



# TOTAL REALTY CO.

*Specializing in Farmland and  
Residential Sales*



*Total Realty Co.  
is pleased to present:*

*The Hoffman Trust Farm*

*406 acres more or less*

*Section(s) 2, 35 & 36*

*Washington & Pleasant Township, Marion & Lucas 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.

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



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



**Branch Office**  
 4672 Glass Ave., St. Ansgar, IA 50472  
 Phone: (641) 425-8617  
 reed@totalrealtyco.com



## 406.96 acres more or less in Lucas & Marion Co., IA

|                     |                        |
|---------------------|------------------------|
| <b>TOTAL ACRES:</b> | <b>406.93M/L Acres</b> |
| <b>PRICE:</b>       | <b>\$1,800,000</b>     |

**Price Per Acre:** \$4,423  
**Owner:** Wilson Hoffman Trust  
**Operator:** Custom Farmed  
**County & State:** Lucas & Marion County, Iowa  
**Location:** 8 miles South of Knoxville  
**Possession Date:** As Agreed  
**Drainage Info:** Natural & Tile  
**Average CSR2:** 53.5 CSR: 47.2  
**Taxable Acres:** 400.25  
**Net RE Taxes:** \$5,544  
**Taxes payable in:** 2012  
**Topography:** rolling

### F.S.A. Information:

|                     |        |                       |       |
|---------------------|--------|-----------------------|-------|
| <b>Farmland:</b>    | 406.06 | <b>Corn Base:</b>     | 169.2 |
| <b>Crop Acres:</b>  | 347.48 | <b>Corn Yield:</b>    | 104   |
| <b>CRP Acres:</b>   | 0      | <b>Soybean Base:</b>  | 144   |
| <b>Wheat Base:</b>  | 0      | <b>Soybean Yield:</b> | 31    |
| <b>Wheat Yield:</b> | 0      |                       |       |

### Approximate Breakdown of Acres:

|                         |        |
|-------------------------|--------|
| <b>Total Acres:</b>     | 406.93 |
| <b>Tillable Acres:</b>  | 347.48 |
| <b>CRP Acres:</b>       | 0      |
| <b>Farmstead:</b>       | 0      |
| <b>Roads:</b>           | 8.9    |
| <b>Waterways/Trees:</b> | 50.55  |
| <b>Timber:</b>          | 0      |
| <b>Pasture:</b>         | 0      |

### Legal Description:

E (1/2), NE (1/4) excluding rural residence, Section 35; NW (1/4), Section 36; E (1/2), SE (1/4); SW (1/4), SE (1/4), Section 35, all in T-74-N, R-20-W, Marion County Iowa & 53.82 m/l acres in NE (1/4), NE (1/4), Section 2, T-73-N, R-20-W, Lucas County, Iowa (exact legal description taken from Abs.)

### To Contact Listing Agent:

**Reed Kuper**  
**(641)425-8617**  
**reed@totalrealtyco.com**

### Comments & Building Information:

Bare land only, no buildings. Owner has done recent land improvements with terraces, tile and waterway work and acreage demolition. The land is ready to go to work for the new owner.

### Lease/FSA Information:

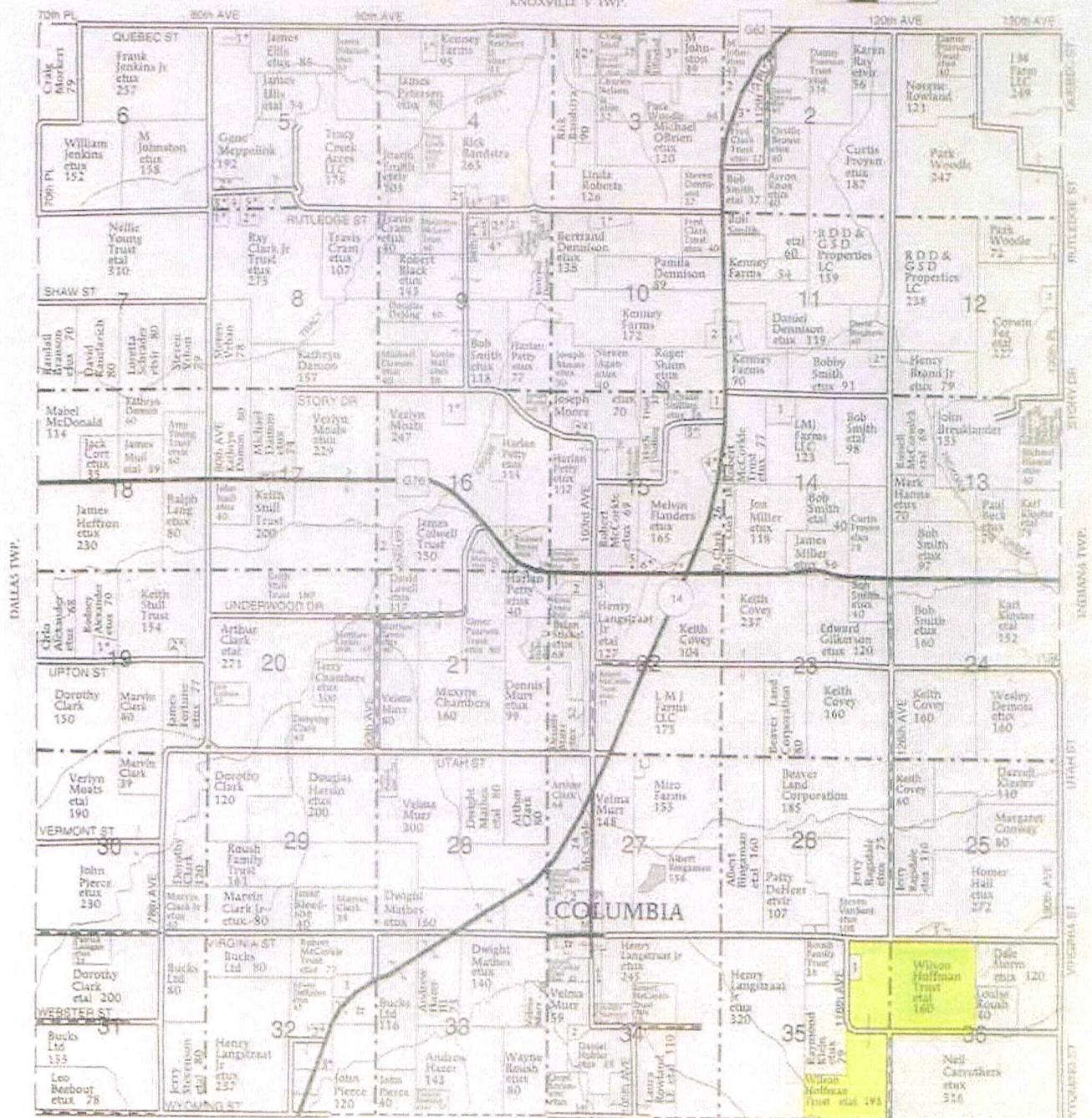
**Lease is open for 2014 crop season.**  
**Land designated as HEL**  
**Seller would be open to split North and South Parcels**



T-74-N

## WASHINGTON PLAT

R-20-W

**WASHINGTON TOWNSHIP****SECTION 2**

1. Ethell, Harold 7
2. Woodie, Park 14
3. Brown, Donald 18

**SECTION 3**

1. Unknown 7
2. Reichert, Russell 16
3. Rowland, James 14

**SECTION 4**

1. DeMaria, Geoffrey 10
2. Thorton, Thomas 6
3. Marshall, Richard 9

4. Wilson, Thomas 5

**SECTION 5**

1. Mann, Dennis 8
2. Davis, Ronald 9
3. Clark, Craig 7
4. Clark, Sheila 10
5. Franck, Lee 7

**SECTION 8**

1. Clark, Craig 7
2. Franck, Lee 7

**SECTION 9**

1. Wilson, Wayne 9
2. Wilson, Tom 13
3. Wilson, Kelly 6

4. Holmes, Jeffrey 19

**SECTION 10**

1. Lee, Robert 13
2. DeJong, Michael 11

**SECTION 11**

1. McGill, Mickal 6
2. Williams, William 7

**SECTION 12**

1. McCombs, Carmen 7
2. Johnson, Marie 10

**SECTION 14**

1. Allen, James 15

**SECTION 15**

1. Snitting, Anthony 5

**LUCAS CO.**

2. VerSteeg, Alan 5

3. Witt, Gerald 5

4. Dixon, Brad 10

5. Dean, Lowell 7

6. Haag, Randall 7

7. Roe, Robert 8

**SECTION 16**

1. McNeely, Terry 14

2. Stull Trust, Keith 13

3. Breese, Marvin 6

4. Petty, Harlan 8

**SECTION 17**

1. Farrell, Brent 5

**SECTION 18**

1. Bingham, Terry 10

2. Umbie, Larry 5

**SECTION 22**

1. Bennett, James 10

2. Gosport Cemetery Association 7

3. DeZwarte, Betty 5

**SECTION 24**

1. Johnson, Louise 5

**SECTION 25**

1. Broyles, Shelley 8

**SECTION 26**

1. Goff, Brenda 5

**SECTION 27**

1. Frye, Colin 5

2. McCorkle Hardware Inc 18

3. Jackson, David 5

**SECTION 32**

1. South Central Coop 13

2. White, Cory 7

3. Klimenchuk, Peter 8

**SECTION 34**

1. Hubler, Daniel 10

2. Columbia Cemetery 5

**SECTION 35**

1. Carrothers, Diane 7

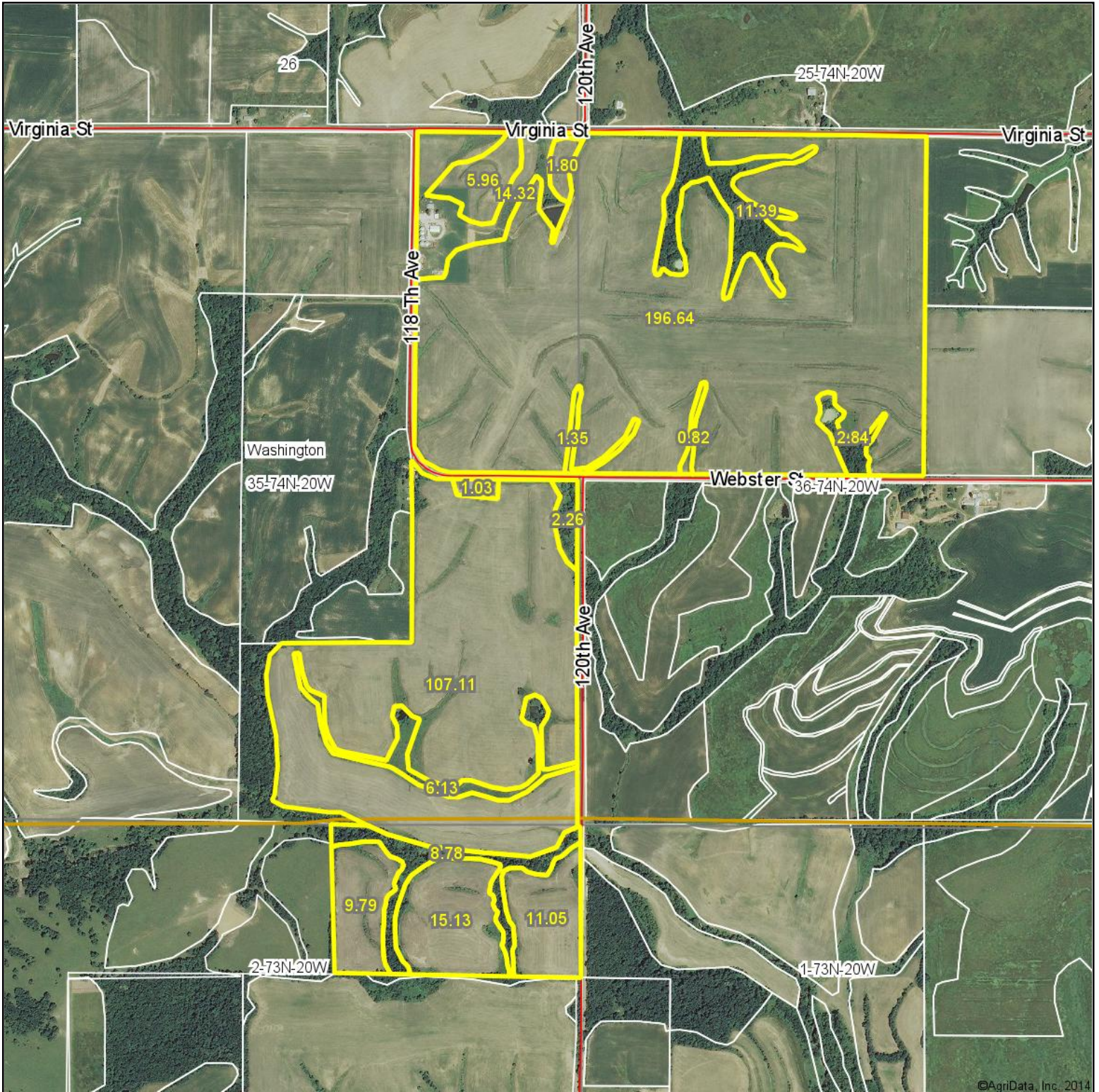


R-20-W

- LUCAS CO., IA



# Aerial Map



**TOTAL REALTY CO.**  
Specializing in Farmland and  
Rural Real Estate  
DeWitt, IA  
563-659-8185

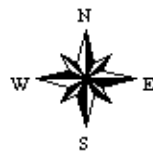
Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2014 www.AgriDataInc.com

**35-74N-20W**  
**Marion County**  
**Iowa**

map center: 41° 10' 0.05, 93° 7' 9.57

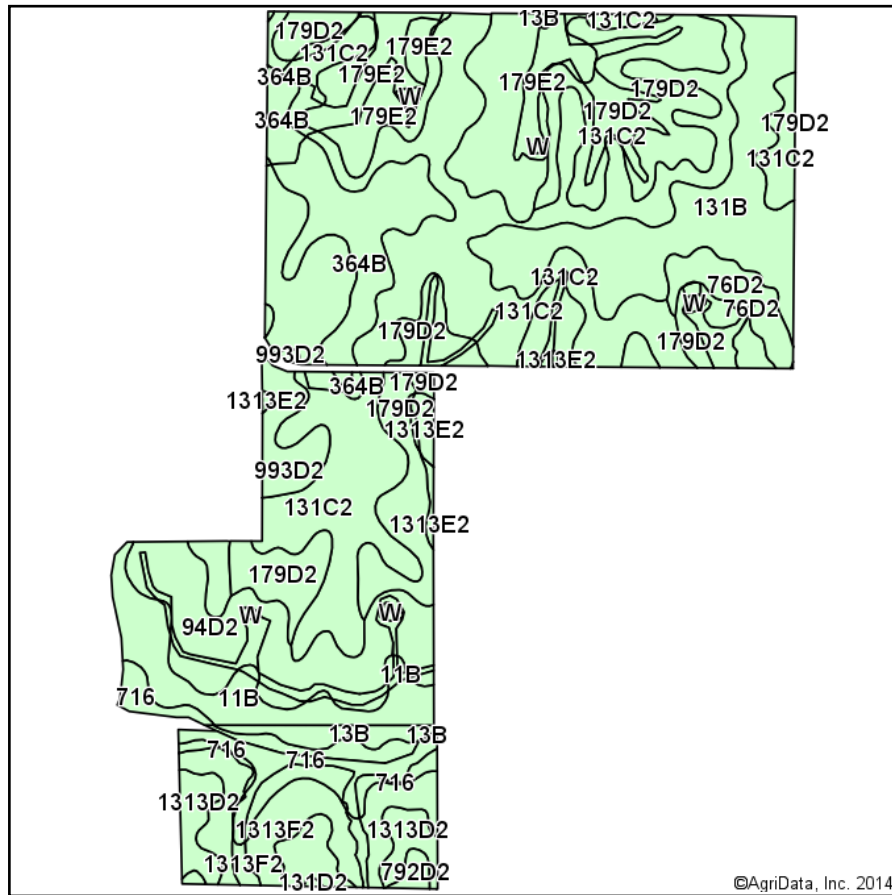
scale: 13781



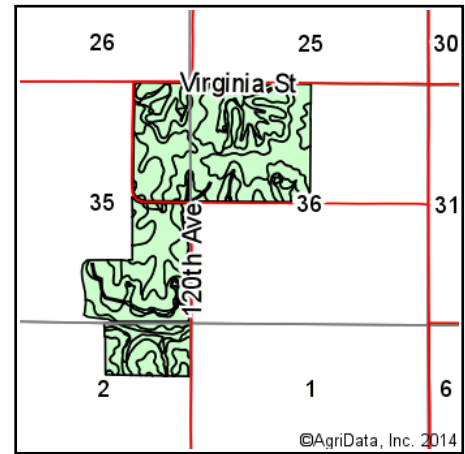
3/14/2014



# Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Marion**  
 Location: **35-74N-20W**  
 Township: **Washington**  
 Acres: **396.4**  
 Date: **3/14/2014**

**TOTAL REALTY CO.**  
 Specializing in Farmland and  
 Recreational Sales  
 DeWitt, IA  
 563-659-8185



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

Area Symbol: IA117, Soil Area Version: 20

Area Symbol: IA125, Soil Area Version: 22

| Code   | Soil Description                                                           | Acres  | Percent of field | Non-Irr Class | CSR2** | CSR* | NCCPI Overall | NCCPI Corn | NCCPI Small Grains |
|--------|----------------------------------------------------------------------------|--------|------------------|---------------|--------|------|---------------|------------|--------------------|
| 131C2  | Pershing silt loam, 5 to 9 percent slopes, moderately eroded               | 112.63 | 28.4%            | IIle          | 64     | 49   | 65            | 65         | 51                 |
| 179D2  | Gara loam, 9 to 14 percent slopes, moderately eroded                       | 66.72  | 16.8%            | IVe           | 47     | 43   | 68            | 68         | 42                 |
| 131B   | Pershing silt loam, 2 to 5 percent slopes                                  | 36.75  | 9.3%             | IIle          | 72     | 72   | 73            | 73         | 68                 |
| 179E2  | Gara loam, 14 to 18 percent slopes, moderately eroded                      | 36.36  | 9.2%             | VIle          | 35     | 33   | 64            | 64         | 39                 |
| 94D2   | Caleb-Mystic loams, 9 to 14 percent slopes, moderately eroded              | 30.61  | 7.7%             | IVe           | 38     | 35   | 65            | 65         | 40                 |
| 364B   | Grundy silty clay loam, 2 to 5 percent slopes                              | 22.65  | 5.7%             | Ile           | 74     | 80   | 71            | 71         | 61                 |
| 1313F2 | Munterville silty clay loam, 18 to 25 percent slopes, moderately eroded    | 20.40  | 5.1%             | VIIle         | 5      | 5    | 31            | 31         | 21                 |
| 11B    | Colo-Ely silty clay loams, 2 to 5 percent slopes                           | 16.98  | 4.3%             | Ile           | 78     | 65   | 96            | 96         | 64                 |
| 716    | Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded | 13.75  | 3.5%             | IIlw          | 78     |      | 83            | 83         | 54                 |
| 1313D2 | Munterville silty clay loam, 9 to 14 percent slopes, moderately eroded     | 12.16  | 3.1%             | VIle          | 31     | 10   | 41            | 41         | 34                 |
| 993D2  | Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded          | 7.42   | 1.9%             | IVe           | 34     | 27   | 63            | 63         | 40                 |
| 76D2   | Ladoga silt loam, 9 to 14 percent slopes, moderately eroded                | 7.39   | 1.9%             | IIle          | 52     | 55   | 71            | 71         | 49                 |
| 13B    | Zook-Olmitz-Vesser complex, 0 to 5 percent slopes                          | 4.19   | 1.1%             | Ile           | 70     | 53   | 82            | 82         | 55                 |
| 1313E2 | Munterville silt loam, 14 to 18 percent slopes, moderately eroded          | 2.63   | 0.7%             | VIIle         | 22     | 5    | 40            | 40         | 31                 |
| 716    | Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded | 2.45   | 0.6%             | IIlw          | 78     |      | 83            | 83         | 54                 |

# Maps Provided By:



|                         |                                                                     |      |      |     |             |             |             |             |             |
|-------------------------|---------------------------------------------------------------------|------|------|-----|-------------|-------------|-------------|-------------|-------------|
| 792D2                   | Armstrong clay loam, 9 to 14 percent slopes, moderately eroded      | 1.56 | 0.4% | IVe | 5           | 13          | 50          | 50          | 39          |
| W                       | Water                                                               | 1.33 | 0.3% |     | 0           | 0           |             |             |             |
| 13B                     | Nodaway-Vesser silt loams, 2 to 5 percent slopes                    | 0.27 | 0.1% | IIw | 79          | 63          | 92          | 92          | 64          |
| 131D2                   | Pershing silty clay loam, 9 to 14 percent slopes, moderately eroded | 0.15 | 0.0% | IVe | 38          | 31          | 53          | 53          | 50          |
| <b>Weighted Average</b> |                                                                     |      |      |     | <b>53.5</b> | <b>43.7</b> | <b>65.9</b> | <b>65.9</b> | <b>47.8</b> |

Area Symbol: IA117, Soil Area Version: 20

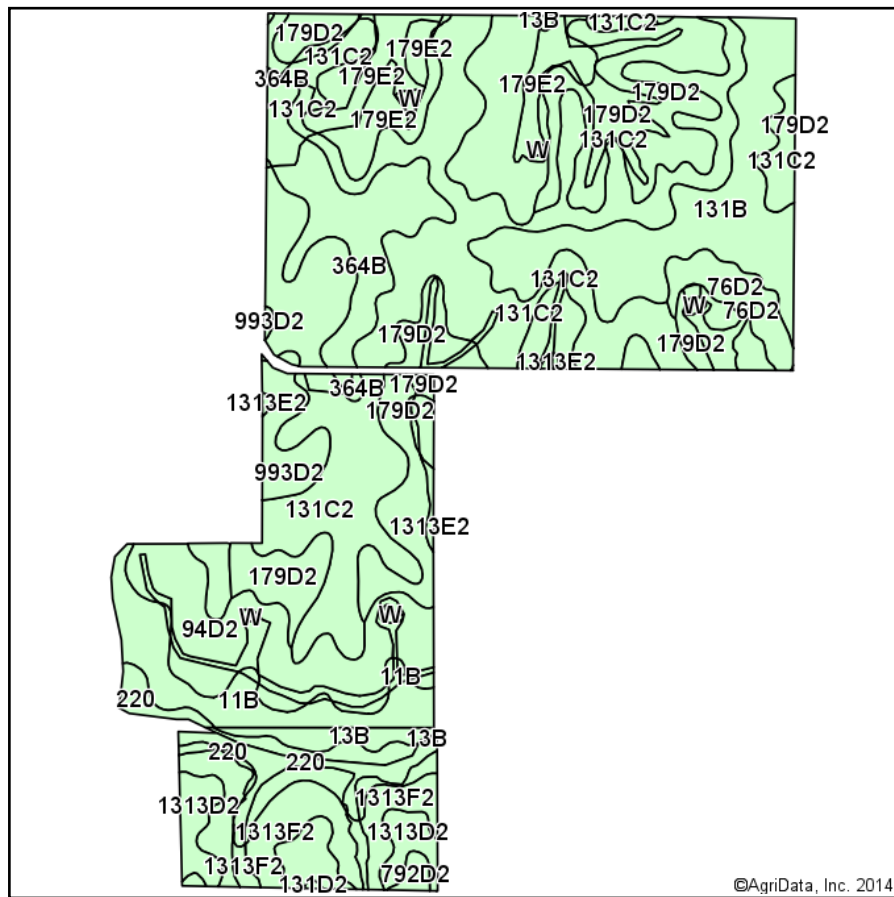
Area Symbol: IA125, Soil Area Version: 22

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

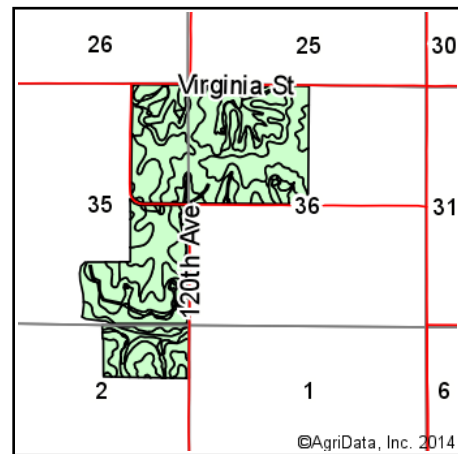
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



# Soils Map-CSR(as of 1/21/12)



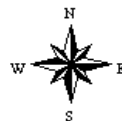
Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Marion**  
 Location: **36-74N-20W**  
 Township: **Washington**  
 Acres: **396.4**  
 Date: **3/14/2014**

**TOTAL REALTY CO.**  
 Specializing in Farmland and  
 Recreational Sales  
 DeWitt, IA  
 563-659-8185

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



## Viewing soils data as of 1/21/2012

| Code                    | Soil Description                                                        | Acres  | Percent of field | Non-Irr Class | CSR*        | Corn         | Oat<br>s    | Soybeans    |
|-------------------------|-------------------------------------------------------------------------|--------|------------------|---------------|-------------|--------------|-------------|-------------|
| 131C2                   | Pershing silt loam, 5 to 9 percent slopes, moderately eroded            | 112.80 | 28.5%            | IIIe          | 49          | 146          | 58          | 39          |
| 179D2                   | Gara loam, 9 to 14 percent slopes, moderately eroded                    | 66.62  | 16.8%            | IVe           | 43          | 138          | 55          | 37          |
| 131B                    | Pershing silt loam, 2 to 5 percent slopes                               | 36.72  | 9.3%             | IIIe          | 72          | 177          | 71          | 48          |
| 179E2                   | Gara loam, 14 to 18 percent slopes, moderately eroded                   | 36.43  | 9.2%             | VIe           | 33          | 125          | 50          | 34          |
| 94D2                    | Caleb-Mystic loams, 9 to 14 percent slopes, moderately eroded           | 30.61  | 7.7%             | IVe           | 35          | 127          | 51          | 34          |
| 364B                    | Grundy silty clay loam, 2 to 5 percent slopes                           | 22.68  | 5.7%             | Ile           | 80          | 188          | 75          | 51          |
| 1313F2                  | MUNTERVILLE silty clay loam, 18 to 25 percent slopes, moderately eroded | 20.33  | 5.1%             | VIIe          | 5           | 79           | 32          | 21          |
| 11B                     | Colo-Ely silty clay loams, 2 to 5 percent slopes                        | 17.01  | 4.3%             | Ile           | 65          | 168          | 67          | 45          |
| 220                     | Nodaway silt loam, 0 to 2 percent slopes                                | 13.75  | 3.5%             | IIlw          | 85          | 187          | 75          | 50          |
| 1313D2                  | MUNTERVILLE silty clay loam, 9 to 14 percent slopes, moderately eroded  | 12.14  | 3.1%             | VIe           | 10          | 86           | 34          | 23          |
| 993D2                   | Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded       | 7.48   | 1.9%             | IVe           | 27          | 116          | 46          | 31          |
| 76D2                    | Ladoga silt loam, 9 to 14 percent slopes, moderately eroded             | 7.37   | 1.9%             | IIIe          | 55          | 154          | 62          | 42          |
| 13B                     | Zook-Olmits-Vesser complex, 0 to 5 percent slopes                       | 4.18   | 1.1%             | Ile           | 53          | 144          | 58          | 39          |
| 1313E2                  | MUNTERVILLE silt loam, 14 to 18 percent slopes, moderately eroded       | 2.57   | 0.6%             | VIIe          | 5           | 87           | 35          | 23          |
| 220                     | Nodaway silt loam, 0 to 2 percent slopes                                | 2.43   | 0.6%             | IIlw          | 90          | 202          | 81          | 55          |
| 792D2                   | Armstrong clay loam, 9 to 14 percent slopes, moderately eroded          | 1.53   | 0.4%             | IVe           | 13          | 90           | 36          | 24          |
| W                       | Water                                                                   | 1.33   | 0.3%             |               | 0           |              |             |             |
| 13B                     | Nodaway-Vesser silt loams, 2 to 5 percent slopes                        | 0.28   | 0.1%             | IIlw          | 63          | 165          | 66          | 45          |
| 131D2                   | Pershing silty clay loam, 9 to 14 percent slopes, moderately eroded     | 0.14   | 0.0%             | IVe           | 31          | 114          | 46          | 31          |
| <b>Weighted Average</b> |                                                                         |        |                  |               | <b>47.2</b> | <b>142.4</b> | <b>56.9</b> | <b>38.3</b> |

\*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

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



See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

State : IOWA  
County : MARION

Farm Number : 5658

Operator Name :  
Farms Associated with Operator :

CRP contract numbers :

## Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP            | Farm Status   |      | Number Of Tracts         |
|--------------------|--------------------|------------------------|----------------|------|------|----------------|---------------|------|--------------------------|
| 406.06             | 347.48             | 347.48                 | 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               | 347.48                 | 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         | 169.20        | 0.00                        | 0.00                 | 104          | 104                    |
| Soybeans     | 144.00        | 0.00                        | 0.00                 | 31           | 31                     |
| <b>TOTAL</b> | <b>313.20</b> | <b>0.00</b>                 | <b>0.00</b>          |              |                        |

## NOTES

State : IOWA  
County : MARIONFarm Number : 5658  
Tract Number : 7827

Description : G-15,35,36 E-35 NW-36

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract. Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations :

Owners :

Other Producers :

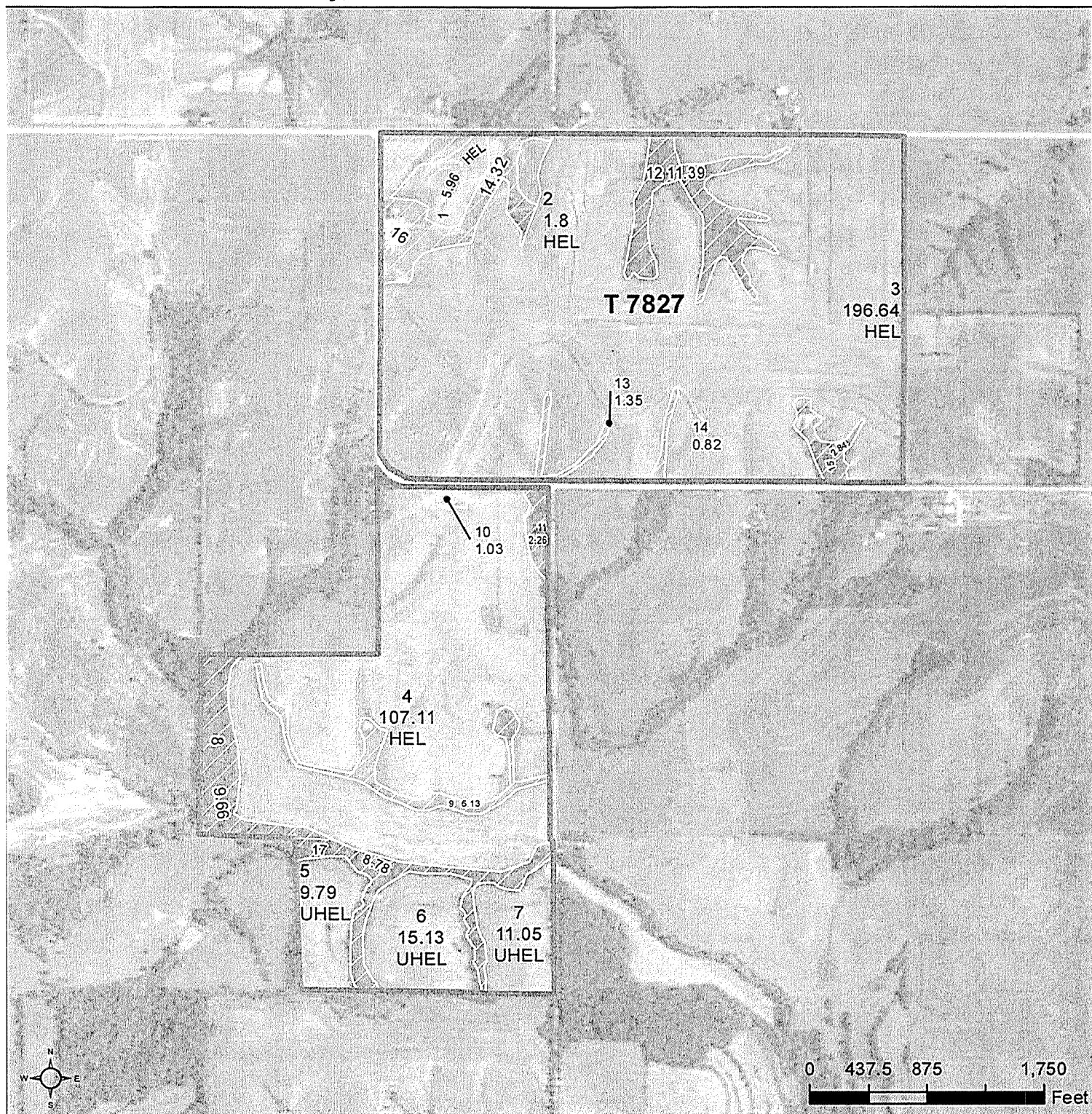
## Tract Land Data

|                    |                    |                        |                |      |      |      |                          |
|--------------------|--------------------|------------------------|----------------|------|------|------|--------------------------|
| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP  |                          |
| 406.06             | 347.48             | 347.48                 | 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               | 347.48                 | 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      | 169.20     | 0.00                        | 0.00                 | 104          | 104                    |
| Soybeans  | 144.00     | 0.00                        | 0.00                 | 31           | 31                     |





**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

2011 Ortho Imagery

1 inch = 1,017 feet

**2013 Program Year**

Map Created May 31, 2013

**Farm 5658**  
**Tract 7827**

USDA 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 the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.



