



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

The Blaser Farm

92 acres more or less

Section 31

Camanche Township, Clinton 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
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92 acres more or less in Clinton Co., IA

TOTAL ACRES:	92 m/l
PRICE:	\$1,035,000

Price Per Acre: \$11,250

Owner: Blaser

Operator: Seeser

County & State: Clinton, IA

Location: South of Camanche on HWY 67

Possession Date: At closing

Drainage Info: natural

Average CSR: 79.6

Taxable Acres: 91 est

Net RE Taxes: \$2,553 est

Taxes payable in: 2013

Topography: Level to gently rolling

F.S.A. Information:

Farmland:	96.12	Corn Base:	73.79
Crop Acres:	89.42	Corn Yield:	130
CRP Acres:	0	Soybean Base:	15.62
Wheat Base:	0	Soybean Yield:	48
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	92
Tillable Acres:	88.68
CRP Acres:	0
Farmstead:	0
Roads:	2
Waterways:	.57
Timber:	0
Pasture:	0

Legal Description:

South 1/2 of the Southwest 1/4 of Section 31 and part of the Southwest 1/4 of the Southeast 1/4 of Section 31 all in Township 81N-R6E of the 5th p.m.

To Contact Listing Agent:

Doug Yegge
(563)320-9900 or
(563)659-8185

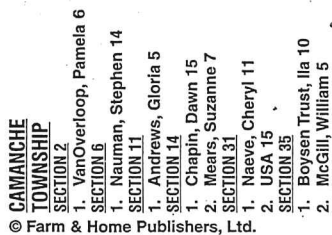
Comments & Building Information:

CSR is on tillable ground only.

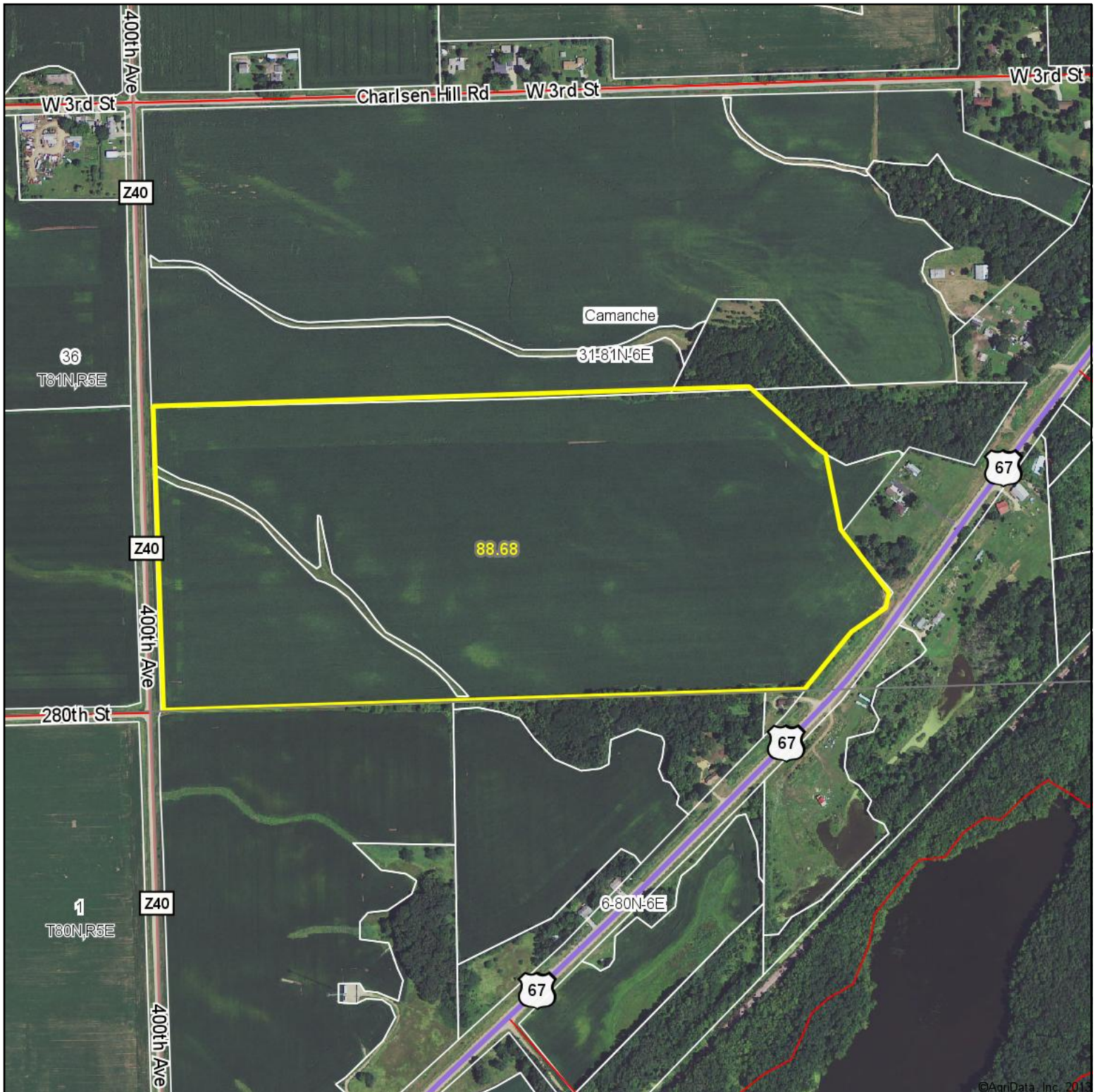
Lease/FSA Information:

Open for 2014.
Could be rented to the Seeser's for \$350/a.

R-5-6-7-E



Aerial Map



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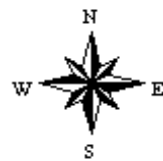
Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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31-81N-6E
Clinton County
Iowa

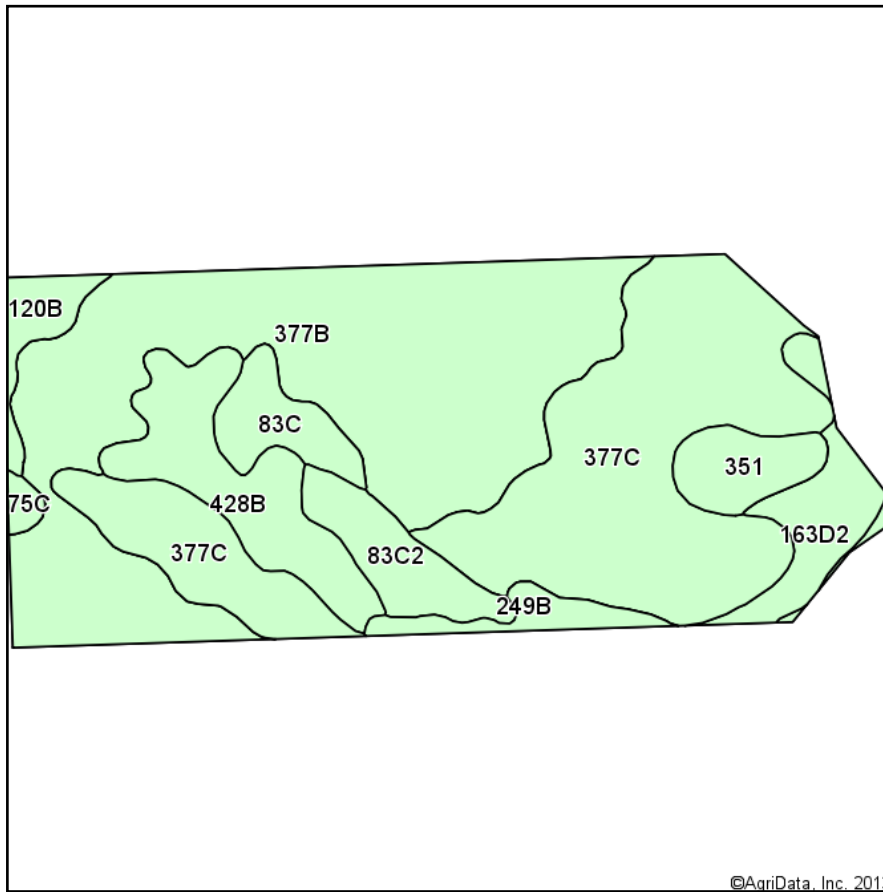
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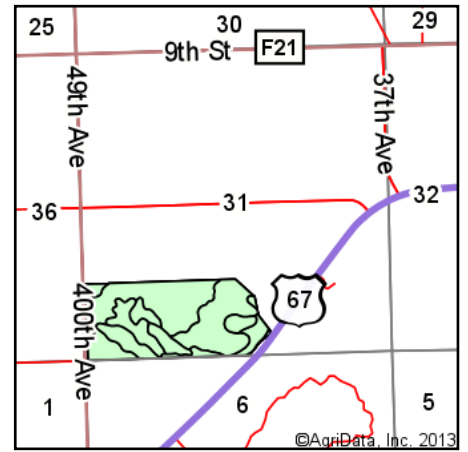


12/5/2013

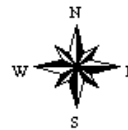
Soils Map-CSR(as of 1/21/12)



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Clinton**
 Location: **31-81N-6E**
 Township: **Camanche**
 Acres: **88.68**
 Date: **12/5/2013**



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Maps Provided By:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Corn	Oats	Soybeans
377B	Dinsdale silt loam, 2 to 5 percent slopes	34.37	38.8%	Ile	90	204	82	55
377C	Dinsdale silt loam, 5 to 9 percent slopes	28.17	31.8%	IIle	75	183	73	49
428B	Ely silt loam, 2 to 5 percent slopes	7.52	8.5%	Ile	88	201	80	54
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	4.18	4.7%	IIle	58	160	64	43
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	3.85	4.3%	IIle	69	175	70	47
83C	Kenyon loam, 5 to 9 percent slopes	3.02	3.4%	IIle	72	179	72	48
351	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	2.87	3.2%	I	73	181	72	49
120B	Tama silt loam, 2 to 5 percent slopes	2.03	2.3%	Ile	95	210	84	57
249B	Zwingle silt loam, 2 to 5 percent slopes	1.91	2.2%	IIle	40	136	54	37
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.50	0.6%	IIle	41	137	55	37
412D	Sogn loam, 5 to 14 percent slopes	0.26	0.3%	VIIs	8	93	37	25
Weighted Average					80	190.1	76.1	51.1

**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
Clinton

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 6784

Prepared: 11/22/13 11:36 AM

Crop Year: 2014

Page: 3 of 5

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.

Tract Number: 2537 Description: O-10, P-10 SW1/4,SE1/4,NE1/4 OF 36;SW1/4,SE1/4OF31

FAV/WR
History

BIA Range Unit Number:

N

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
289.38	277.38	277.38	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	277.38	0.0	0.0		

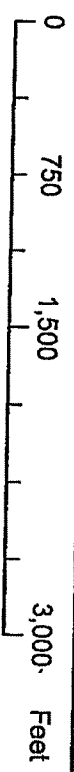
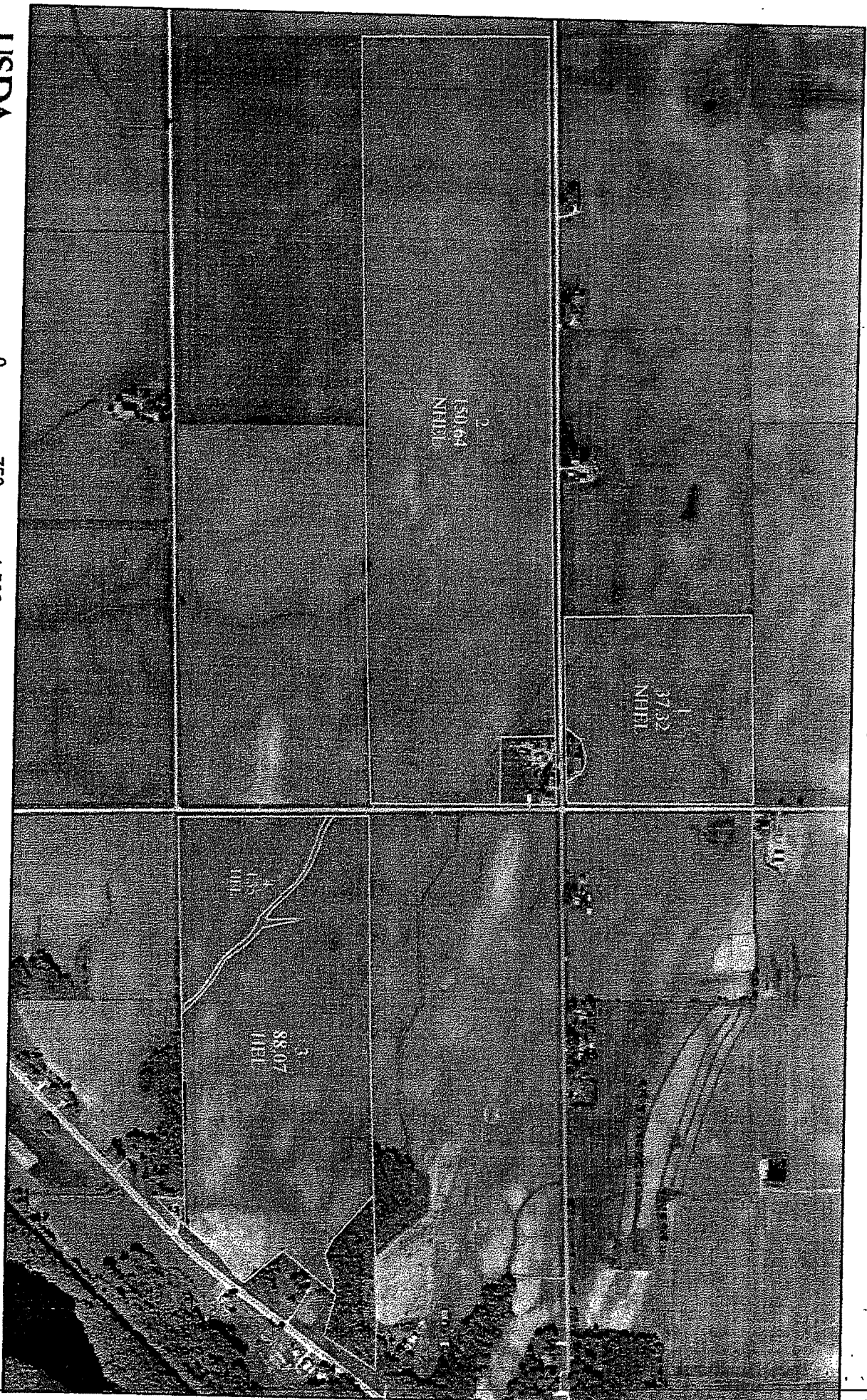
Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	228.9	130	130	0.0	0.0
SOYBEANS	48.5	48	48	0.0	0.0
Total Base Acres:	277.4				

Owners:

Other Producers: None

Farm# 6784
Tract# 2537

Sec 31 & 36
Township: Camanche



Clinton County FSA

"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."

- Legend**
- Wetland Determination**
- Wetland Determination Identifiers**
- Restricted Use
 - 7 Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - Field Boundary