



# TOTAL REALTY CO.

*Specializing in Farmland and  
Residential Sales*



*Total Realty Co.  
is pleased to present:  
Meier property  
92.28 acres MOL, Section 22  
Dayton Township, Cedar Co., IA*

*We specialize in:  
Farm Sales  
Exchanging Property  
Investment Property*

700 6th Ave., DeWitt, IA 52742  
Office: 563-659-8185 Fax: 563-659-8189  
[www.totalrealtyco.com](http://www.totalrealtyco.com)



## NOTICE OF AGENCY TO PROSPECTIVE PURCHASERS

Thank you for giving Total Realty Co. the opportunity to work with you. We feel it is important for you to know and be aware of the services that we can provide to you. We endeavor at all times to provide our customers with fair, honest and professional service.

As part of providing this service, we believe you should know that:

1. AS LISTING OR COOPERATING BROKER, ALL LICENSEES EMPLOYED BY OR ASSOCIATED WITH THE BROKER ARE THE AGENTS OF THE SELLER AS TO ALL PROPERTIES FOR WHICH WE WILL PROVIDE INFORMATION OR SHOW YOU.
2. As an agent of the seller, we have certain legal obligations to the seller, including the duties of loyalty and faithfulness.

As part of our professional service to you, we can and will:

1. Treat you fairly and honestly.
2. Provide information, locate, and show you available properties meeting criteria established by you.
3. Provide you with information and counseling about the financing of your purchase.
4. Disclose all material facts of which we are aware about the properties you are considering.

If you have any questions about our role, please feel free to ask. We look forward to having the opportunity to work with you and to provide you with our professional services.

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**Main Office**  
700 6th Ave., DeWitt, IA 52742  
Phone: 563-659-8185 Fax: 563-659-8189

## *Meier 92.28 acres more or less, Cedar Co., IA*

**TOTAL ACRES:** 92.28

**PRICE:** \$1,025,000.00

**Price Per Acre:** \$11,107.50

**Owner:** Meier

**Operator:** Owner

**County & State:** Cedar Co., IA

**Location:** 1/2 mile North of Clarence, IA

**Possession Date:** To be agreed

**Drainage Info:** Natural

**Average CSR:** 87      **Average CSR2:** 88.8

**Taxable Acres:** 91.89

**Net RE Taxes:** \$2,316.00

**Taxes payable in:** 2014

**Topography:** Level

### **F.S.A. Information:**

<b>Farmland:</b>	92.28	<b>Corn Base:</b>	39.7
<b>Crop Acres:</b>	85.3	<b>Corn Yield:</b>	134
<b>CRP Acres:</b>	9.9	<b>Soybean Base:</b>	35.7
<b>Wheat Base:</b>		<b>Soybean Yield:</b>	38
<b>Wheat Yield:</b>			

### **Approximate Breakdown of Acres:**

**Total Acres:** 92.28

**Tillable Acres:** 85.3

**CRP Acres:** 9.9

**Farmstead:**

**Roads:**

**Waterways:** 6.9

**Timber:**

**Pasture:**

### **Legal Description:**

The East 1/2 of the Northwest 1/4 and the North 1/4 of the North-east 1/4 of the Southwest 1/4, Section 22, Township 82 North, Range 2 West of the 5th P.M.

### **To Contact Listing Agent:**

**Douglas R. Yegge**  
**563-320-9900**

### **Comments & Building Information:**

Quality farm with high CSR.

### **Lease/FSA Information:**

2 acres CRP - annual payment of \$427.00, exp. 9-30-2022  
7.9 acres CRP - annual payment of \$2,714.00, exp. 9-30-2023



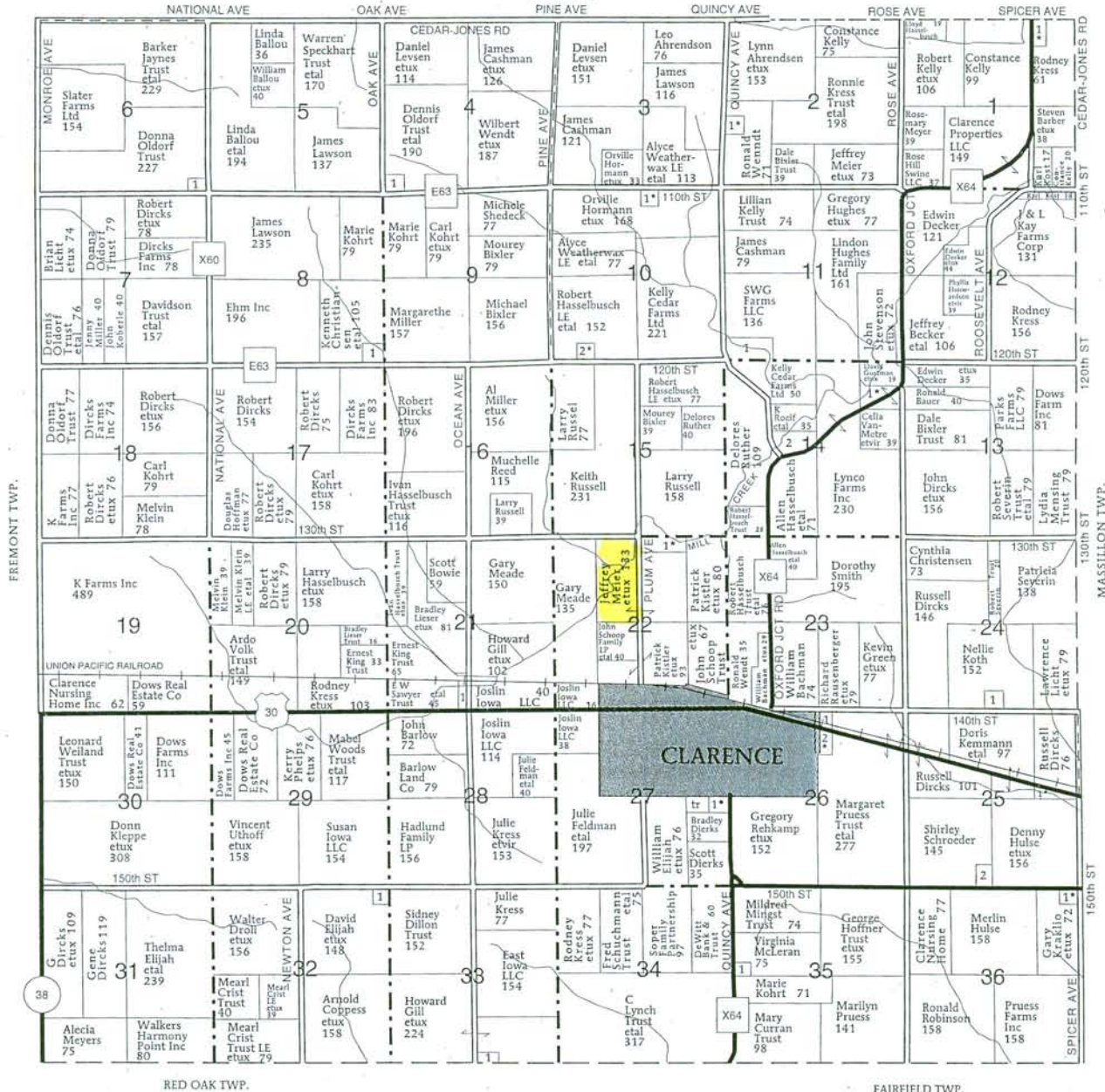
T-82-N

## DAYTON PLAT

(Landowners)

JONES CO.

R-2-W



## DAYTON TOWNSHIP

## SECTION 1

1. Alibee LE, Janet 12

## SECTION 2

1. Dewell, Rory 6

## SECTION 4

1. Dierks Farms Inc 5

## SECTION 6

1. Coiner, Doris 6

## SECTION 8

1. Christiansen, Laurence

13

## SECTION 10

1. Horman, Mark 5

2. Jones, Kevin 6

## SECTION 11

1. Kelly Cedar Farms Ltd

20

## SECTION 14

1. Stevenson, John 16

2. Hasselbusch, Allan 11

## SECTION 21

1. Oxley, Nicholas 5

## SECTION 22

1. Burmeister, Lloyd 9

## SECTION 24

1. Koth, Warren 6

## SECTION 25

1. Banta, Brian 13

2. Jones, Bradley 7

## SECTION 26

1. RV Coop 6

2. Pruess, Anita 10

## SECTION 27

1. Lyon, Greg 10

## SECTION 32

1. Elijah Farms Inc 7

## SECTION 33

1. Folkmann, Marlene 6

## SECTION 35

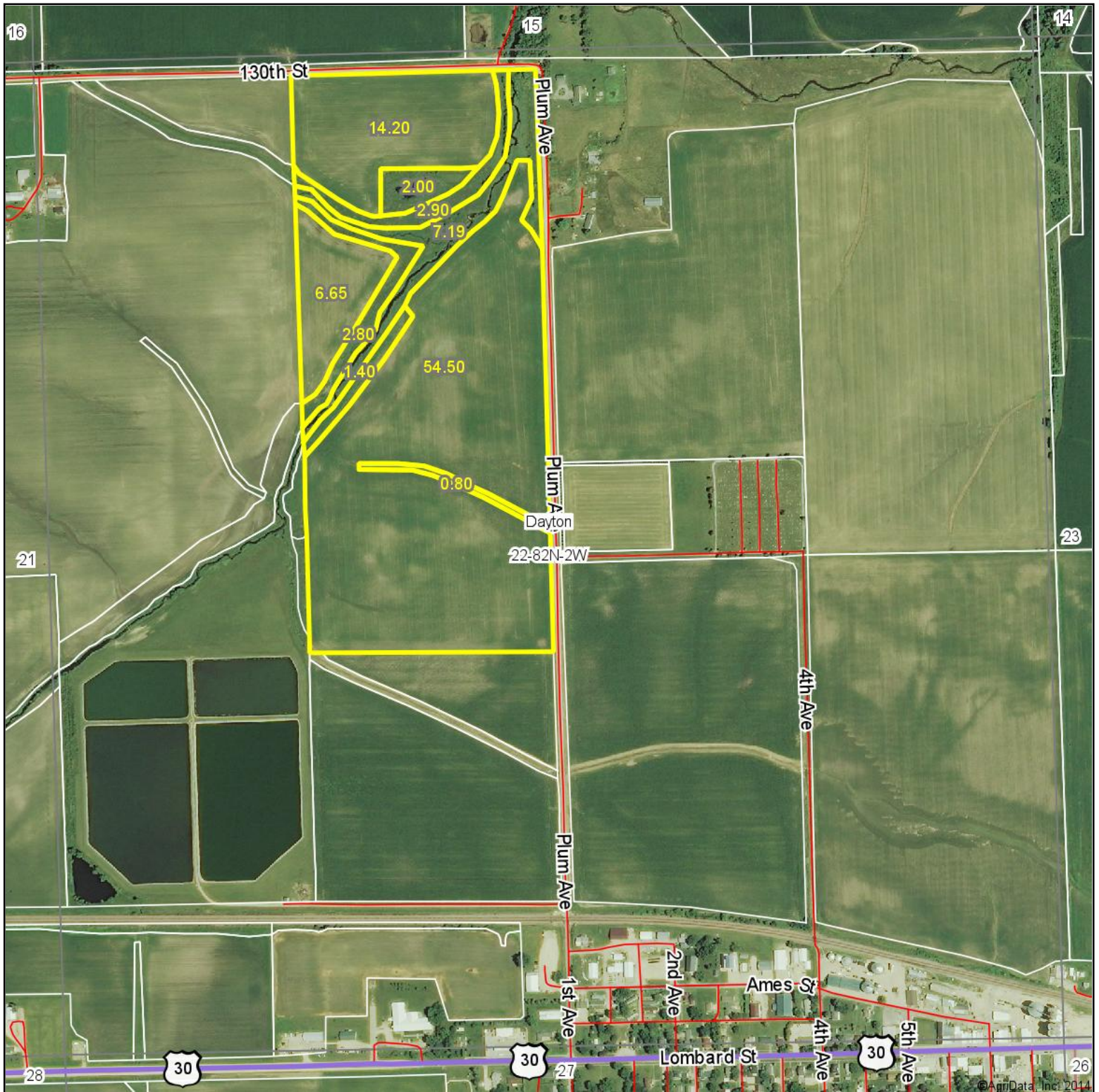
1. Chapman Jr, Paul 5

## SECTION 36

1. Wendt, Steven 5



# Aerial Map



**TOTAL REALTY CO.**  
Serving in Farm and  
Residential Sales

DeWitt, IA  
563-659-8185

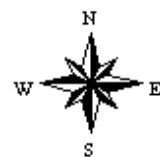
Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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**22-82N-2W**  
**Cedar County**  
**Iowa**

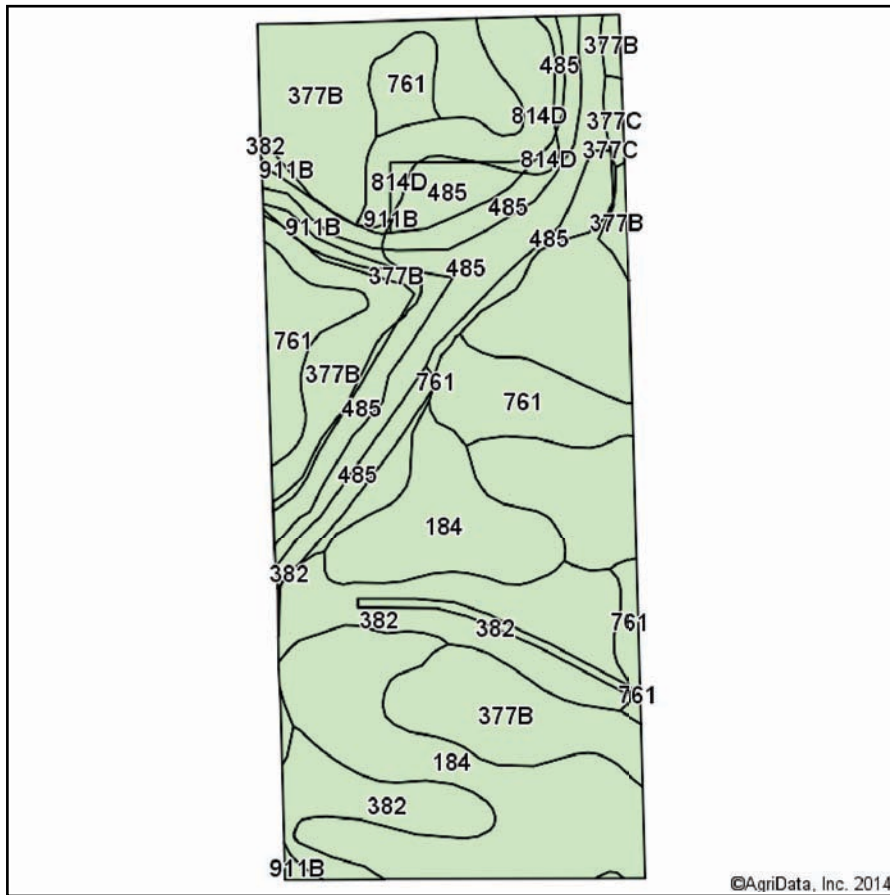
map center: 41° 53' 46.35, 91° 3' 53.22

scale: 9527

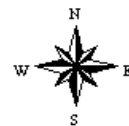


7/8/2014

# Soils Map-CSR2



State: **Iowa**  
 County: **Cedar**  
 Location: **22-82N-2W**  
 Township: **Dayton**  
 Acres: **92.44**  
 Date: **7/8/2014**



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 DeWitt, IA  
 563-659-8185

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## Area Symbol: IA031, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	Corn	Corn Irrigated	Oats	Soybeans	Soybeans Irrigated	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	28.02	30.3%	Ile	95	90	20		10	5		97	97	69
184	Klinger silty clay loam, 1 to 3 percent slopes	19.86	21.5%	I	95	93						95	95	60
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	15.85	17.1%	Ilw	88	92	18	17	9	5	6	96	96	55
382	Maxfield silty clay loam, 0 to 2 percent slopes	12.30	13.3%	Ilw	94	90						88	88	58
761	Franklin silt loam, 1 to 3 percent slopes	9.44	10.2%	I	85	83	10		5	3		94	94	61
814D	Rockton loam, 5 to 14 percent slopes	4.53	4.9%	Ive	23	26	9		3	2		55	52	55
911B	Colo-Ely complex, 2 to 5 percent slopes	2.01	2.2%	Ile	82	85	10		4	3		96	96	66
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.43	0.5%	Ille	87	75	19		9	5		95	95	68
<b>Weighted Average</b>					<b>88.8</b>	<b>87</b>	<b>10.9</b>	<b>2.9</b>	<b>5.4</b>	<b>2.9</b>	<b>1</b>	<b>92.8</b>	<b>92.7</b>	<b>61.6</b>

Area Symbol: IA031, Soil Area Version: 18

\*\*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  
Cedar

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 5080**  
**Prepared:** 5/30/14 1:24 PM  
**Crop Year:** 2014  
**Page:** 1 of 1

Report ID: FSA-156EZ

**Abbreviated 156 Farm Record**

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.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
JEFFREY A MEIER	D 02 4616=5080,5081, & 5082	

**Farms Associated with Operator:**  
322, 338, 537, 1936, 3757, 3838, 4408, 4741, 5081, 5586, 6161

**CRP Contract Number(s):** 2888 , 10115

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP/EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>	<b>Farm Status</b>	<b>Number of Tracts</b>
92.28	85.3	85.3	0.0	0.0	9.9	0.0	Active	1
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>			<b>FAV/WR History</b>	
0.0	0.0	75.4	0.0	0.0			Y	

<b>Crop</b>	<b>Base Acreage</b>	<b>Direct Yield</b>	<b>CC Yield</b>	<b>CCC-505 CRP Reduction</b>	<b>PTPP Reduction</b>
CORN	39.7	134	153	0.0	0.0
SOYBEANS	35.7	38	46	0.8	0.0
<b>Total Base Acres:</b>	75.4				

<b>Tract Number:</b> 7987	<b>Description:</b> J-3 E1/2 NW1/4 SEC 22 T82N R2W	<b>FAV/WR History</b>
<b>BIA Range Unit Number:</b>		Y
<b>HEL Status:</b> NHEL: no agricultural commodity planted on undetermined fields		
<b>Wetland Status:</b> Wetland determinations not complete		
<b>WL Violations:</b> None		

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP/EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>
92.28	85.3	85.3	0.0	0.0	9.9	0.0
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>		
0.0	0.0	75.4	0.0	0.0		

<b>Crop</b>	<b>Base Acreage</b>	<b>Direct Yield</b>	<b>CC Yield</b>	<b>CCC-505 CRP Reduction</b>	<b>PTPP Reduction</b>
CORN	39.7	134	153	0.0	0.0
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<b>Total Base Acres:</b>	75.4				

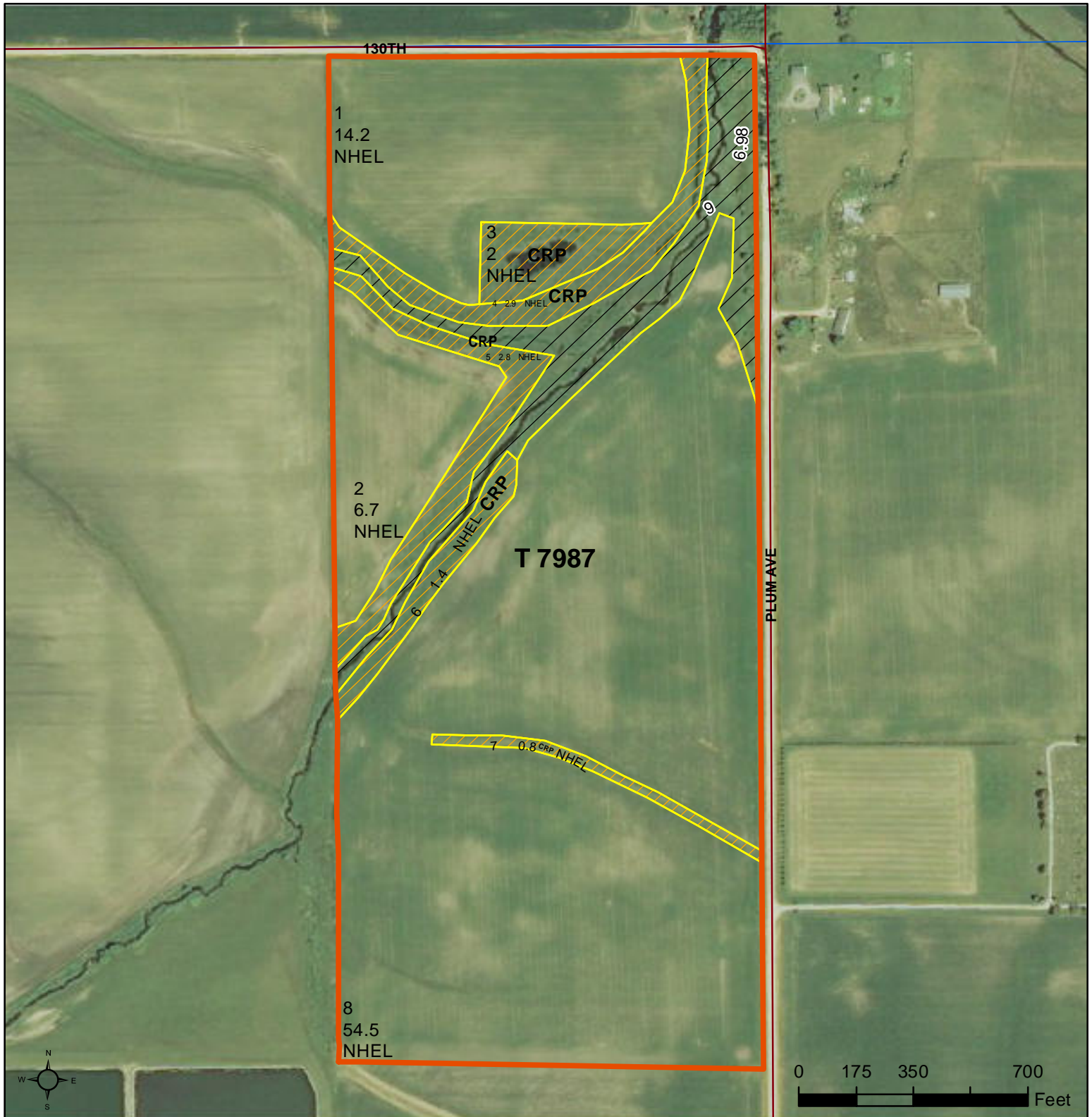
**Owners:** JEFFREY A MEIER WENDY J MEIER  
**Other Producers:** BRUCE R JENSEN





United States  
Department of  
Agriculture

## Cedar 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

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).

2014 Program Year

Map Created December 02, 2013

Farm **5080**  
Tract **7987**