

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





### 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.

700 6th Ave., DeWitt, IA 52742 Phone: 563-659-8185 Fax: 563-659-8189 www.totalrealtyco.com





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

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

TOTAL ACRES:	92.28		<u>F.S.A. Information:</u>				
PRICE:	\$1,025	,000.00	Farmland:	92.28	Corn Base:	39.7	
Price Per Acre:	\$11,10	·	Crop Acres:	85.3	Corn Yield:	134	
Owner:	Meier		CRP Acres:	9.9	Soybean Base:	35.7	
			Wheat Base:		Soybean Yield:	38	
Operator:	Owner		Wheat Yield:				
County & State:	Cedar	Co., IA	Approximate Breakdown of Acres:				
Location:	1/2 mil	e North of Clarence, IA				<u></u>	
Possession Date:	To be a	agreed	10	otal Acres:	92.28		
Drainage Info:	Natural		Ti	Ilable Acres:	85.3		
Average CSR:	87 Average CSR2: 88.8		C	RP Acres:	9.9		
Taxable Acres:	91.89	U U	F	armstead:			
Net RE Taxes:	\$2,316	00	R	oads:			
	,		И	aterways:	6.9		
Taxes payable in:	2014		Ti	mber:			
Topography:	Level		Pasture:				
Legal Description:				<u>To Conta</u>	ect Listing Agent:		
The East $1/2$ of the Northwest $1/4$ and the North $1/4$ of the North-			Douglas R. Yegge				

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

**Comments & Building Information:** 

Quality farm with high CSR.

Lease/FSA Information:

563-320-9900

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 JONES CO.



	*	12			NES CO.				
Participant and an and an	NATIONAL AVE	OAK /	VE	PI	NE AVE	QUIN	CY AVE	ROSE	AVE SPICER AVE
H Bark A Jayn UU Charter UN Slater N Farms W Ltd	ies 50	Warren' Speckhart Trust etal 170 V	CEDAR-JO Daniel Levsen etux 114	NES RD James Cashman dtux 126	Daniel Levsen etux 151	Leo Ahrendson 76 James Lawson 116	Lynn Ahrendsen etux Z 153	Ronnie Kress un Trust of	Robert Constance Rodrey 0 Kelly Kelly 61 100 100 100 100 100 100 100 1
6 Farms 154 Dom Oldo Trust 227	rf linetal	James Lawson 137	Dennis Oldorf Trust etal 190	Wilbert Wendt etux 187	James Cashman 121 Orville Hor- manin etux 33	Alyce Weather- wax LE etal 113	Ronald Wenndt 21 alr 21 alr 21 21 21 21 21 21 21 21 21 21 21 21 21	Kress w Trust on etal O 198 & Jeffrey Meier etux 73	Rose HIII Swine
4 4 4 4 4 4 4 4 4 4 4 4 4 4	rt s James Lawson 235	Marie Kohrt 79	Marie Kohrt 79 79 79	Michole Shedeck 77 Mourey Bixler 79	Orville Hormann etux 168 Alyce Weatherwax LE etal 77	1. 110th ST	Lillian Kelly Trust 74 James Cashman 79 1	Gregory Hughes etux 77 Lindon Hughes Family	D Edwin Corp t 121 Edwin Corp 131 Edwin Corp 131 Edwin Edwin Corp 131 Edwin Edw
	idson Fhm Inc	Kenneth Christian- sen 1	Margarethe Miller 157	Michael Bixler 156	Robert Hasselbusch LE etal 152 [2*]	Cedar Farms Ltd 221	SWG Farms LLC 136	John Stevenson efux 72	Profile L Profile L
422 Supervision of the second	ert Nobert ks Dircks	A Robert Dircks 75 Farms Inc 83	Robert Dircks etux 196 OO	Al Miller etux 156	Larry Russel 77	120th ST Robert Hasselbusch LE ettux 77 Mourey Bisker 39 Bisker Auther 40	Cedar Beclores scheres	Cella Van- Metre etvir 39	Edwin ctus Recker 35 Bauer 40 Dale Eixler Trust 81 3
Karms Farms Farms Farms Robert Dircks etux 76 62 82 82 82 82 82 82 82 82 82 82 82 82 82	i Douglas Hoffman etux 77 Robert Dircks etux	Carl Kohrt etux 158 130th ST	Ivan Hasselbusch Trust etuk 116	Muchelle Reed 115 Larry Russell 39	Keith Russell 231	Larry Russell 158	Allen Hasselbusch	Lynco Farms Inc 230	John Dircks etux 156 1000 1000 1000 1000 1000 1000 1000 100
K Farms Inc 489 19	McIvin 39. McIvin 39. McIvin Klein LE etal 39 Robert Dircks etux 79		Scott Bowie 59 Bradley Lieser 2	Gary Meade 150	Gary Meade 135	PLUM AV Patrick Kistler etux 80	Nobert Hasselbusch Trust Asselbusch Asselbus	Dorothy Smith 195	Cynthia Christensen 73 Patrieta Seytrin Dircks 146 - 24
UNION PACIFIC RAILFOAD Clarence Dows Nursing Estate Home Inc 62 59	Ardo Volk Trust etal Real	Rodney	Ernest King Trust 65 E W Sawyer etal Trust 45	Howard Gill etux 102 Joslin 40 Iowa LLC	Josfin I Ilowa Ilowa Ilowa Ilowa Ilowa	Partick Kittler 93 John ctux Schoop	Ronald 35 Wendid 35 Weitham (18,27) Bechman (18,27) OXFORD JG William Bachman	Richard Rausenberger 79 29 29 29 29 29 29 29 29 29 20 20 20 20 20 20 20 20 20 20 20 20 20	Nellie Koth 152 1
Weiland 20 F. Trust 20 In	wis inc 45 ows Real	Mabel Woods Trust etal 117 29	John Barlow 72 Barlow Land Co 79	Joslin lowa LLC 114 Julie Feld- man etal	lowa LLC 38	CLAR		6 Margaret	Hoth ST Doris Kemmann etal 97 Russell Dircks TOT
Donn Kleppe etux 308 150th ST	Vincent Uthoff etux 158	Susan Iowa LLC 154	Hadlund Family LP 156	Julic Kress etvir 153	Julie Feldman etal 197	E ulaina ulaina Bradley Dierks 32 Scott Dierks 35	Gregory Rehkamp etux 152	Pruess Trust etal 277	Shirley Schroeder 145 2 2 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
Gene Bircks 109 Dircks 119 Dircks 119	ah 150 3	Elijah ettix 148 32	Sidney Dillon Trust 152	Julie Kress 77 Bast Iowa LLC 154	Rodney Rodney Kress Fred Schuchmann Trust etal	P Soper Family Partnership 97 Bacwatt Bacwatt	u 150th ST Mildred Mingst Trust 74 Virginia McLeran 0 1 75	George Hoffner Trust etux 155	Alarianse Redrig Realing Alarianse Alarianse Realing Alarianse Ala
Alecia Meyers 75 80	Crist Trust 40 Mearl Mearl	Arnold Coppess etux 158	Howard Gill etux 224 4	154	C Ly, In eta 31	i L	X64 Mary Curran 71 98	Marilyn Pruess 141	Ronald Pruess & Robinson Inc Ul 158 158 0 0

RED OAK TWP.

DAYTON TOWNSHIP SECTION 1 1. Alibee LE, Janet 12 SECTION 2 1. Dewell, Rory 6 SECTION 4 SECTION 10 1. Horman, Mark 5 2. Jones, Kevin 6 SECTION 11 SECTION 4 1. Dierks Farms Inc 5 SECTION 6 SECTION 14 1. Coiner, Doris 6 SECTION 8 1. Christiansen, Laurence 13

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. Kelly Cedar Farms Ltd 20 1. Stevenson, John 16 2. Hasselbusch, Allan 11 SECTION 21 SECTION 26 1. RV Coop 6 2. Pruess; Anita 10 1. Oxley, Nicholas 5 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

FAIRFIELD TWP.

ł

1. Wendt, Steven 5

© Farm & Home Publishers, Ltd.

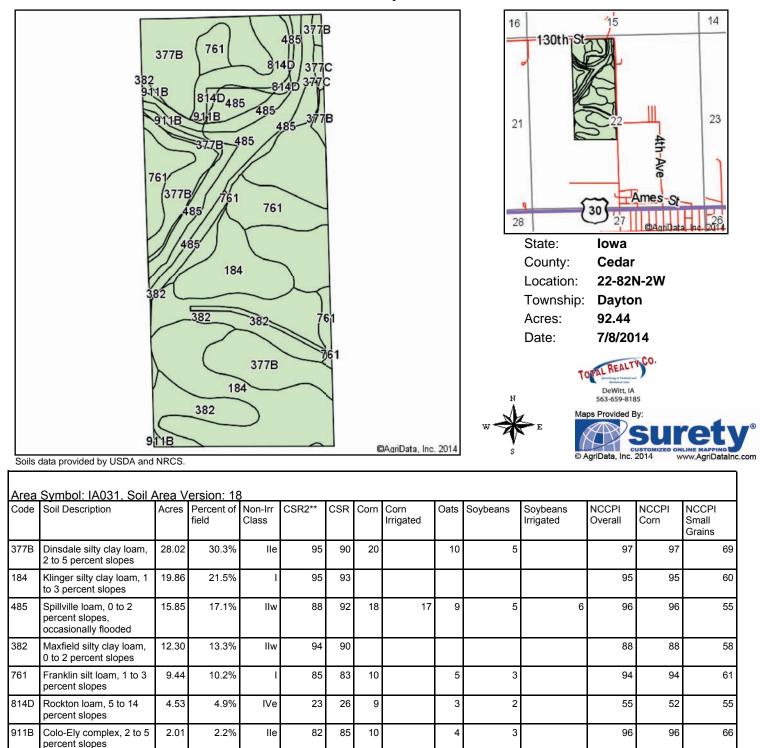
32

# **Aerial Map**





## Soils Map-CSR2



Area Symbol: IA031, Soil Area Version: 18

Dinsdale silty clay loam,

5 to 9 percent slopes

377C

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

0.43

0.5%

Weighted Average

Ille

87

88.8

75

87 10.9

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

19

9

5.4

2.9

5

2.9

95

92.8

1

95

92.7

68

61.6

		FARM: 5080
lowa	U.S. Department of Agriculture	Prepared: 5/30/14 1:24 PM
Cedar	Farm Service Agency	Crop Year: 2014
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Page: 1 of 1

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**

JEFFREY A MEIER

Farm Identifier

Recon Number

FAV/WR History

Υ

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

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

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

Tract Number: 7987

Description: J-3 E1/2 NW1/4 SEC 22 T82N R2W

**BIA Range Unit Number:** 

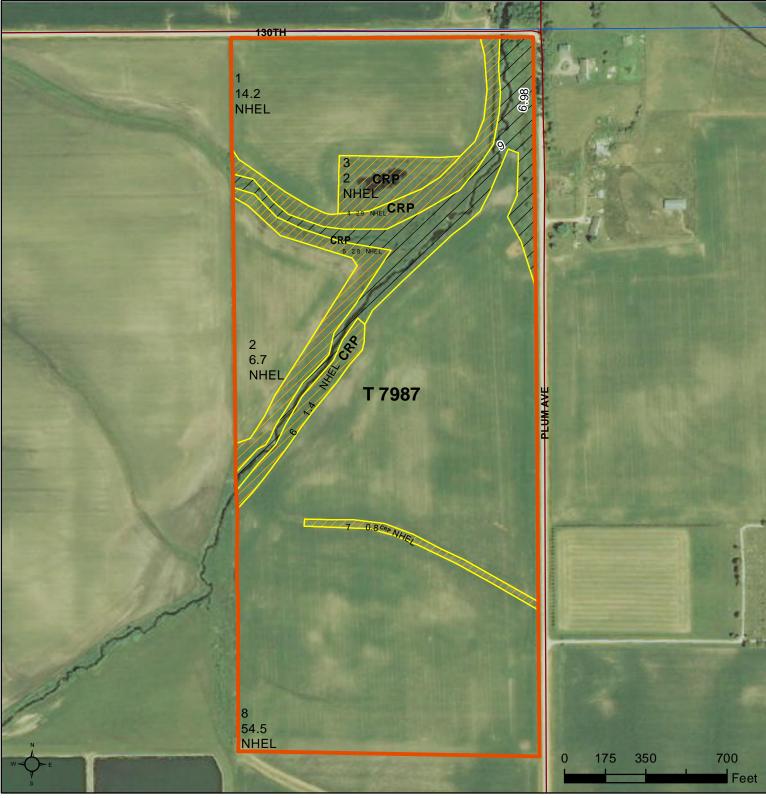
HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland		WBP	WRP/EWP	CRP Cropland 9.9	GRP
92.28	85.3	85.3		0.0	0.0		0.0
State Conservation	Other Conservation	Effective DCP Croplar	nd	Double Cropped	MPL/FWP		
0.0	0.0	75.4		0.0	0.0		
Сгор	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction		
CORN	39.7	134	153	0.0	0.0		
SOYBEAN	S 35.7	38	46	0.8	0.0		
Total Base	Acres: 75.4						
Owners: JEFFREY A Other Producers: E				WENDY	JMEIER		





Common Land Unit Cropland Non-cropland Conservation Reserve Program Wetland Determination Identifiers Restricted Use Limited Restrictions Exempt from Conservation Compliance Provisions

Section Line

Tract Boundary

2014 Program Year Map Created December 02, 2013

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

United States Deparment 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).