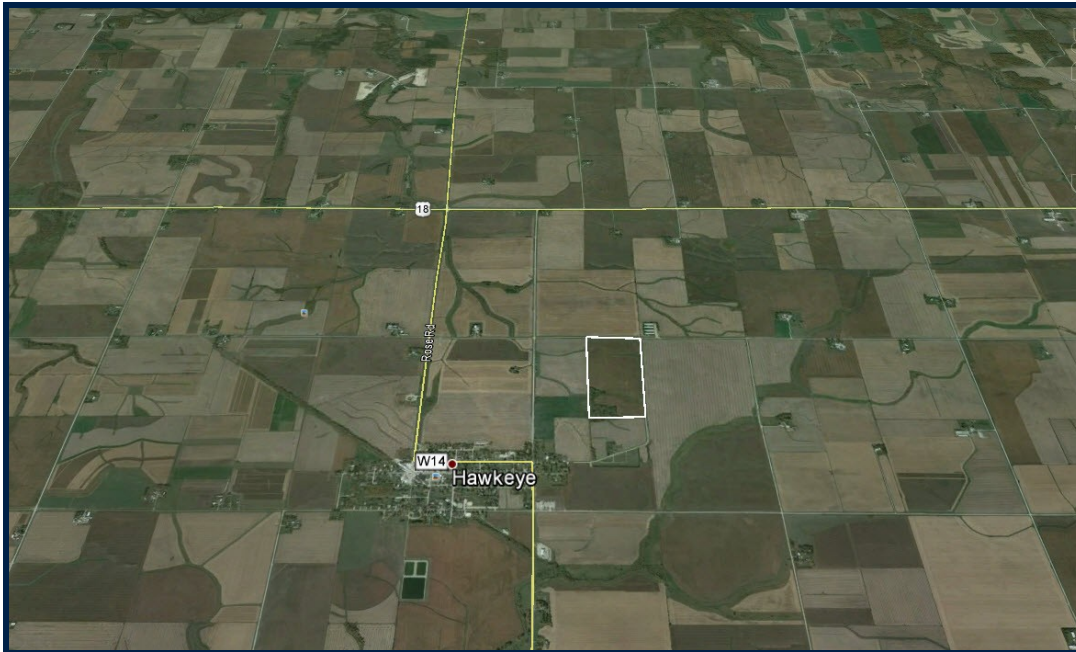
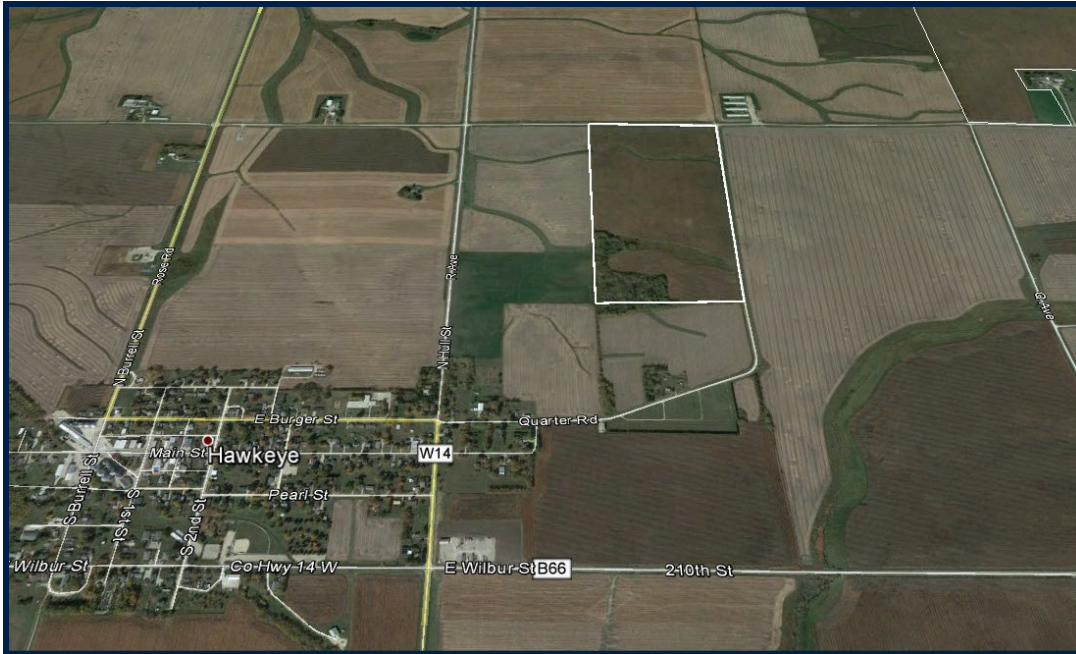


# LAND FOR SALE

**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

## 80 ACRES M/L MURALT ~ FAYETTE COUNTY, IOWA



### LISTING #409

**PRICE:** \$639,000.00  
(\$7,987.50/Acre)

**DESCRIPTION:** 65.55 tillable acres.  
87.7 CSR2, 79.2 CSR. Productive quality farm ground. Subject to existing lease for the 2015 crop year with Charles Sharff and Brent Sharff.

**DIRECTIONS:** North of Hawkeye on W14 half a mile, east on 220th St., 1/2 mile, on the south side.

**TAXES:** \$1,638.00 Annually  
70 taxable acres

#### FARM PROGRAM INFORMATION:

Cropland: 65.55 acres est.  
Corn Base: 42.2 est.  
Corn Yield: 113  
Soybean Base: 21 est.  
Soybean Yield: 37  
Wheat Base: 2.3 est.  
Wheat Yield: 42

\*All FSA information is estimated as farm will be reconstituted after splitting.

#### DOUGLAS R. YEGGE

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

© 2014 Total Realty Co, LLC. We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





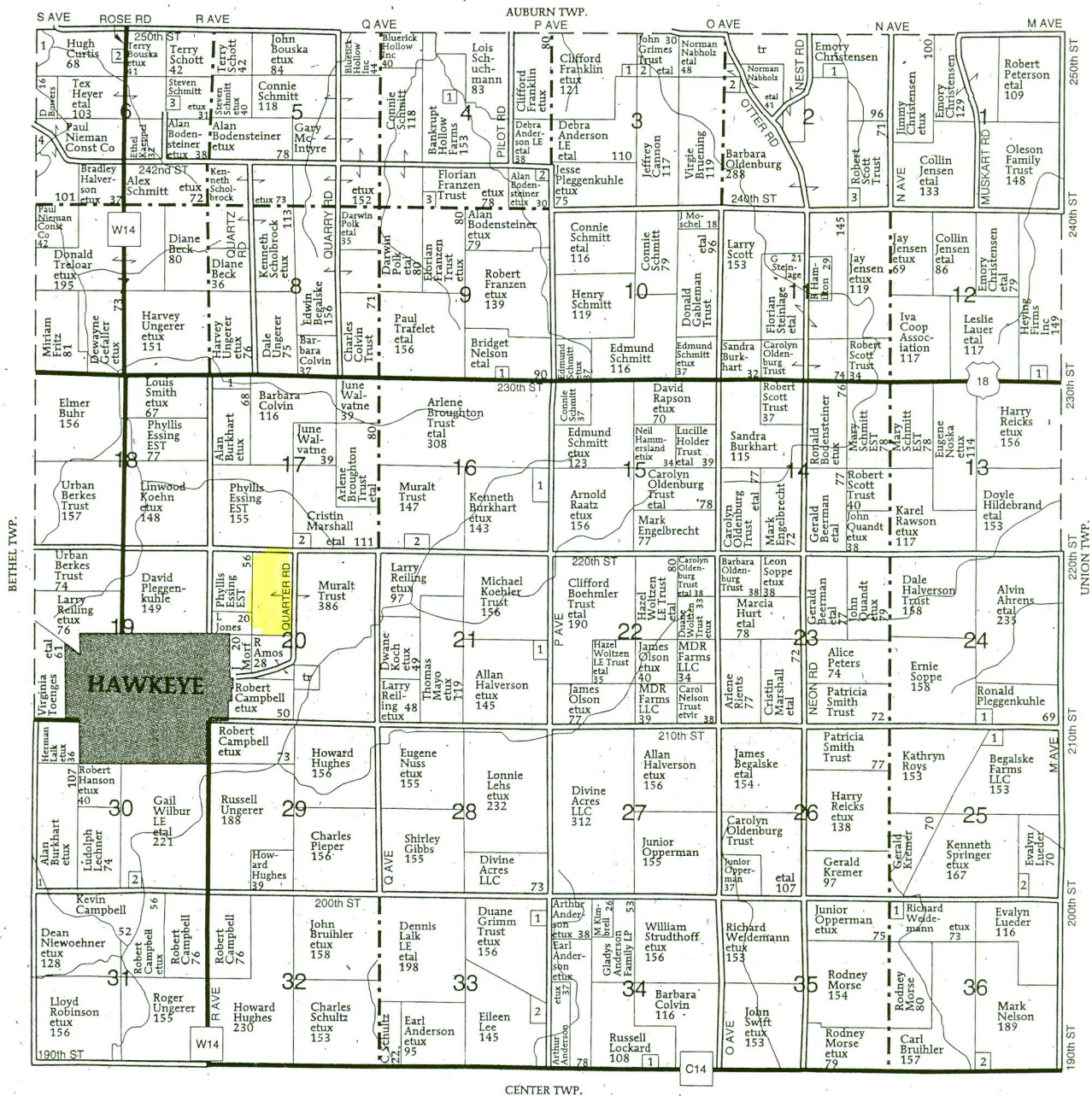
# MENTION YOUR FARM & HOME PLAT & DIRECTORY

The Many Businesses and Professional Firms Who Through Their Advertising Have Made The Plat & Directory Possible For You...When Buying Mention Your "FARM & HOME PLAT & DIRECTORY" To Them.

T-94-N

WINDSOR PLAT

R-9-W



## WINDSOR TOWNSHIP

### SECTION 2

1. Johnson, Ernest 15
2. Barnhart, Bret 11
3. Robrock, Eric 6

### SECTION 3

1. Pieper, Henry 5
2. Pieper, James 5

### SECTION 4

1. Franzen, Steven 7
2. Japhy Inc 6

## SECTION 3

### SECTION 6

1. Story, Steve 12
2. Samek, Gene 6
3. Kaeppel, Brian 10

### SECTION 9

1. Davis, Luke 5
2. Franzen, Mark 8

### SECTION 12

1. Franzen, Mark 8

## SECTION 16

1. Boehmler, Niles 13
2. Diemer, Mark 11

### SECTION 17

1. Lalone, Lester 8
2. Lynch, Gerald 6

### SECTION 21

1. Halverson, Jon 7

### SECTION 24

1. Soppe, Travis 5

## SECTION 25

1. Begalske, James 8
2. Organist, Joseph 7

### SECTION 30

1. Wiebe, Rodney 10
2. Fritz, Dean 5

### SECTION 33

1. Loomis, William 5
2. Tayek, Robert 8

## SECTION 34

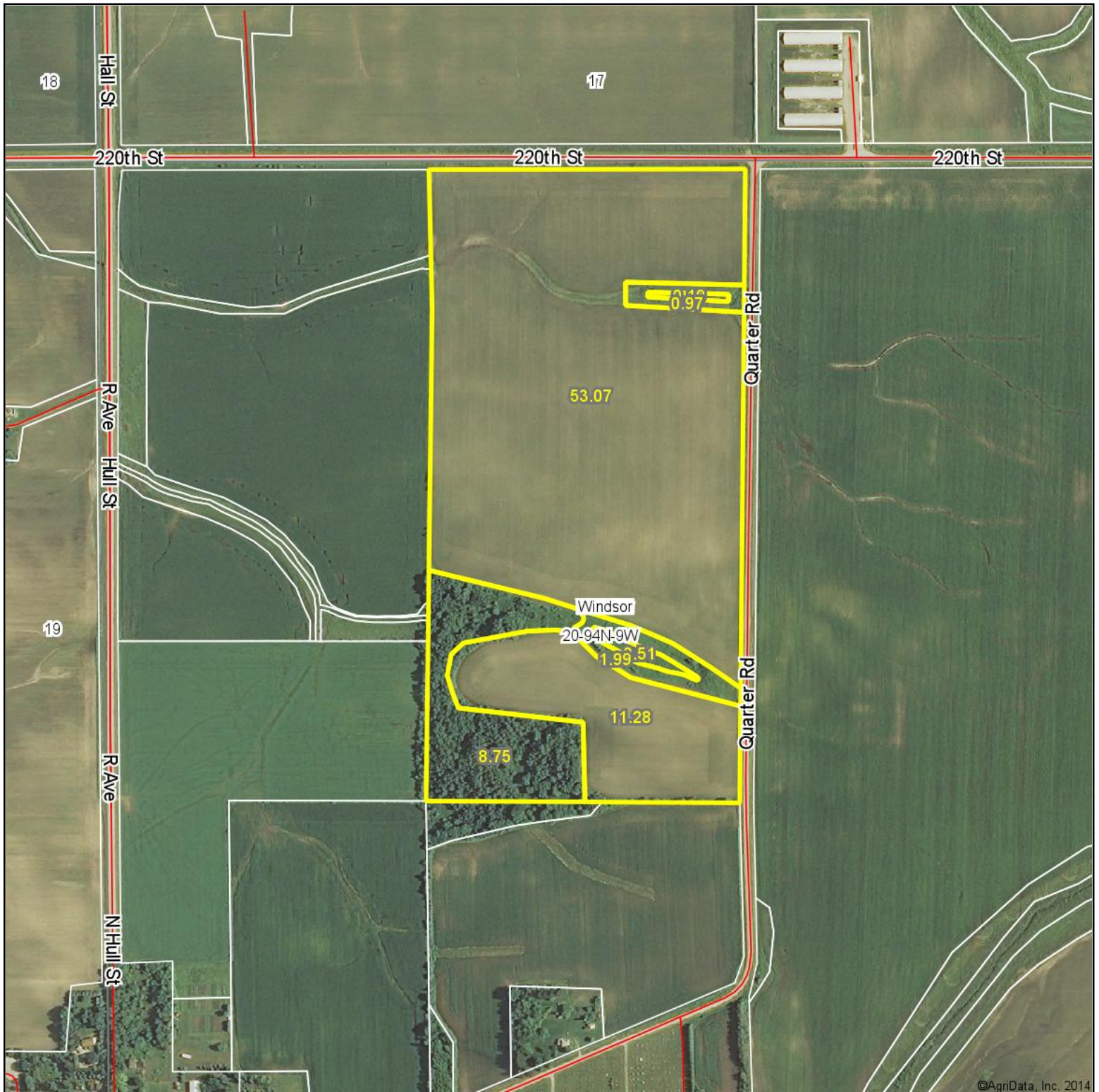
1. Opperman, John 9

### SECTION 36

1. Opperman, Junior 5
2. Scenic View Mennonite Church 5



# Aerial Map



©AgriData, Inc. 2014

**TOTAL**  
REALTY CO.  
A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:



© AgriData, Inc. 2014 www.AgriDataInc.com

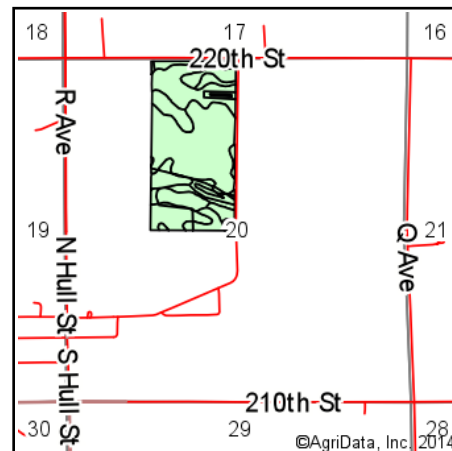
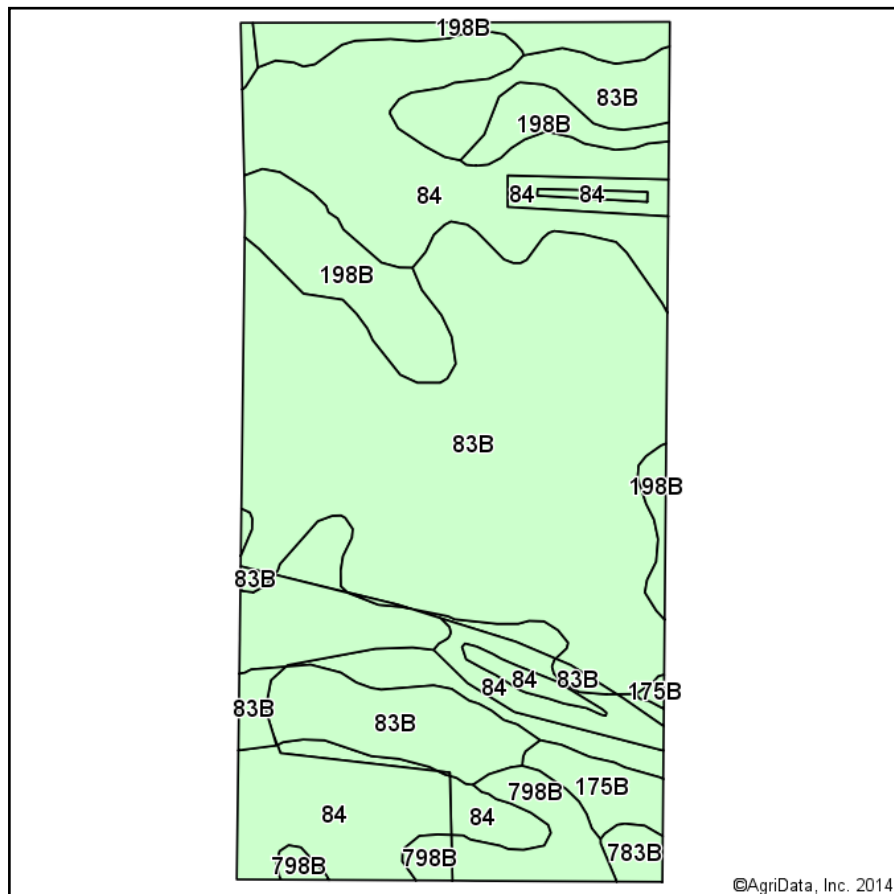
**20-94N-9W**  
**Fayette County**  
**Iowa**

map center: 42° 56' 44.78, 91° 56' 12.37  
scale: 7349



1/22/2015

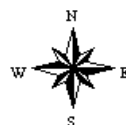
# Soils Map-CSR2



State: **Iowa**  
 County: **Fayette**  
 Location: **20-94N-9W**  
 Township: **Windsor**  
 Acres: **76.76**  
 Date: **1/22/2015**

**TOTAL**  
 REALTY CO.  
 A SUBSIDIARY OF PEOPLES COMPANY

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2014 www.AgriDataInc.com



Area Symbol: IA065, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	Corn	Oats	Soybeans	NCCPI Overall
83B	Kenyon loam, 2 to 5 percent slopes	37.32	48.6%	Ile	90	85	210	91	61	84
84	Clyde clay loam, 0 to 3 percent slopes	26.15	34.1%	IIw	88	75				86
198B	Floyd loam, 1 to 4 percent slopes	8.20	10.7%	IIw	89	80				87
798B	Protivin loam, 1 to 4 percent slopes	2.87	3.7%	Ile	72	55				72
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.59	2.1%	IIIe	51	55				52
783B	Cresco loam, 2 to 5 percent slopes	0.63	0.8%	Ile	84	65				78
Weighted Average					87.7	79.2	102.1	44.2	29.7	83.8

Area Symbol: IA065, Soil Area Version: 19

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Iowa  
Fayette

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 7735

Prepared: 3/27/14 9:22 AM

Crop Year: 2014

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

BRECON FARMS PARTNERSHIP

Farm Identifier

12 F div 6117 (7734 & 7735)

Recon Number

2012 19065 112

Farms Associated with Operator:

1541, 2257, 4146, 4498, 5955, 6427, 7646, 7903

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
522.48	504.9	504.9	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	504.9	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	16.7	42	42	0.0	0.0
CORN	306.3	113	113	0.0	0.0
SOYBEANS	152.6	37	37	0.0	0.0
Total Base Acres:	475.6				

Tract Number: 9929 Description: Windsor 16 & 20 (12 t div 8862)

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

FAV/WR History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
522.48	504.9	504.9	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	504.9	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	16.7	42	42	0.0	0.0
CORN	306.3	113	113	0.0	0.0
SOYBEANS	152.6	37	37	0.0	0.0
Total Base Acres:	475.6				

Owners: AARON R MURALT TRUST NUMBER 2004

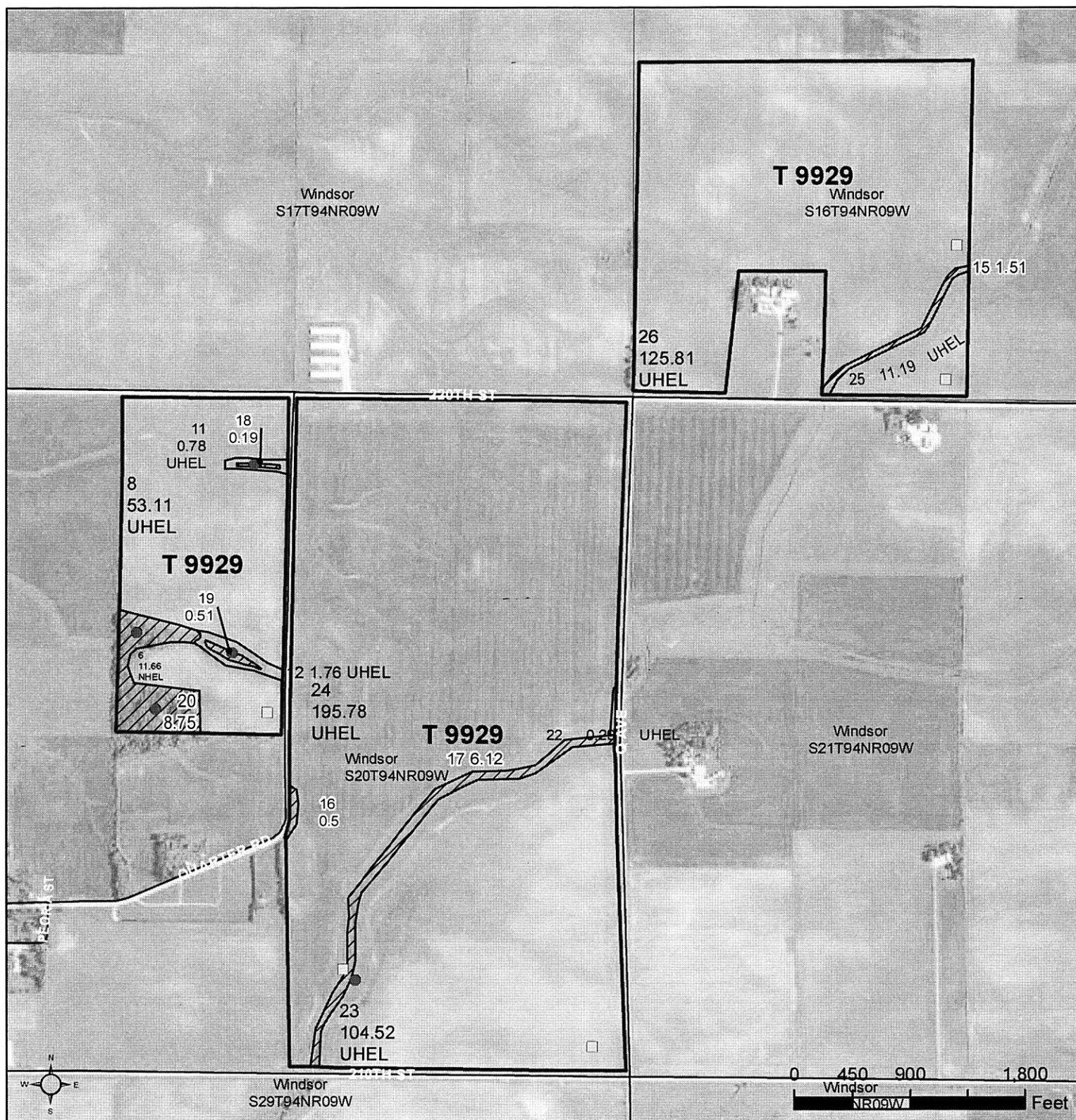
Other Producers: SHARFF FARMS PARTNERSHIP





United States  
Department of  
Agriculture

## Fayette County, Iowa



**Common Land Unit**  
Cropland / / Non-cropland

Conservation Reserve Program

**Wetland Determination Identifiers**

● Restricted Use  
△ Limited Restrictions  
□ Exempt from Conservation  
Compliance Provisions

Tract Boundary Section Line

2014 Program Year

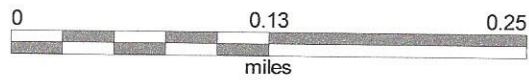
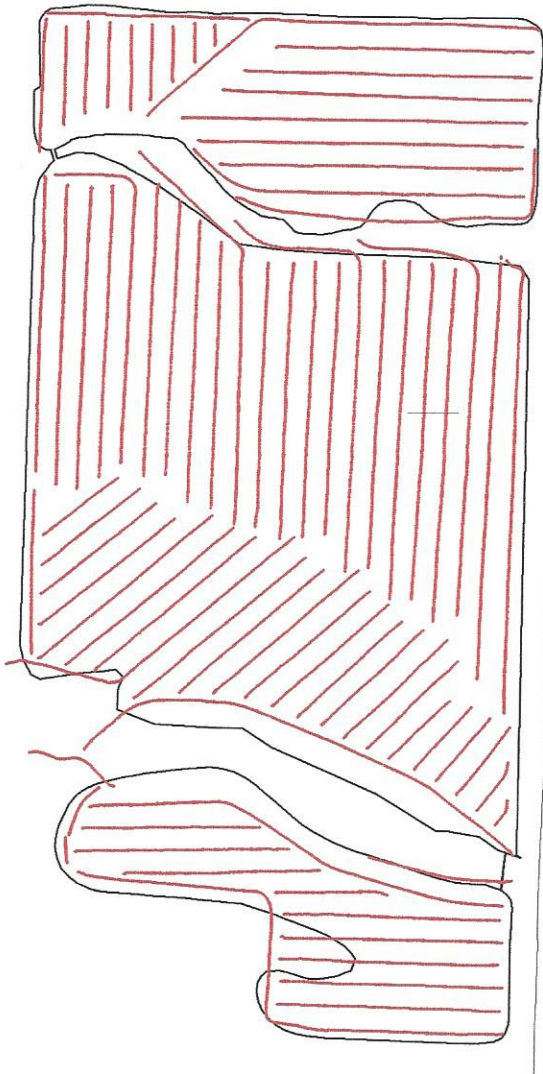
Map Created February 10, 2014

**Farm 7735**

**Tract 9929**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# Hanson west 70



- 945381811.000 - 945383879.000
- 945286727.000 - 945381810.999

