



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

195 acres more or less

Section 22 & 23

Welton Township, Clinton Co., IA

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

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.

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Main Office
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195 acres more or less in Clinton Co., IA

TOTAL ACRES:	195 m/l
PRICE:	\$1,470,000

Price Per Acre: \$7,538
Owner: Reed
Operator: Reed
County & State: Clinton Co., Iowa

Location: 1 mile South of Welton, IA

Possession Date: To be agreed

Drainage Info: Natural & Tile

Average CSR: 64.3

Taxable Acres: 192.25

Net RE Taxes: \$3,006

Taxes payable in: 2013/2014

Topography: Gentle Slope

F.S.A. Information:

Farmland:	195	Corn Base:	89.7
Crop Acres:	175.7	Corn Yield:	124
CRP Acres:	0	Soybean Base:	86
Wheat Base:	00	Soybean Yield:	36
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres:	195
Tillable Acres:	175.7
CRP Acres:	0
Farmstead:	2
Roads:	3
Waterways:	14.3
Timber:	0
Pasture:	0

Legal Description:

West 1/2 of Southeast 1/4; the East 1/2 of the Southwest 1/4 of Section 22; and the North 40 acres in the Northwest 1/4 of Section 27, and all being in Township 82 North, Range 3 East of the 5th P.M.

To Contact Listing Agent:

Jim Kedley
(563)212-5401

Comments & Building Information:

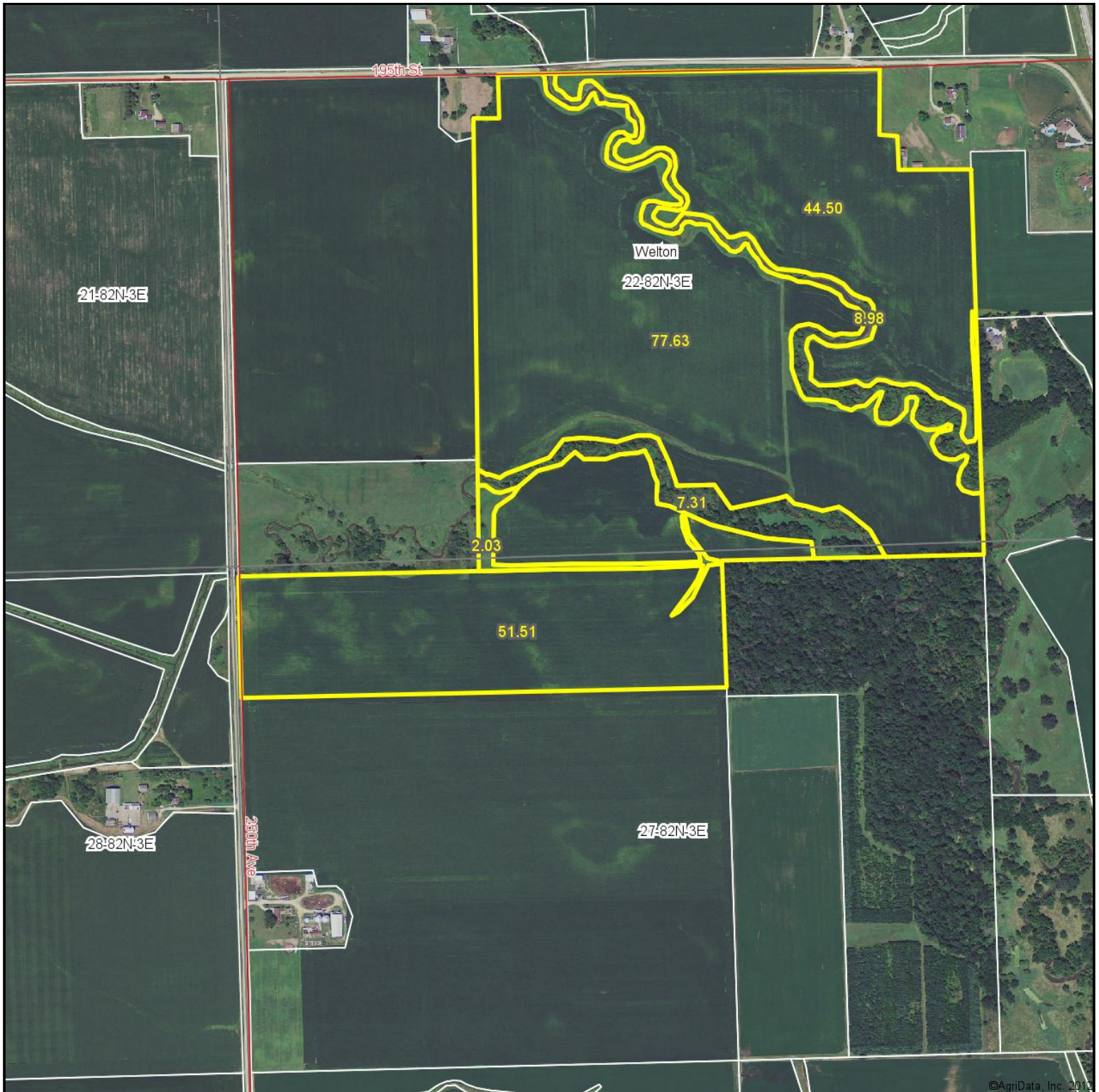
Crib 34' x 30" Open Shed 52' x 26' - of little value.

*Listing agent, Jim Kedley, is a licensed Broker in the State of Iowa and is related to the sellers.

Lease/FSA Information:

Seller's are anxious to discuss a lease back.

Aerial Map



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Maps provided by:



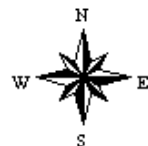
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www.AgriDataInc.com

22-82N-3E
Clinton County
Iowa

map center: 41° 53' 15.59, 90° 36' 2.26

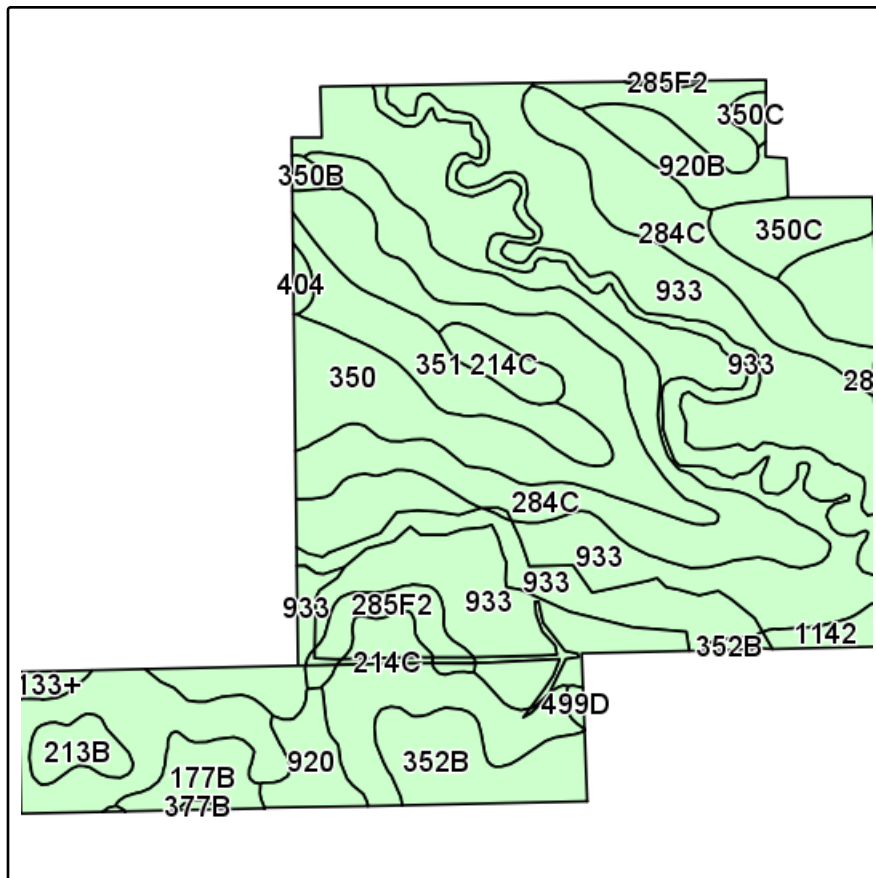
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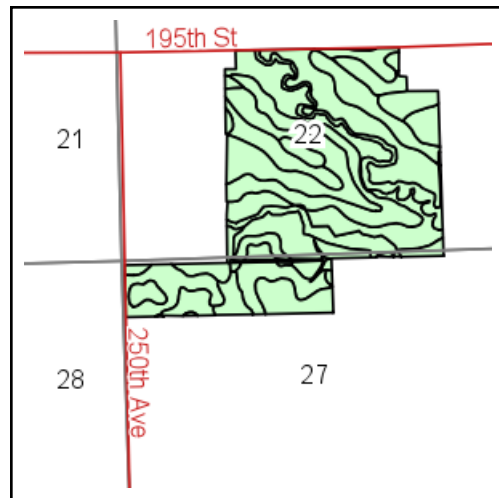
4/16/2013

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)

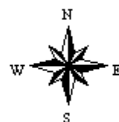


Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Clinton**
Location: **22-82N-3E**
Township: **Welton**
Acres: **192**
Date: **4/16/2013**

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Maps provided by:

surety
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
933	Sawmill silty clay loam, 0 to 2 percent slopes	75.7	39.5%	IIw	80			190	76	51
284C	Flagler sandy loam, 5 to 9 percent slopes	28.4	14.8%	IIIe	30	5.5	3.3	123	49	33
214C	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes	20.4	10.6%	IIIe	42	4.6	4.2	139	56	38
350	Waukegan silt loam, 0 to 2 percent slopes	20	10.4%	IIIs	74	5.6	6.2	182	73	49
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	7.6	4.0%	I	73	8.3		181	72	49
920B	Tama silt loam, sandy substratum, 2 to 5 percent slopes	7.6	4.0%	IIe	82	10.2	6.1	193	77	52
352B	Whittier silt loam, 2 to 5 percent slopes	7.2	3.7%	IIe	64	9.3	5.7	168	67	45
350C	Waukegan silt loam, 5 to 9 percent slopes	4.9	2.6%	IIIe	49	4.9	5.8	148	59	40
133+	Colo silt loam, overwash, 0 to 2 percent slopes	4.7	2.5%	IIw	80	7	4.3	190	76	51
285F2	Burkhardt sandy loam, 14 to 25 percent slopes, moderately erode	3.4	1.8%	VIIe	7			91	36	25
177B	Saude loam, 2 to 5 percent slopes	3.3	1.7%	IIe	61	7.3	4.5	164	66	44
920	Tama silt loam, sandy substratum, 0 to 2 percent slopes	3.2	1.7%	I	87	10.4	6.2	199	80	54
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	2.3	1.2%	IIe	76	6.6	5.5	185	74	50
1142	Chaseburg silt loam, channeled, 0 to 2 percent slopes	1.7	0.9%	Vw	25	7.5	4.5	116	46	31
350B	Waukegan silt loam, 2 to 5 percent slopes	0.6	0.3%	IIe	69	5.6	6	175	70	47
404	Thorp silt loam, 0 to 2 percent slopes	0.5	0.3%	IIw	57			159	64	43
499D	Nordness silt loam, 5 to 14 percent slopes	0.3	0.1%	VIIs	5	2.4	1.4	89	36	24
377B	Dinsdale silt loam, 2 to 5 percent slopes	0.2	0.1%	IIe	90	11.2	6.7	204	82	55
Weighted Average					64.3	3.7	2.6	169.1	67.6	45.5

Note: ALL soils information on this page is dated 1/21/2012

*CSR ratings will be available for a limited time to aid in the transition to CSR2.

Iowa
Clinton
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 7315
Prepared: 2/16/12 5:03 PM
Crop Year: 2012
Page: 1 of 2

Operator Name	Farm Identifier	Recon Number
CHRISTOPHER REED	2012 div of 2411	2012 19045 94

Farms Associated with Operator:
6199

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
195.0	175.7	175.7	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	175.7	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	89.7	0.0	0.0	124	124	0.0	0.0
SOYBEANS	86.0	0.0	0.0	36	36	0.0	0.0
Total Base Acres:	175.7						

Tract Number: 12889 Description SW-SE of 24, NW of 27 T82N, R3E

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR
History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
119.0	111.3	111.3	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	111.3	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	56.8	124	124	0.0	0.0	0	0.0	0.0
SOYBEANS	54.5	36	36	0.0	0.0	0	0.0	0.0
Total Base Acres:	111.3							

Owners: CHRISTOPHER REED

ASHLEY REED

Other Producers: None

Iowa
Clinton
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 7315
Prepared: 2/16/12 5:03 PM
Crop Year: 2012
Page: 2 of 2

Tract Number: 12890 Description SE OF 24, T82N R3E

BIA Range Unit Number:

FAV/WR
History
N

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
76.0	64.4	64.4	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	64.4	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	32.9	124	124	0.0	0.0	0	0.0	0.0
SOYBEANS	31.5	36	36	0.0	0.0	0	0.0	0.0
Total Base Acres:	64.4							

Owners: CAROL REED

JOHN M REED

Other Producers: None

Farm# 7315
Tract# 12889

Sec: 22 & 27
Township: Welton



0 260 520 1,040 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

February 29, 2012

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.

Farm# 7315
Tract# 12890

Sec: 22
Township: Welton



0 262.5 525 1,050 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

February 29, 2012

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