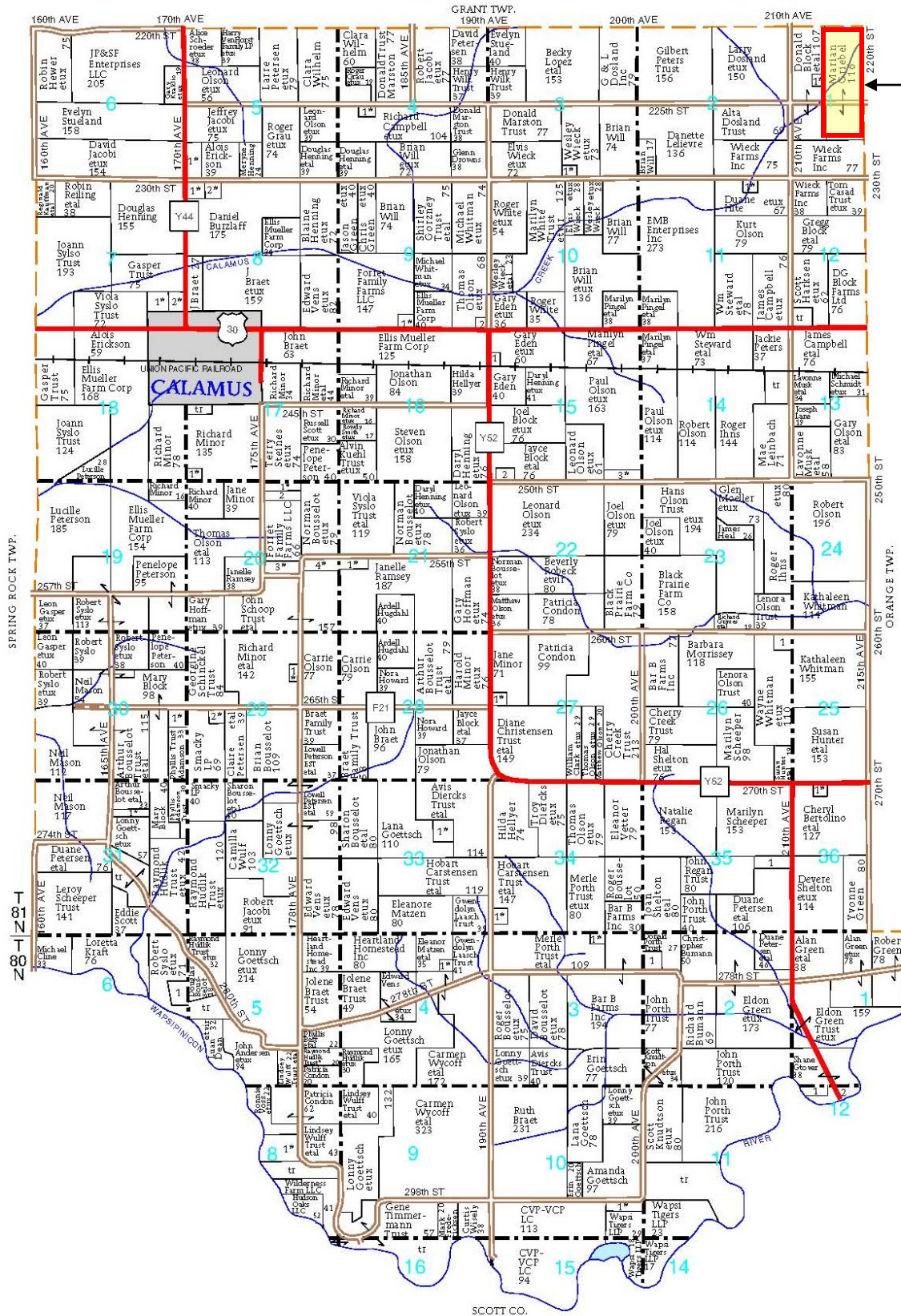
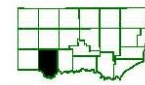
Farmland:	119.6
Crop Acres:	*110.48
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	68.3
Corn Yield:	117
Soybean Base:	41.30
Soybean Yield:	40

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	114
Tillable Acres:	107.59
CRP Acres:	
Farmstead:	
Roads:	1
Waterways:	5.41
Timber:	
Pasture:	

LEASE/FSA INFORMATION:

Currently lease for the 2015 crop year.



Subject

OLIVE TOWNSHIP**SECTION 1N**

1. Dettels, Deborah 8

SECTION 2S

1. Smith, Scott 10

SECTION 3N

1. Wieck, Mark 5

SECTION 3S

1. Strobbe, Steven 5

SECTION 4N

1. Knapper, Bryce 5

SECTION 4S

1. Anderson, Jeffrey 5

SECTION 5N

1. Richards, Allen 14

SECTION 6S

1. Bousset, Douglas 13

SECTION 7

1. Wiese, Michael 13

2. Starling, Dennis 7

SECTION 8N

1. Parpart, Mark 11

2. Schroeder, Joel 9

SECTION 8S

1. Platt, Merlin 17

SECTION 9N

1. Forret, Christopher 5

2. Kline, Michael 6

SECTION 10S

1. Thomsen, June 10

SECTION 11N

1. VanDerMerwe, Carel 10

SECTION 12S

1. Porth Trust, John 20

2. Wegener Trust, Lois 42

SECTION 15N

1. River Valley Coop 5

2. Block, Joel 5

3. Olson, Ole 12

SECTION 17

1. Knocke, Jenny 9

SECTION 20

1. Arndt, William 10

2. Schwin, Regina 10

3. Behrend, Roland 9

4. Easterday, Michael 12

SECTION 21

1. Richards, Carl 11

SECTION 26

1. Olson Trust, Lenora 10

SECTION 27

1. Minor, Richard 5

SECTION 29

1. Kline, Allen 5

2. Elias, Brian 10

SECTION 30

1. Davisson, Tyler 7

SECTION 31

1. Norberg, Clifton 10

SECTION 33

1. Christensen, Neil 10

SECTION 34

1. Whitman, Peter 6

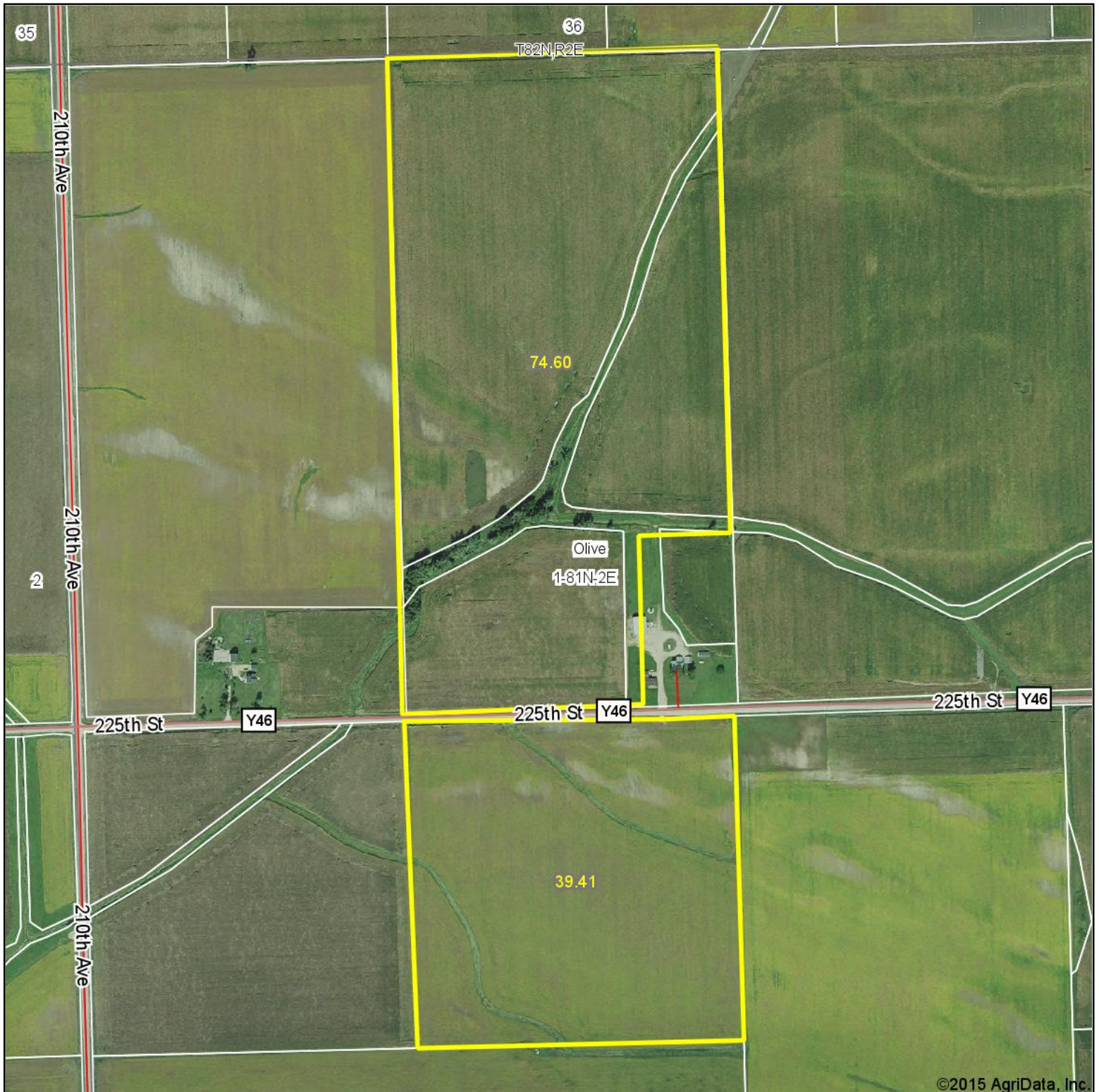
SECTION 35

1. Petersen, Duane 10

SECTION 36

1. Bromell, Jerry 6

Aerial Map



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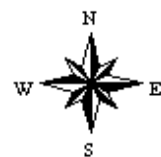
Maps Provided By:



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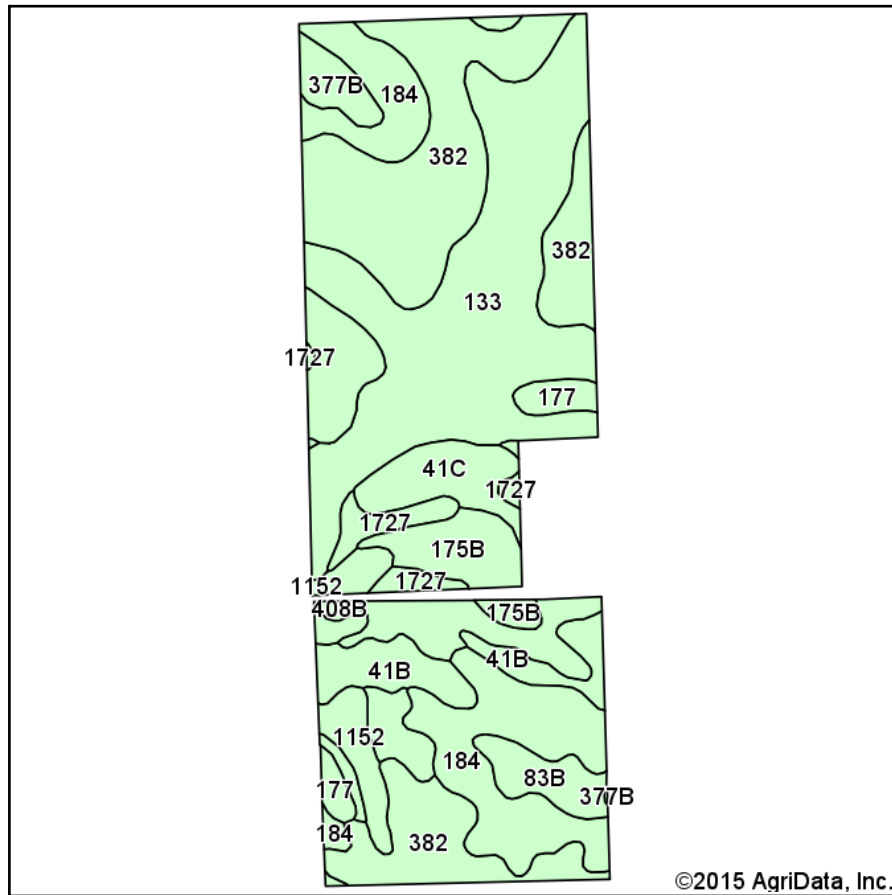
1-81N-2E
Clinton County
Iowa

map center: 41° 51' 10.09, 90° 40' 39.37
scale: 7178

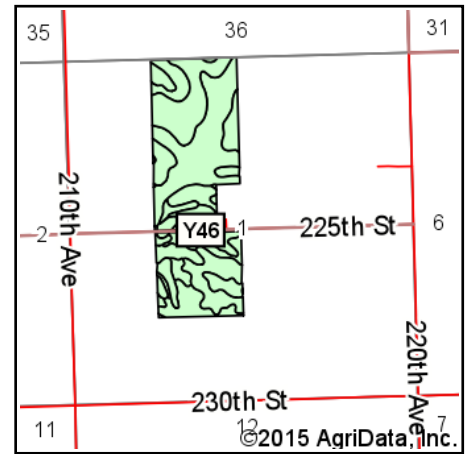


6/22/2015

Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **1-81N-2E**
 Township: **Olive**
 Acres: **114.01**
 Date: **6/22/2015**

TOTAL
 REALTY CO.
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 Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA045, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
133	Colo silty clay loam, 0 to 2 percent slopes	30.07	26.4%	IIw		78	85				94
382	Maxfield silty clay loam, 0 to 2 percent slopes	27.17	23.8%	IIw		92	90				75
184	Klinger silt loam, 1 to 3 percent slopes	16.61	14.6%	Iw		94	95				99
41C	Sparta loamy fine sand, 5 to 9 percent slopes	8.10	7.1%	VIIs		33	25				44
1727	Udolphi loam, 0 to 2 percent slopes	7.69	6.7%	IIw		48	69				81
41B	Sparta loamy fine sand, 2 to 5 percent slopes	5.77	5.1%	IVs	Ile	38	40				44
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.62	4.1%	IIIle		51	56				57
1152	Marshan clay loam, 0 to 2 percent slopes	3.14	2.8%	IIw		55	70				84
83B	Kenyon loam, 2 to 5 percent slopes	2.89	2.5%	Ile		90	87	210	91	61	84
177	Saude loam, 0 to 2 percent slopes	2.04	1.8%	IIs		60	64				74
377B	Dinsdale silt loam, 2 to 5 percent slopes	2.02	1.8%	Ile		93	90				95
175	Dickinson fine sandy loam, 0 to 2 percent slopes	1.92	1.7%	IIIs		56	61				58
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.46	1.3%	Ile		73	59				76
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.51	0.4%	IIs		60	74				82
Weighted Average						74.4	77.4	5.3	2.3	1.5	80

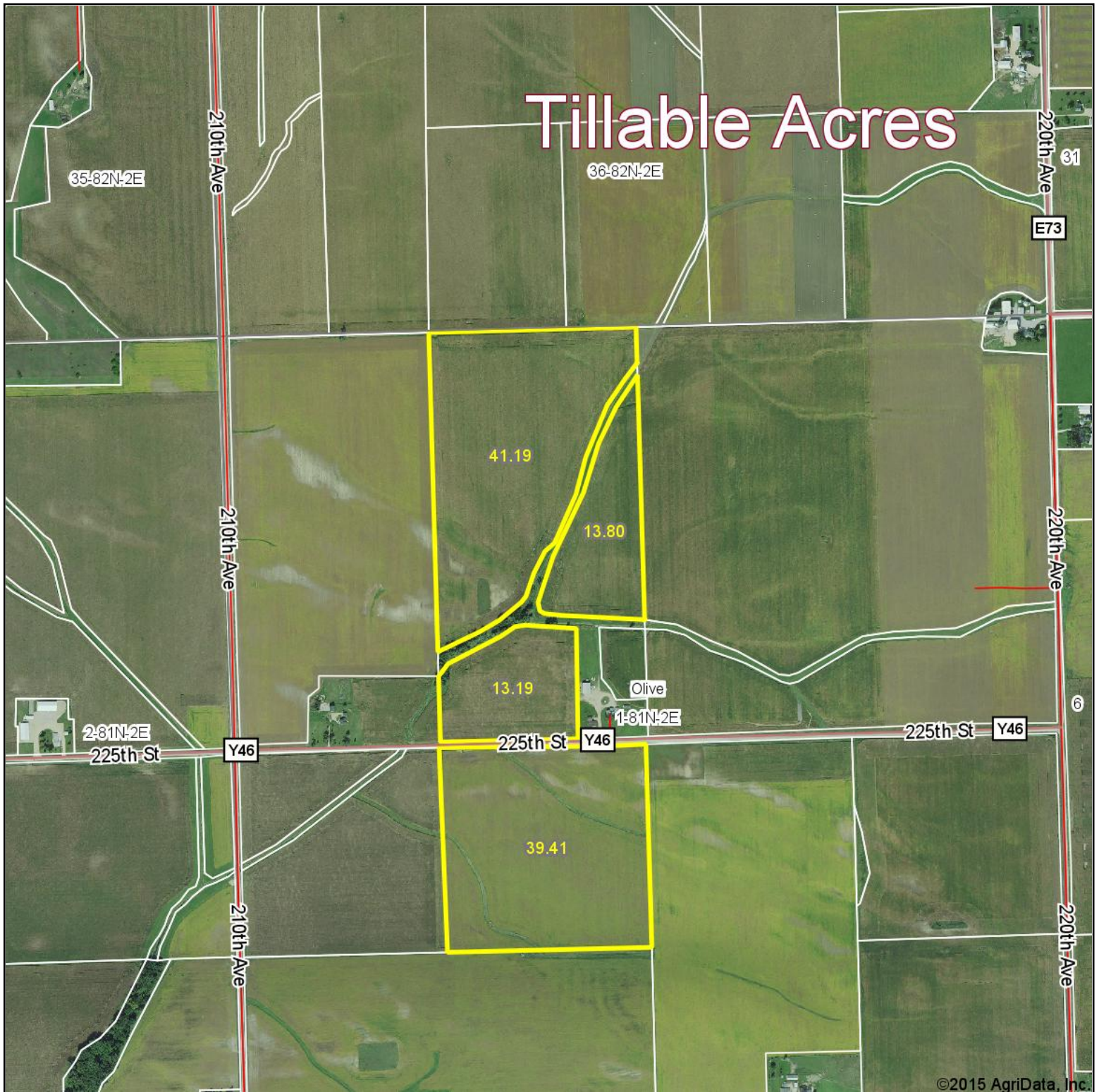
Area Symbol: IA045, Soil Area Version: 19

**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
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Maps Provided By:



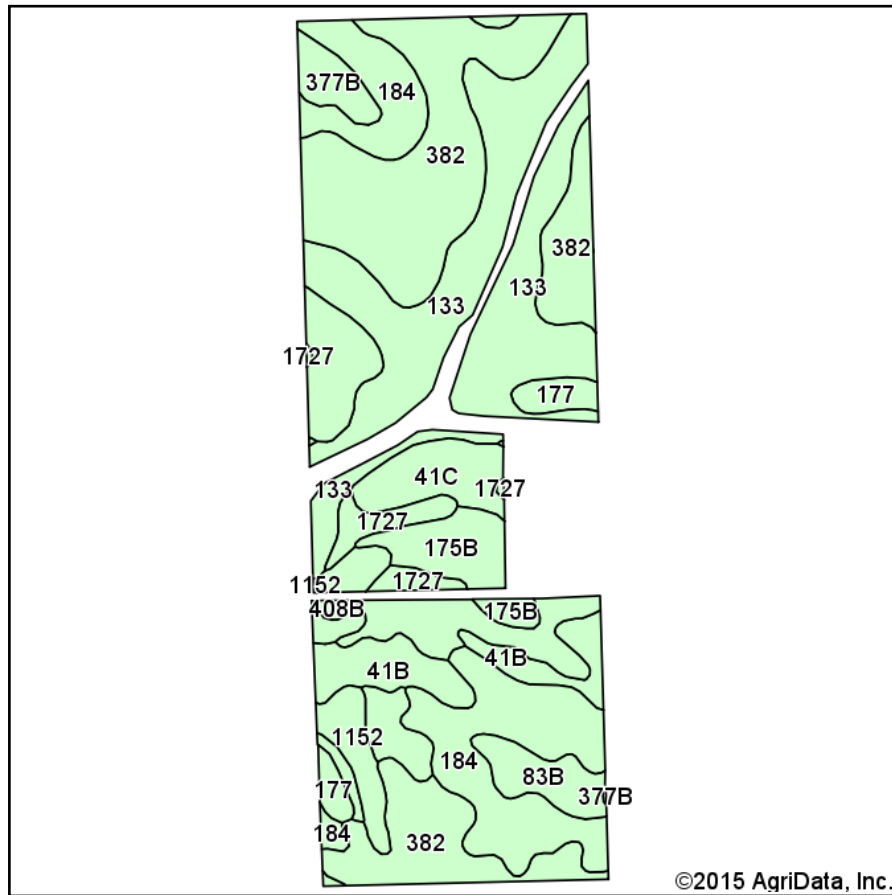
1-81N-2E
Clinton County
Iowa

map center: 41° 51' 15.81, 90° 40' 37.55
scale: 11461

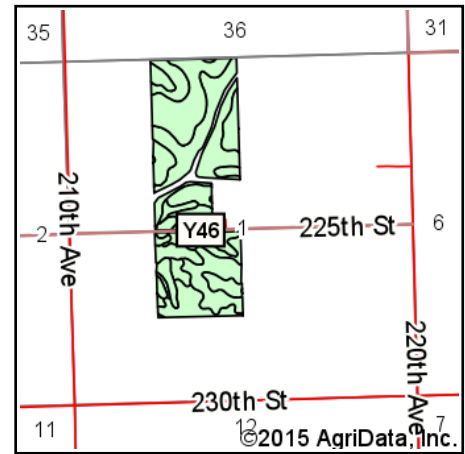


6/22/2015

Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **1-81N-2E**
 Township: **Olive**
 Acres: **107.59**
 Date: **6/22/2015**

TOTAL
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Area Symbol: IA045, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
382	Maxfield silty clay loam, 0 to 2 percent slopes	27.12	25.2%	IIw		92	90				75
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184	Klinger silt loam, 1 to 3 percent slopes	16.52	15.4%	Iw		94	95				99
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1727	Udolphi loam, 0 to 2 percent slopes	7.39	6.9%	IIw		48	69				81
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175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.27	4.0%	IIIle		51	56				57
1152	Marshan clay loam, 0 to 2 percent slopes	3.11	2.9%	IIw		55	70				84
83B	Kenyon loam, 2 to 5 percent slopes	2.89	2.7%	Ile		90	87	210	91	61	84
177	Saude loam, 0 to 2 percent slopes	2.07	1.9%	IIs		60	64				74
377B	Dinsdale silt loam, 2 to 5 percent slopes	2.00	1.9%	Ile		93	90				95
175	Dickinson fine sandy loam, 0 to 2 percent slopes	1.92	1.8%	IIIs		56	61				58
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.43	1.3%	Ile		73	59				76
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.51	0.5%	IIs		60	74				82
Weighted Average						74.6	77.4	5.6	2.4	1.6	79.5

Area Symbol: IA045, Soil Area Version: 19

**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.



See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 1484

County : CLINTON

Operator Name : MARIAN GRIEBEL ESTATE

Farms Associated with Operator : 19-045-1484

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status		Number Of Tracts
119.60	110.48	110.48	0.00	0.00	0.00	0.00	Active		1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	110.48	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	68.30	0.00	0.00	117	117
Soybeans	41.30	0.00	0.00	40	40
TOTAL	109.60	0.00	0.00		

NOTES

State : IOWA

Farm Number : 1484

County : CLINTON

Tract Number : 1032

Description : F-8 NW1/4, SW1/4 OF 1

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 :

Owners : MARIAN GRIEBEL ESTATE

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
119.60	110.48	110.48	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	110.48	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	68.30	0.00	0.00	117	117
Soybeans	41.30	0.00	0.00	40	40
TOTAL	109.60	0.00	0.00		

Farm# 1484
Tract# 1032

Sec 1
Township: Olive



0 295 590 1,180 Feet

1 inch equals 660 feet

Legend

Wetland Determination

Wetland Determination Identifiers

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

Clinton County FSA

March 28, 2008

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations or contact NRCS.