



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

*The Slater Farm
168 acres more or less
Section(s) 1 & 12
Burr Oak Township, Mitchell 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.

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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



168.24 acres more or less in Mitchell Co., IA

TOTAL ACRES:	168.24 M/L Acres
PRICE:	\$1,350,000

Price Per Acre: \$8,024

Owner: Slater

Operator: n/a

County & State: Mitchell, Iowa

Location: 5 miles East of Osage

Possession Date: At closing

Drainage Info: Natural

Average CSR: 60

Taxable Acres: 166.29

Net RE Taxes: \$2,594

Taxes payable in: 2013

Topography: Gentle Slope

F.S.A. Information:

Farmland:	170	Corn Base:	90
Crop Acres:	165.2	Corn Yield:	113
CRP Acres:	0	Soybean Base:	57.5
Wheat Base:	0	Soybean Yield:	37
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	168.24
Tillable Acres:	165.2
CRP Acres:	0
Farmstead:	0
Roads:	1.95
Waterways:	.52
Timber:	.57
Pasture:	0

Legal Description:

South 1/2, of the Southeast 1/4, Section 1; North 1/2 of the
 Northeast 1/4, Section 12, all in T98-R16W of the 5th P.M.
 Mitchell County.

Exact Legal description to be taken from Abstract

To Contact Listing Agent:

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

Comments & Building Information:

Bare Land, No Buildings.

Lease/FSA Information:

Lease Options for 2014 are negotiable

Your Ad Could Be Here

in the Next Plat and Directory Publication.

Contact Farm & Home Publishers 1-800-685-7432 • Fax 641-444-5150

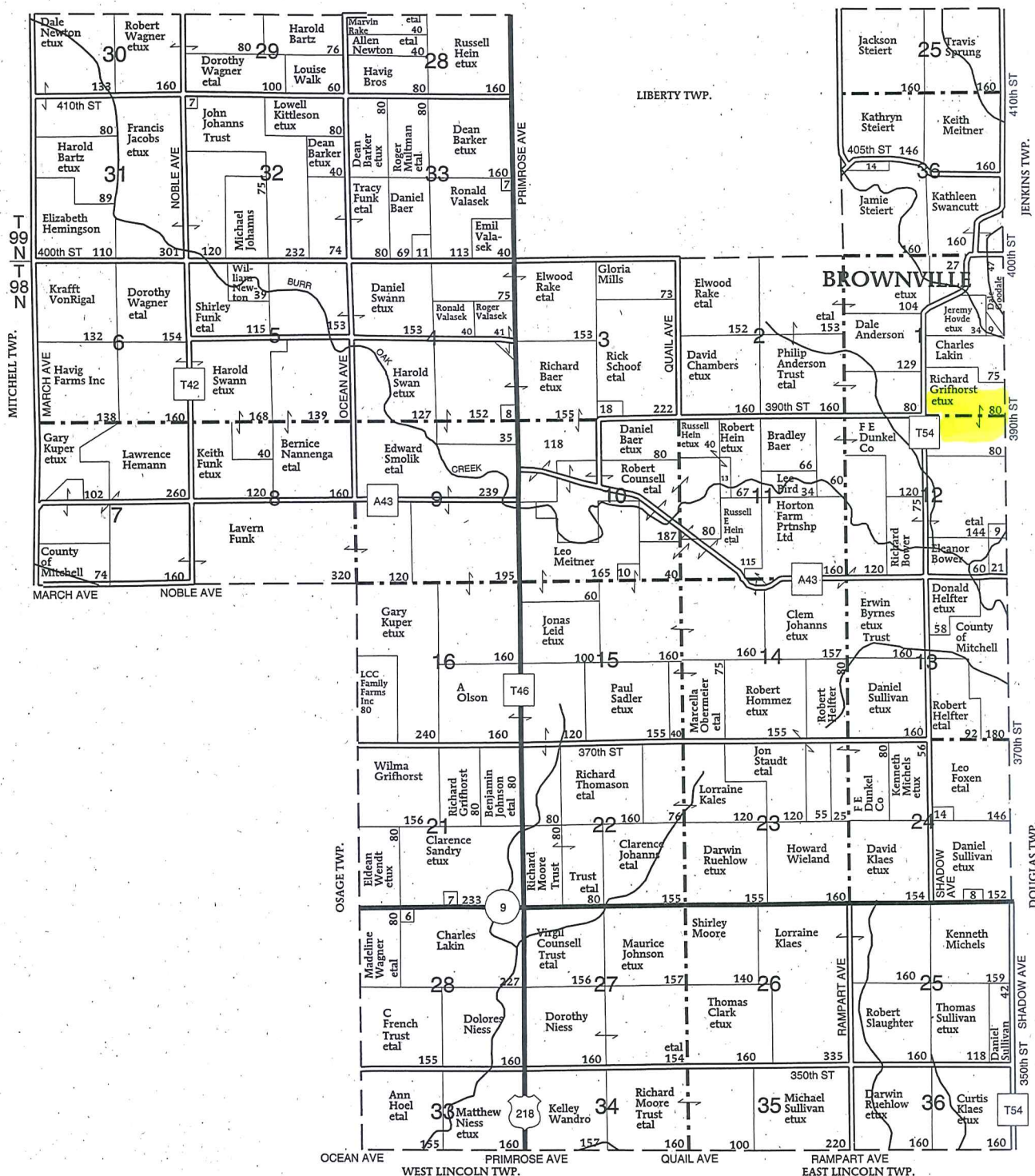
E-Mail info@farmandhomepublishers.com
to get your business added to the next year's publication

T-98-99-N

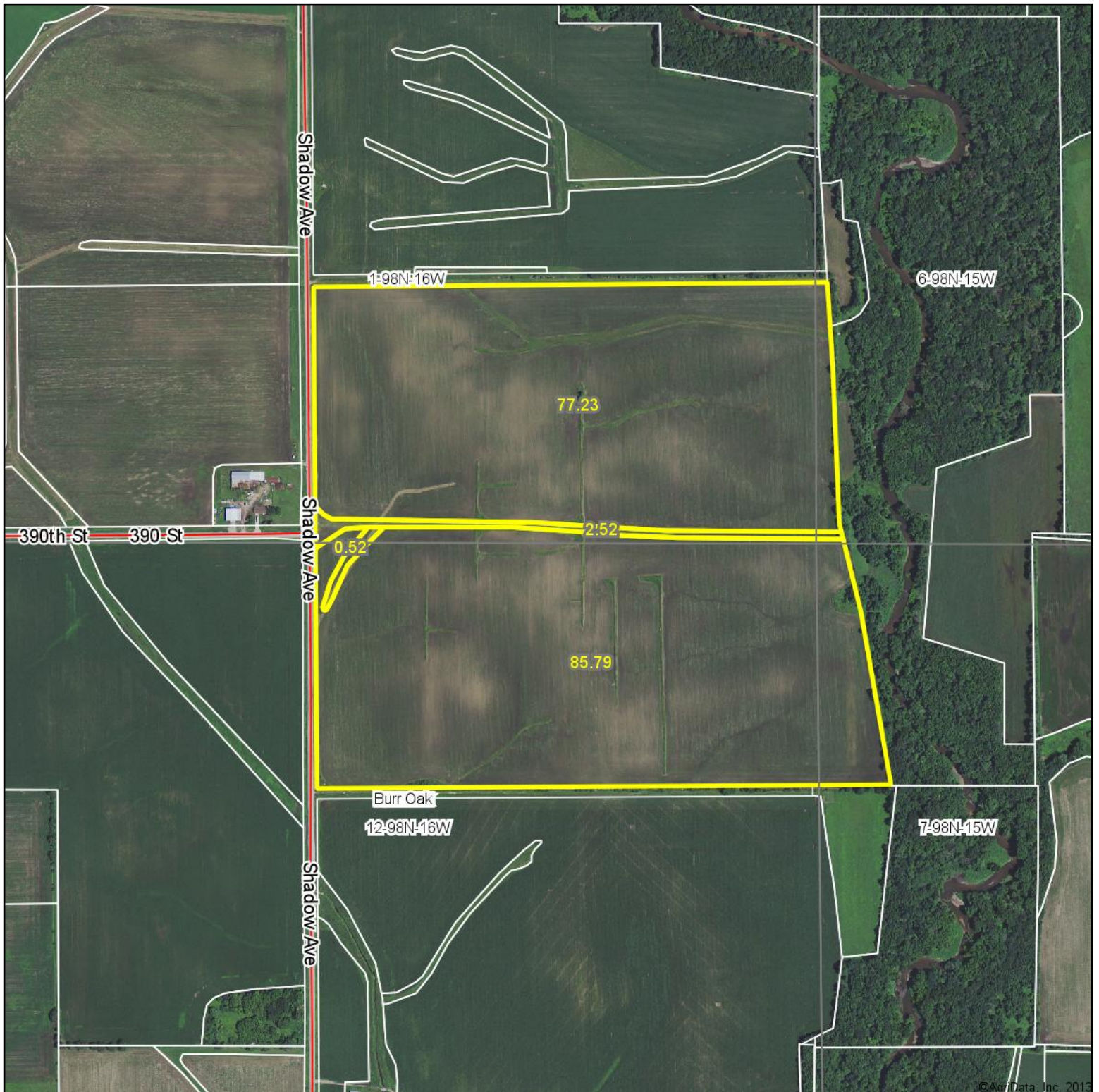
BURR OAK PLAT

(Landowners)

R-16-W



Aerial Map



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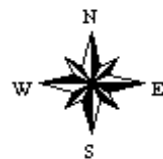
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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12-98N-16W
Mitchell County
Iowa

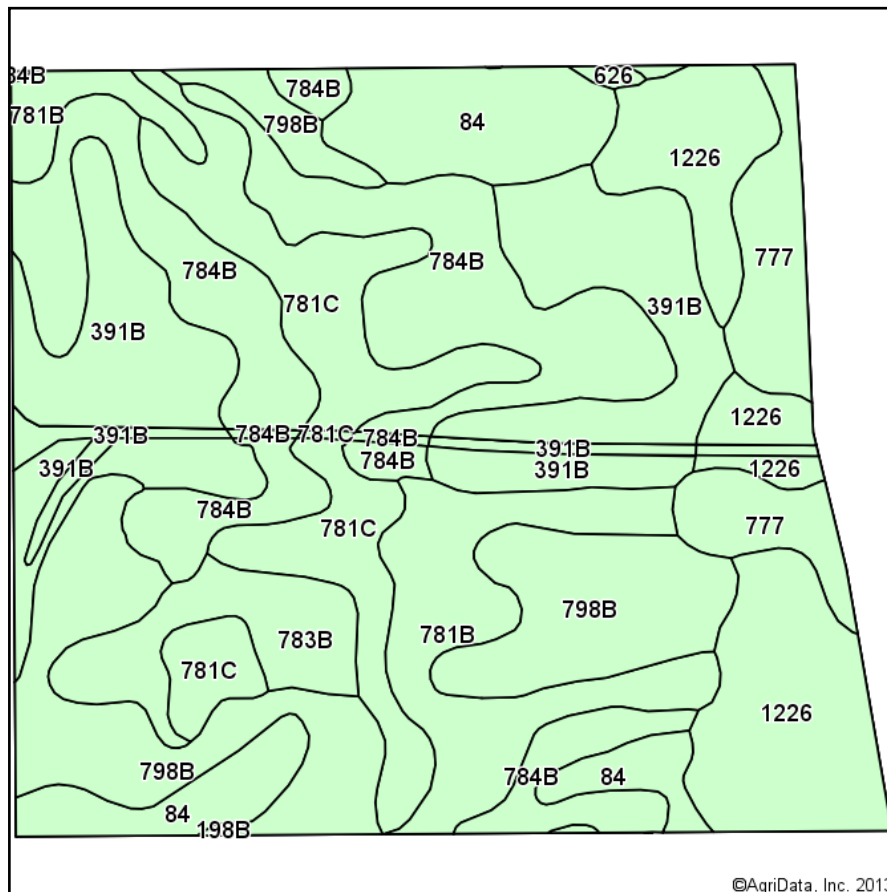
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scale: 9297

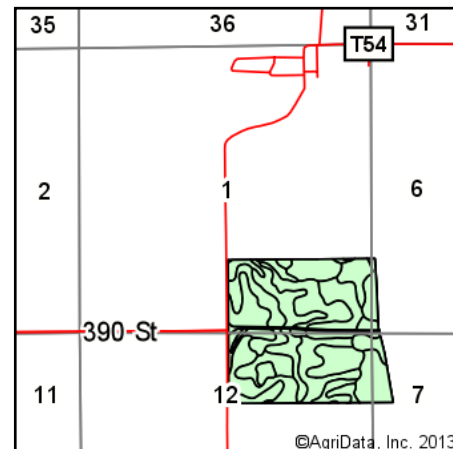


12/10/2013

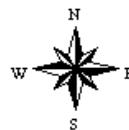
Soils Map-CSR(as of 1/21/12)



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Mitchell**
 Location: **12-98N-16W**
 Township: **Burr Oak**
 Acres: **166.06**
 Date: **12/10/2013**



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 Rural Real Estate

DeWitt, IA
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Maps Provided By:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Corn	Oats	Soybeans
784B	Riceville silt loam, 1 to 4 percent slopes	31.50	19.0%	IIw	50	154	62	42
391B	Clyde-Floyd complex, 1 to 4 percent slopes	27.24	16.4%	IIw	75	187	75	50
798B	Protivin loam, 1 to 4 percent slopes	24.16	14.5%	IIw	55	160	64	43
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	20.08	12.1%	IIIs	70	179	72	48
781C	Lourdes loam, 5 to 9 percent slopes	18.43	11.1%	IIIe	40	140	56	38
781B	Lourdes loam, 2 to 5 percent slopes	15.12	9.1%	IIe	60	167	67	45
84	Clyde silty clay loam, 0 to 3 percent slopes	13.71	8.3%	IIw	73	185	74	50
777	Wapsie loam, 0 to 2 percent slopes	8.78	5.3%	IIIs	58	164	66	44
783B	Cresco loam, 2 to 5 percent slopes	6.63	4.0%	IIe	65	174	70	47
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	0.31	0.2%	IIIs	65	174	70	47
198B	Floyd loam, 1 to 4 percent slopes	0.10	0.1%	IIw	78	191	76	52
Weighted Average					60	166.9	67	45

**IA is currently updating the CSR values for each county to CSR2.

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

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

Iowa
Mitchell
Report ID: FSA-156EZ

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

FARM: 5546
Prepared: 5/30/12 9:45 AM
Crop Year: 2012
Page: 1 of 1

Operator Name

Farm Identifier
Farm Division #246

Recon Number
2012 19131 71

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
170.0	165.2	165.2	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/EWP		FAVWR History	ACRE Election
0.0	0.0	165.2	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-595 CRP Reduction	PTPP Reduction
CORN	90.0	0.0	0.0	113	140	0.0	0.0
SOYBEANS	57.5	0.0	0.0	37	45	0.0	0.0
Total Base Acres:	147.5						

Remarks/Explanation Updated acres to match map. MU 5/30/12

Tract Number: 108 Description NE 1/4 S12 K-7 SE 1-98-18 BURR OAK

BIA Range Unit Number:

HEL Status: HEL conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAVWR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
170.0	165.2	165.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/EWP	
0.0	0.0	165.2	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-595 CRP Reduction	PTPP Reduction
CORN	90.0	113	140	0.0	0.0	0	0.0	0.0
SOYBEANS	57.5	37	45	0.0	0.0	0	0.0	0.0
Total Base Acres:	147.5							

Owners:

Other Producers: None

PLAT OF SURVEY

PLAT 2 of 2

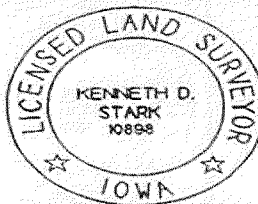
PART OF NE 1/4 SEC 12-T98N-R16W
PART OF SE 1/4 SEC 1-T98N-R16W
PART OF NW FRL 1/4 SEC 7-T98N-R16W
MITCHELL COUNTY, IOWA

***** DESCRIPTION *****

A PARCEL OF LAND DESIGNATED AS PARCEL "B", LOCATED IN:
THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 98 NORTH, RANGE 16 WEST OF THE 5th P.M.; THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 98 NORTH, RANGE 16 WEST OF THE 5th P.M.; THE WEST 7 ACRES OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4) OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4) OF SECTION 7, TOWNSHIP 98 NORTH, RANGE 15 WEST OF THE 5th P.M., ALL BEING SITUATED IN MITCHELL COUNTY, IOWA DESCRIBED AS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 12; THENCE ON AN ASSUMED BEARING S 00° 01' 34" E 1320.17 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 12 TO THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 12; THENCE S 89° 58' 57" E 2652.05 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER (SW COR) OF THE WEST 7 ACRES OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4) OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4) OF SAID SECTION 7; THENCE S 88° 47' 12" E 230.55 FEET ALONG THE SOUTH LINE OF THE 7 ACRES TO THE SOUTHEAST CORNER (SE COR) OF SAID 7 ACRES; THENCE N 00° 07' 34" W 1322.90 FEET ALONG THE EAST LINE OF SAID 7 ACRES TO THE NORTHEAST CORNER (NE COR) OF SAID 7 ACRES; THENCE N 88° 46' 44" W 230.55 FEET ALONG THE NORTH LINE OF SAID 7 ACRES TO THE NORTHWEST CORNER (NW COR) OF SAID SECTION 7; THENCE N 88° 06' 52" W 1537.97 FEET; THENCE N 89° 05' 30" W 1113.25 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 1; THENCE S 00° 24' 50" E 70.20 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SAID PARCEL "B" CONTAINS 89.90 ACRES, INCLUDING 1.05 ACRES IN PUBLIC RIGHT-OF-WAY EASEMENT AND IS SUBJECT TO ALL, IF ANY, EASEMENTS OF RECORD.

SCALE 1" = 500'

- - SET 1/2" REBAR YPC CAP 10898
- - FOUND 1/2" REBAR YPC 1442
- △ - SECTION CORNER AS NOTED
- YPC - YELLOW PLASTIC CAP
- +++ - EXISTING FENCE
- POB - POINT OF BEGINNING



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Kenneth D. Stark 01-25-12
KENNETH D. STARK DATE

LICENSE NUMBER 10898
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL: 1

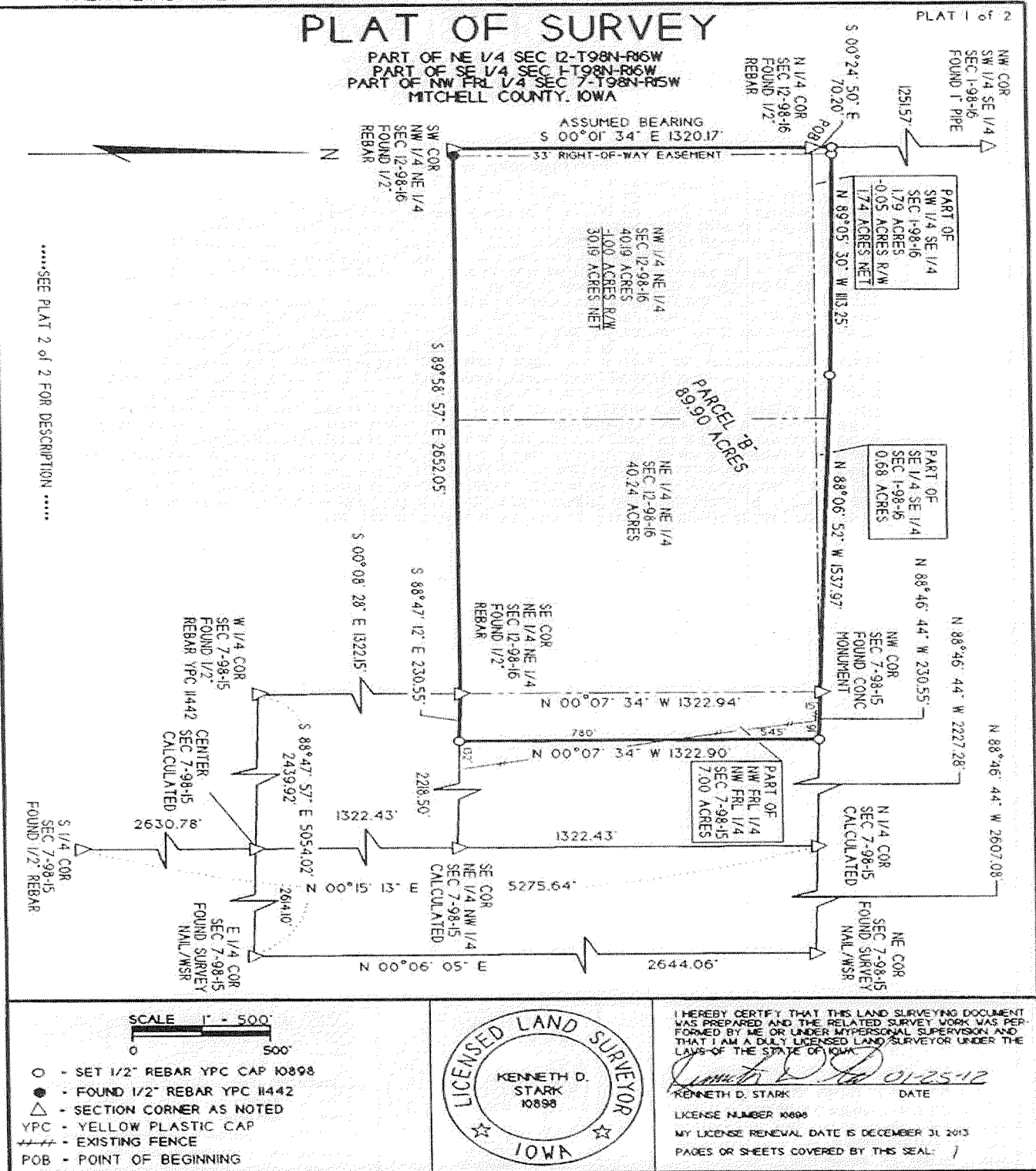
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PAT SKUSTER, RECORDER
MITCHELL COUNTY IOWA

PLAT OF SURVEY

PART OF NE 1/4 SEC 12-T98N-R16W
PART OF SE 1/4 SEC 1-T98N-R16W
PART OF NW FRL 1/4 SEC 7-T98N-R15W
MITCHELL COUNTY, IOWA

PLAT 1 of 2



PROPRIETOR: WILMA GRIFHORST SURVEYED FOR: WILMA GRIFHORST ESTATE FIELD WORK PERFORMED 01-07-12 PROJECT NO 111698

PLAT OF SURVEY

PLAT 2 of 2

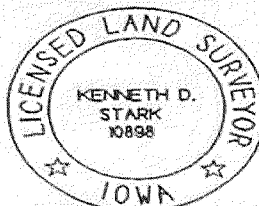
PART OF SE 1/4 SEC 1-T98N-R16W
PART OF SW FRL 1/4 SEC 6-T98N-R15W
MITCHELL COUNTY, IOWA

***** DESCRIPTION *****

A PARCEL OF LAND DESIGNATED AS PARCEL "A", LOCATED IN:
PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) EXCEPT THE NORTH ONE-
FOURTH (N 1/4) ACRE THEREOF, OF SECTION 1, TOWNSHIP 98 NORTH, RANGE 16 WEST OF THE 5th
P.M.; AND PART OF THE WEST 3 ACRES OF THE SOUTH 38.88 ACRES OF THE WEST 79.76 ACRES OF
THE SOUTHWEST FRACTIONAL QUARTER (SW FRL 1/4) OF SECTION 6, TOWNSHIP 98 NORTH, RANGE
15 WEST OF THE 5th P.M. ALL BEING SITUATED IN MITCHELL COUNTY, IOWA, DESCRIBED AS:
BEGINNING AT THE NORTHWEST CORNER (NW COR) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 1; THENCE ON AN ASSUMED BEARING S 00° 24' 50" E
1251.57 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE
S 89° 05' 30" E 1113.25 FEET; THENCE S 88° 06' 52" E 1537.97 FEET TO THE SOUTHWEST CORNER
(SW COR) OF SAID SECTION 6; THENCE S 88° 46' 44" E 101.46 FEET ALONG THE SOUTH LINE OF THE
SOUTHWEST FRACTIONAL QUARTER (SW FRL 1/4) OF SAID SECTION 6 TO THE SOUTHEAST CORNER
OF THE WEST 3 ACRES OF THE SOUTH 38.88 ACRES OF THE WEST 79.76 ACRES OF THE SOUTHWEST
FRACTIONAL QUARTER (SW FRL 1/4) OF SAID SECTION 6; THENCE N 00° 08' 03" W 1288.42 FEET
ALONG THE EAST LINE OF SAID WEST 3 ACRES TO THE NORTHEAST CORNER OF SAID WEST 3
ACRES; THENCE N 88° 46' 44" W 101.45 FEET ALONG THE NORTH LINE OF SAID WEST 3 ACRES TO THE
NORTHWEST CORNER (NW COR) OF SAID WEST 3 ACRES; THENCE N 00° 08' 03" W 26.12 FEET ALONG
THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF
SAID SECTION 1 TO THE SOUTH LINE OF THE NORTH ONE QUARTER (N 1/4) ACRE OF SAID
SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THENCE S 89° 56' 03" W 1328.08
FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 1; THENCE N 00° 16' 27" W 8.30 FEET ALONG SAID
EAST LINE TO THE NORTHEAST CORNER (NE COR) OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4); THENCE S 89° 56' 03" W 1328.10 FEET ALONG THE NORTH LINE OF
SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) TO THE POINT OF
BEGINNING. SAID PARCEL "A" CONTAINS 80.81 ACRES INCLUDING 0.95 ACRES IN PUBLIC RIGHT-OF-
WAY EASEMENT AND IS SUBJECT TO ALL, IF ANY, EASEMENTS OF RECORD.

SCALE 1" = 500'
0 500'

- - SET 1/2" REBAR YPC CAP 10898
- △ - SECTION CORNER AS NOTED
- +++ - EXISTING FENCE
- YPC - YELLOW PLASTIC CAP
- POB - POINT OF BEGINNING



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT
WAS PREPARED AND THE RELATED SURVEY WORK WAS PER-
FORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND
THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE
LAWS OF THE STATE OF IOWA.

Kenneth D. Stark 01-25-12
KENNETH D. STARK DATE

LICENSE NUMBER 10898

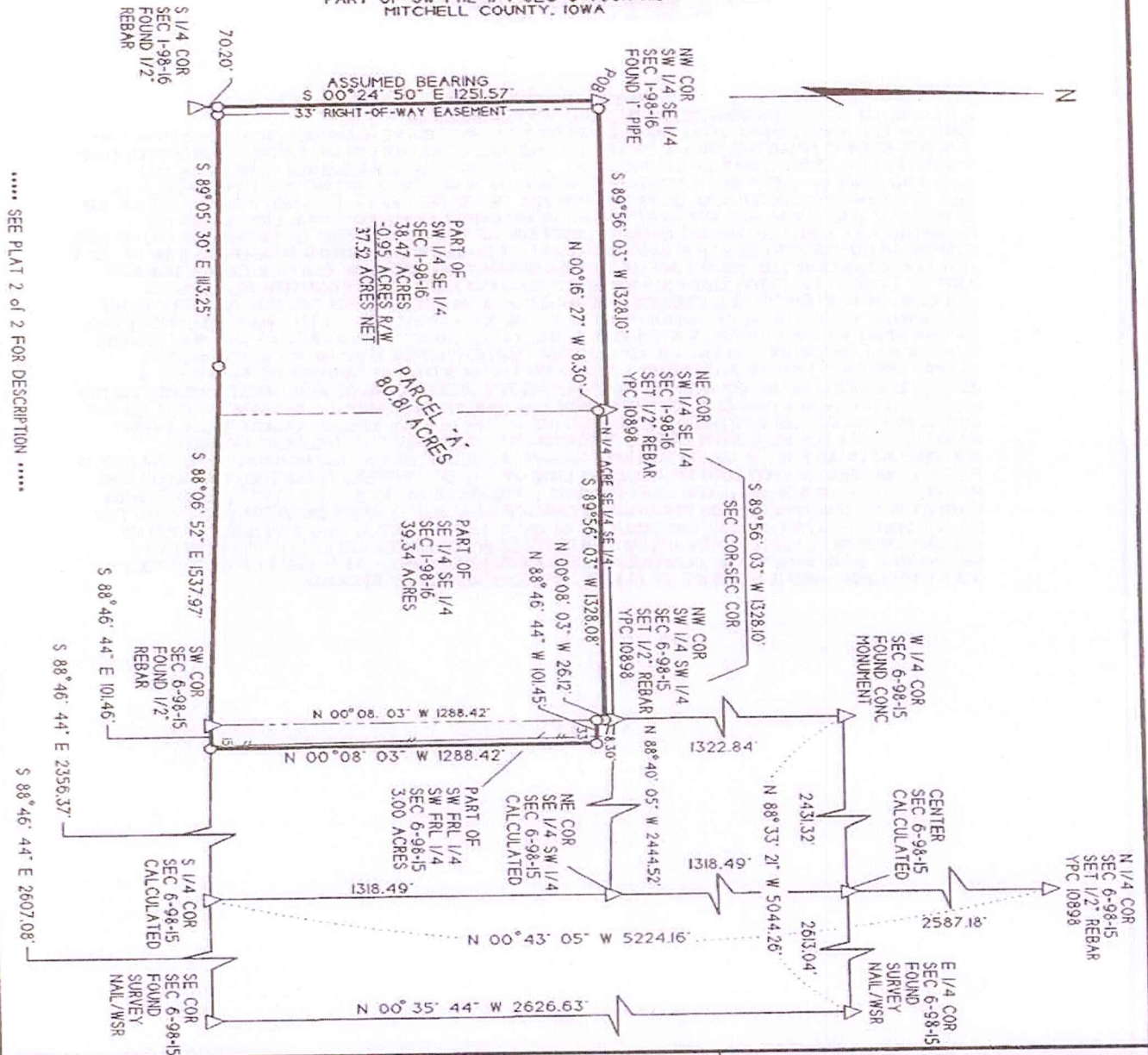
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL: 1

PAT SKUSTER, RECORDER
MITCHELL COUNTY IOWA

PREPARED BY: KENNETH D. STARK 1622 SOUTH TAFT MASON CITY, IOWA 50401 (641) 423-7947

PLAT OF SURVEY

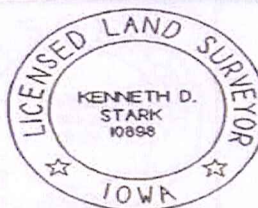
PLAT 1 of 2

PART OF SE 1/4 SEC 1-T98N-R16W
PART OF SW FRL 1/4 SEC 6-T98N-R15W
MITCHELL COUNTY, IOWA

..... SEE PLAT 2 of 2 FOR DESCRIPTION

SCALE 1" = 500'
0 500'

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KENNETH D. STARK DATE

LICENSE NUMBER 10898

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PAGES OR SHEETS COVERED BY THIS SEAL: 1

PROPRIETOR: WILMA GRIFFHORST SURVEYED FOR: WILMA GRIFFHORST ESTATE FIELD WORK PERFORMED 01-07-12 PROJECT NO 11169A