



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

80 acres more or less

Section 19

South Fork Township, Wayne 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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80 acres more or less in Wayne Co., IA

TOTAL ACRES:	80 m/l
PRICE:	\$239,600.00

Price Per Acre: \$2,995

Owner: Judge

Operator: self

County & State: Wayne, Iowa

Location: 2 miles West of Promise City, on 200th St

Possession Date: At closing

Drainage Info: natural

Average CSR: 33.8

Taxable Acres: 79

Net RE Taxes: \$696

Taxes payable in: 2013

Topography: Level to rolling

F.S.A. Information:

Farmland:	79.48	Corn Base:	0
Crop Acres:	71.3	Corn Yield:	0
CRP Acres:	71.3	Soybean Base:	0
Wheat Base:	0	Soybean Yield:	0
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	80
Tillable Acres:	0
CRP Acres:	71.3
Farmstead:	0
Roads:	1.13
Waterways:	.57
Timber:	7
Pasture:	0

Legal Description:

North 1/2 of the Northeast 1/4 of Section 19, T 69N, R 20W

To Contact Listing Agent:

**Call Dave Hueneke at
(815)291-6550**

Comments & Building Information:

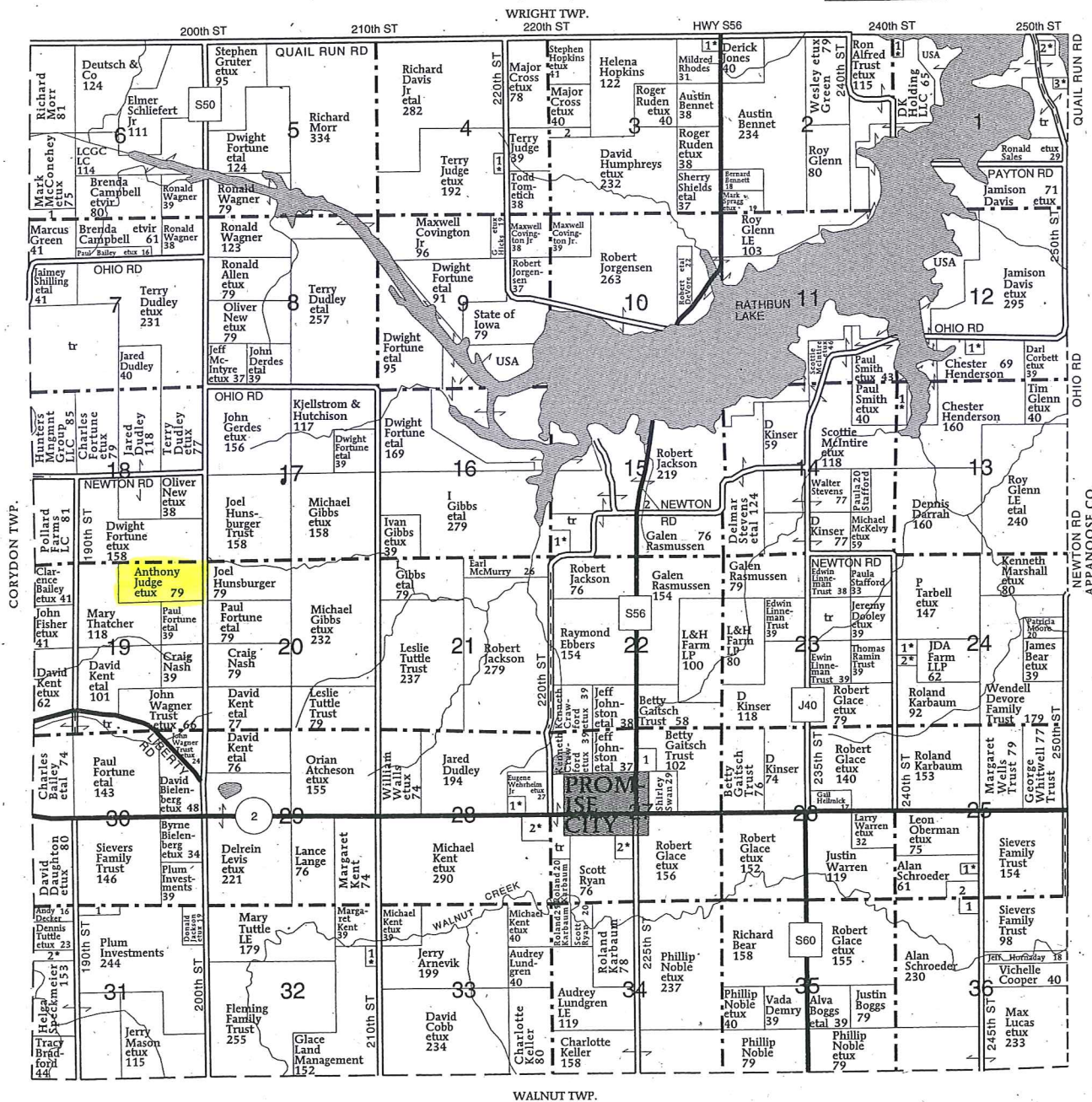
Nice add on piece!

Lease/FSA Information:

CRP expires September 2014.

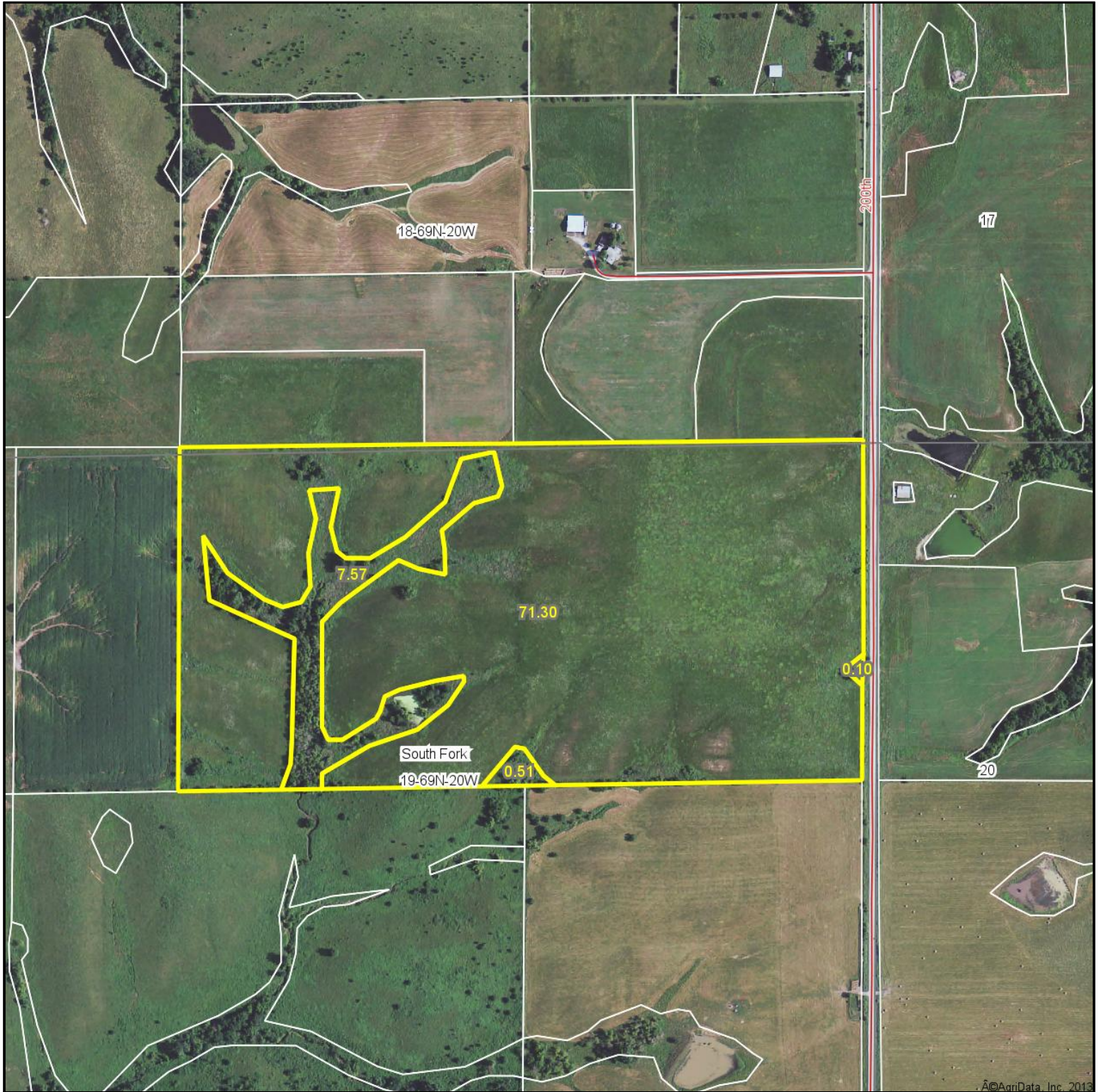


R-20-W



2. DeVore, Ron 14
SECTION 31
 1. Sievers Family Trust 12
 2. Tuttle, Jeffrey 11
SECTION 32
 1. Borntrager, Daniel 6
SECTION 36
 1. Holt Jr Trust, Charles 6

Aerial Map



TOTAL REALTY CO.
Specializing in Farmland and
Rural Real Estate

DeWitt, IA
563-659-8185

Maps provided by:



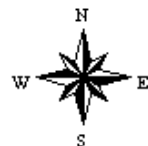
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19-69N-20W
Wayne County
Iowa

map center: 40° 46' 1.54, 93° 11' 50.23

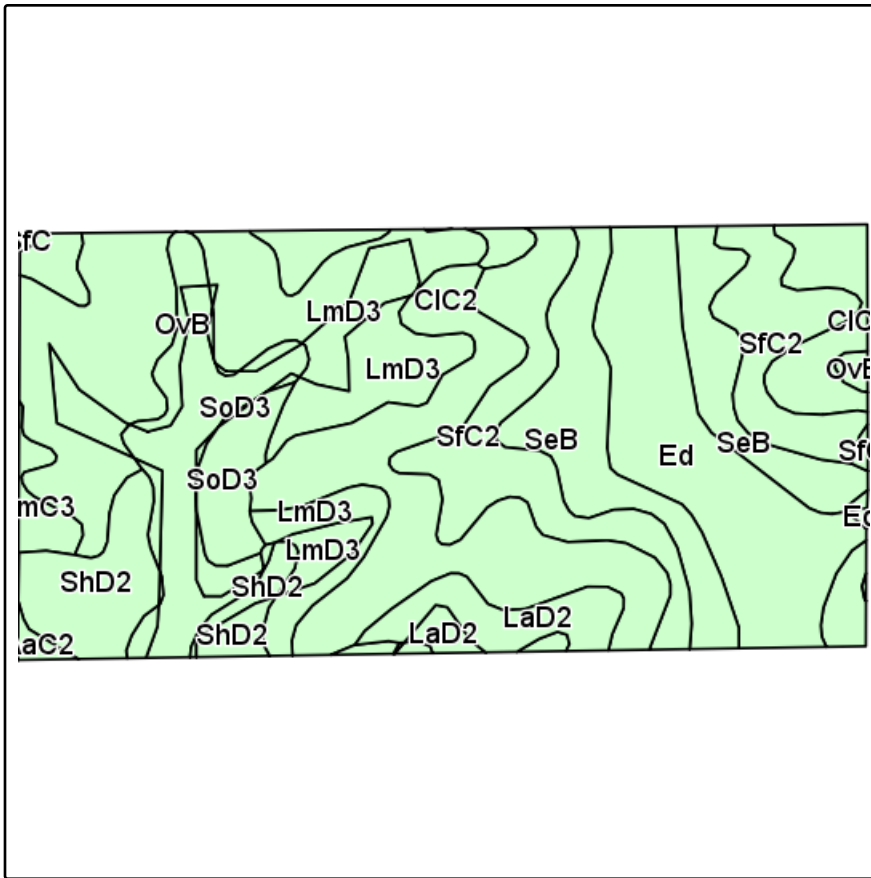
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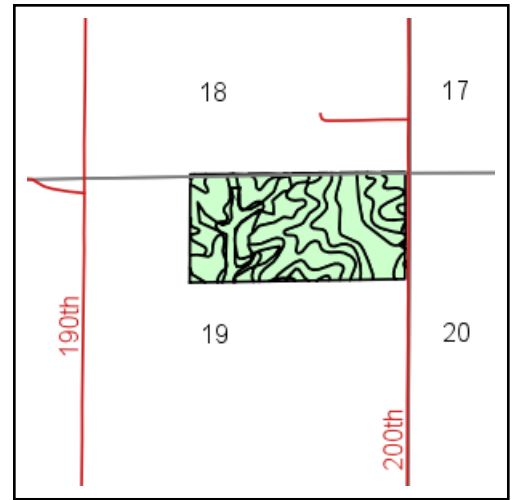
9/25/2013

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)



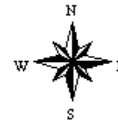
Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Wayne**
Location: **19-69N-20W**
Township: **South Fork**
Acres: **79.48**
Date: **9/25/2013**



DeWitt, IA
563-659-8185



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Corn	Oats	Soybeans
LmD3	Lamoni soils, 9 to 14 percent slopes, severely eroded	17.74	22.3%	Vle	5	82	33	22
CIC2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	13.55	17.0%	IVw	25	109	44	29
Sfc2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	9.90	12.5%	IIIe	35	122	49	33
Ed	Edina silt loam	9.58	12.1%	IIIw	60	156	62	42
SeB	Seymour silt loam, 2 to 5 percent slopes	9.28	11.7%	IIIe	60	156	62	42
OvB	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	6.51	8.2%	Ile	60	156	62	42
ShD2	Shelby loam, 9 to 14 percent slopes, moderately eroded	4.73	6.0%	IIIe	48	140	56	38
CmC3	Clarinda soils, 5 to 11 percent slopes, severely eroded	2.88	3.6%	Vle	5	82	33	22
LaD2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.83	3.6%	IVe	15	95	38	26
SoD3	Shelby soils, 9 to 14 percent slopes, severely eroded	2.05	2.6%	IVe	45	136	54	37
AaC2	Adair loam, 5 to 9 percent slopes, moderately eroded	0.27	0.3%	IIIe	30	116	46	31
Sfc	Seymour silty clay loam, 5 to 9 percent slopes	0.16	0.2%	IIIe	40	129	52	35
Weighted Average					33.8	120.7	48.3	32.5

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

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

FARM: 2848
Prepared: 9/30/13 3:15 PM
Crop Year: 2013
Page: 1 of 1

Report ID: FSA-156EZ

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	Farm Identifier	Recon Number
ANTHONY E JUDGE		

Farms Associated with Operator:
None

CRP Contract Number(s): 1259A

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
79.48	71.3	71.3	0.0	0.0	71.3	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Contract
0.0	0.0	0.0	0.0	0.0			N	None

Tract Number: 2656 Description: L6 SEC 19

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
79.48	71.3	71.3	0.0	0.0	71.3	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	0.0	0.0	0.0		

Owners: DANA A JUDGE
Other Producers: None

ANTHONY E JUDGE

CRP = \$71.05 per acre
Contract expires 9-30-2014 EW

FARM #2848

TRACT #2656



1 inch equals 660 feet

Prepared by FSA

Map Printed: July 31, 2006

Legend

- Wetland Determination
- Field Boundary