



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
155 acres more or less
Section(s) 12
Grant 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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155 acres more or less in Clinton Co., IA

TOTAL ACRES:	155 m/l
PRICE:	\$1,719,000

Price Per Acre: \$11,090
Owner: Hicks
Operator: Schmidt
County & State: Clinton Co., IA
Location: 7miles East of Welton, IA
Possession Date: At closing
Drainage Info: Tile & Natural
Average CSR: 66.3
Taxable Acres: 154
Net RE Taxes: \$4,974
Taxes payable in: 2014
Topography: Level to gently rolling

F.S.A. Information:

Farmland:	160	Corn Base:	73.1
Crop Acres:	149.6	Corn Yield:	131
CRP Acres:	0	Soybean Base:	73.1
Wheat Base:	0	Soybean Yield:	44
Wheat Yield:	0		

Approximate Breakdown of Acres:

Total Acres:	155
Tillable Acres:	149.6
CRP Acres:	0
Farmstead:	3.4
Roads:	2
Waterways:	0
Timber:	0
Pasture:	0

Legal Description:

The Southwest 1/4 of Section 12, Township 82 North, Range 2
East of the 5th P.M.

To Contact Listing Agent:

Call Douglas Yegge
(563)320-9900

Comments & Building Information:

3 bed, 1 bath farmhouse with several out buildings included.
High quality soils on this great piece of land!

Lease/FSA Information:

Open for 2014



PIONEER
A DUPONT BUSINESS

SWANTON AG SERVICE

Don Swanton, Pioneer Sales Representative

3677 Hwy. 136, Goose Lake, IA 52750

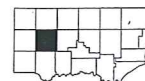
Office: 563-577-2511 Cell: 563-249-5645

T-82-N

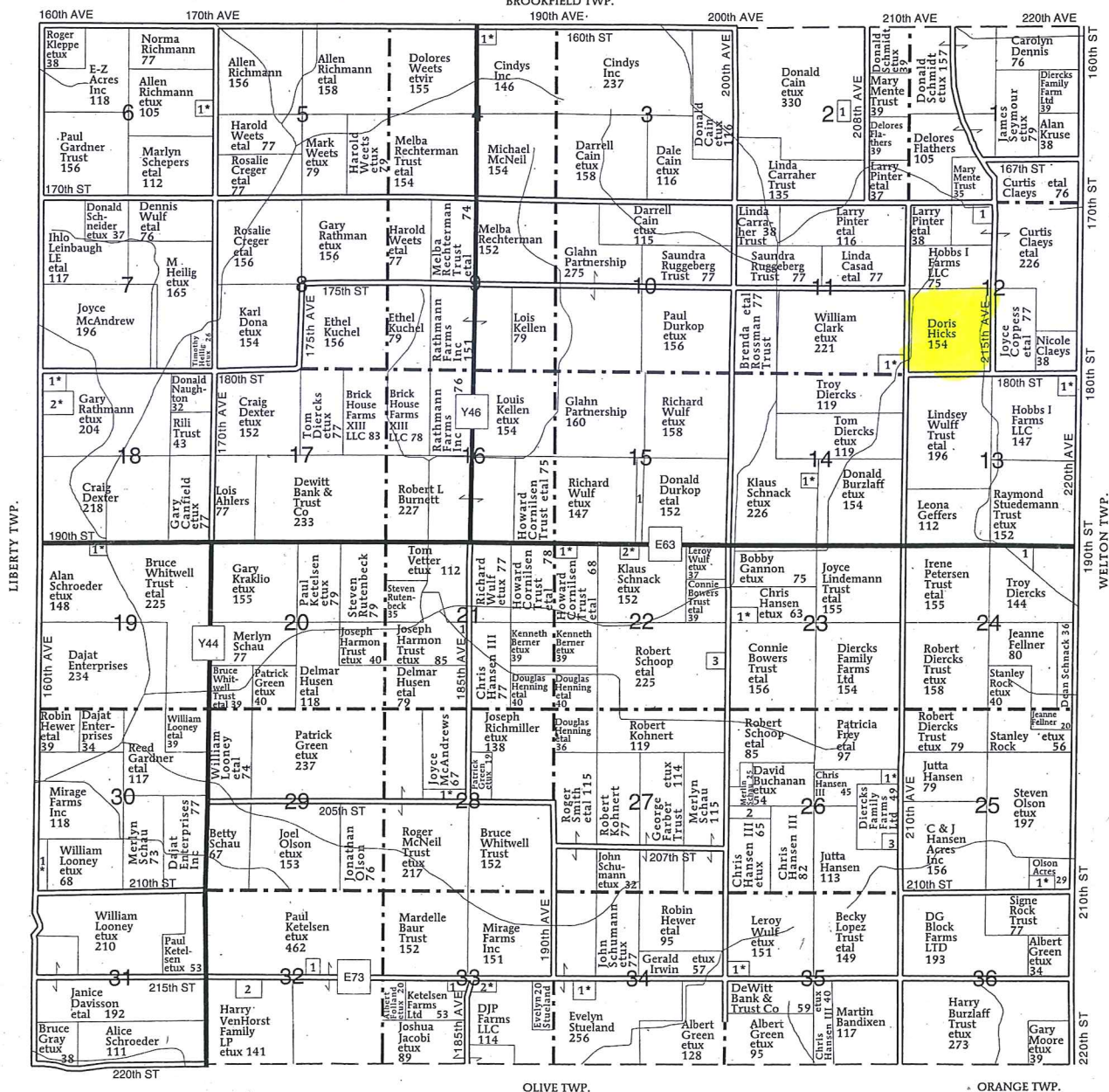
GRANT PLAT

(Landowners)

BROOKFIELD TWP.



R-2-E



GRANT TOWNSHIP

SECTION 2

1. Roling, Virgil 5

SECTION 4

1. Benton, Mike 8

SECTION 6

1. Choate, Max 6

SECTION 11

1. Watts, Alan 12

SECTION 12

1. Belgian Acres Inc 9

SECTION 13

1. McCarville, Keith 9

SECTION 14

1. Davissom, Travis 7

SECTION 15

1. Wulfcres Farm Inc 10

SECTION 18

1. Bradway, Bruce 5

SECTION 19

1. Bailey, Patrick 5

SECTION 21

1. Mroczka, Michael 5

SECTION 22

1. Schade, Lynn 11

2. Knapper, Kenneth 5

3. Schurr, Gary 8

SECTION 23

1. Wulf, Leroy 16

SECTION 24

1. Tobin, Susan 11

SECTION 25

1. Olson, Kurt 9

SECTION 26

1. Frey, Joseph 6

2. Winter Moon LLC 13

SECTION 28

1. Benedict, Michael 11

SECTION 30

1. Jones, David 9

SECTION 32

1. Ketelsen Farms LTD 5

2. Hansen, Lauren 13

SECTION 33

1. Snyder, Darol 5

2. Banta, Tracy 12

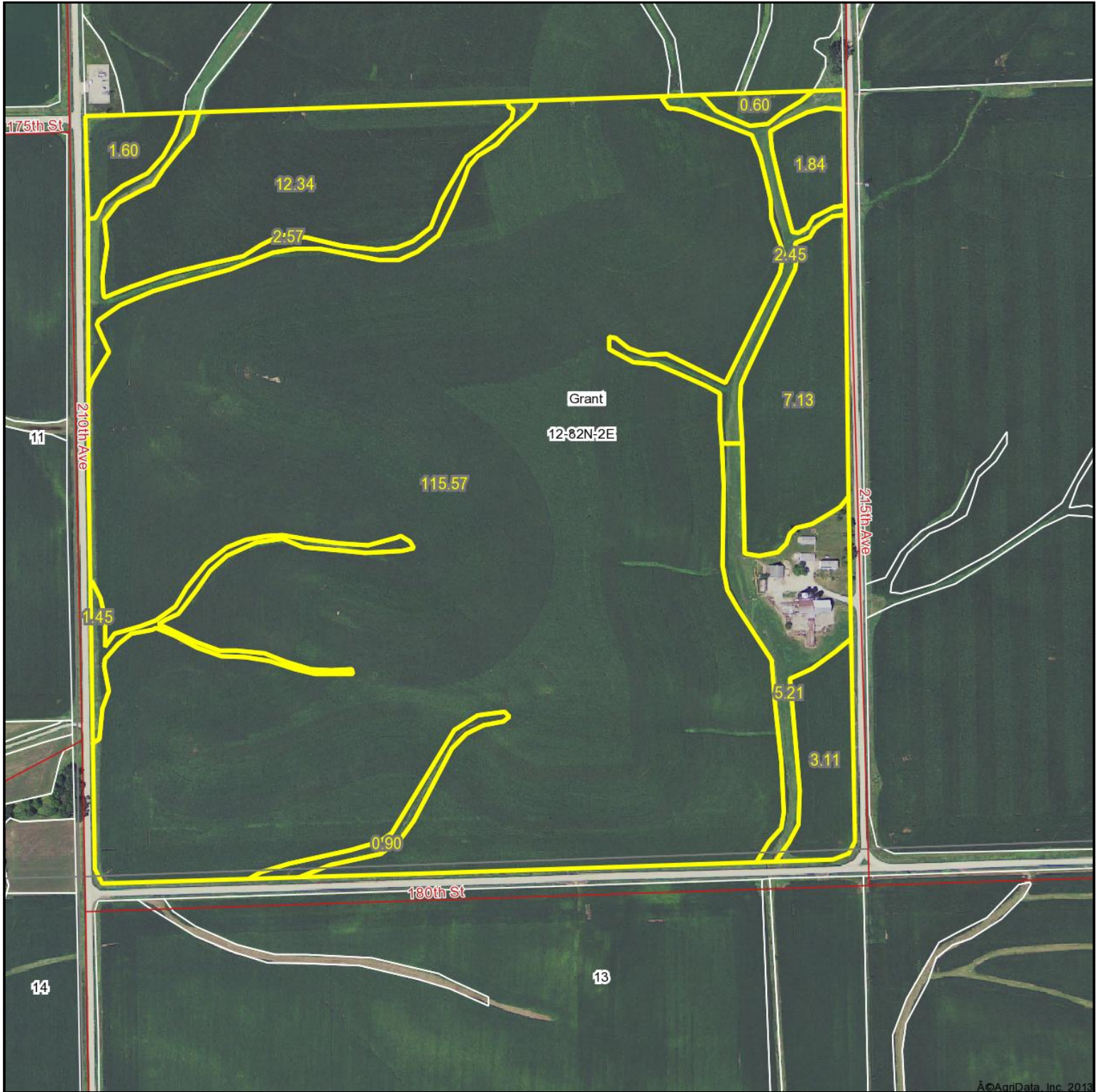
SECTION 34

1. Jacobi, Justin 8

SECTION 35

1. Hagg, Terry 5

Aerial Map



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TOTAL REALTY CO.
Specializing in Farmland and
Rural Real Estate

DeWitt, IA
563-659-8185

Maps provided by:



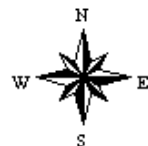
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www.AgriDataInc.com

12-82N-2E
Clinton County
Iowa

map center: 41° 55' 9.5, 90° 40' 42.33

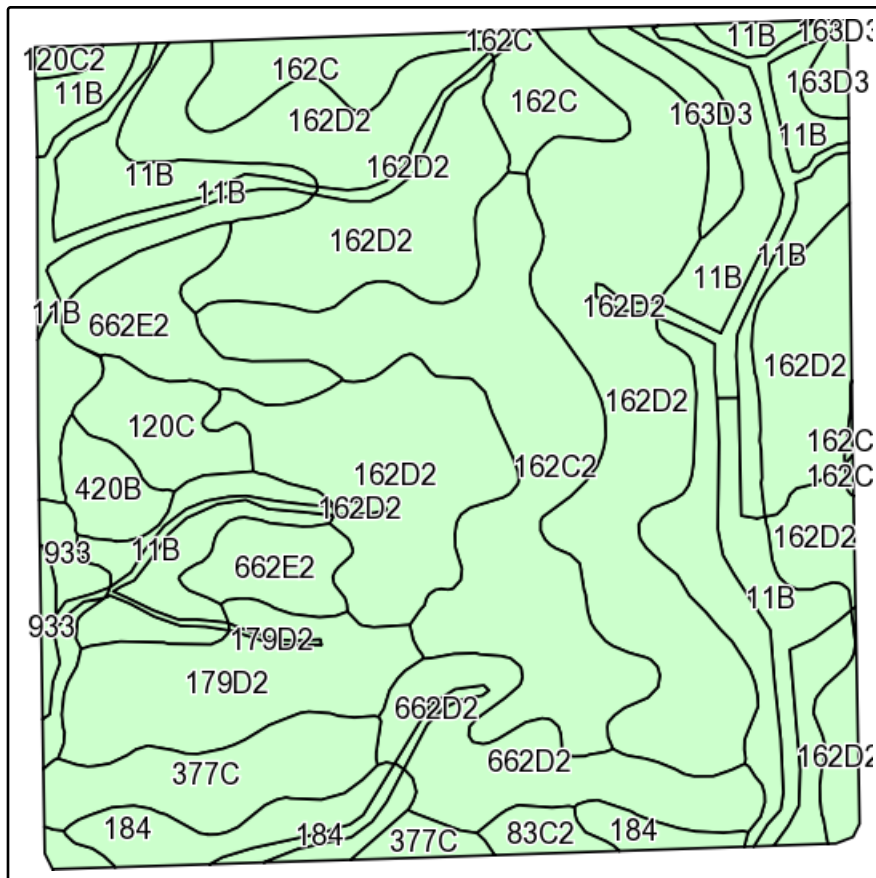
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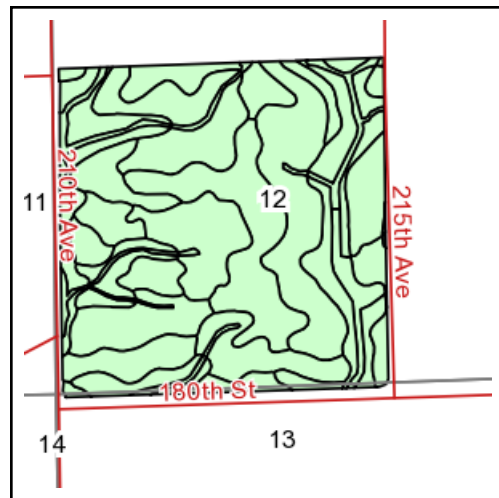
9/16/2013

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)

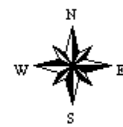


Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Clinton**
Location: **12-82N-2E**
Township: **Grant**
Acres: **154.77**
Date: **9/16/2013**

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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*	Corn	Oats	Soybeans
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	51.89	33.5%	IIIe	63	167	67	45
11B	Colo-Ely complex, 2 to 5 percent slopes	32.34	20.9%	Ile	68	174	70	47
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	17.72	11.4%	IIIe	73	181	72	49
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	8.49	5.5%	IVe	43	140	56	38
662D2	Mt. Carroll silt loam, 9 to 14 percent slopes, moderately erode	7.73	5.0%	IIIe	61	164	66	44
662E2	Mt. Carroll silt loam, 14 to 18 percent slopes, moderately eroded	7.31	4.7%	IVe	47	145	58	39
377C	Dinsdale silt loam, 5 to 9 percent slopes	6.31	4.1%	IIIe	75	183	73	49
162C	Downs silt loam, 5 to 9 percent slopes	6.11	3.9%	IIIe	75	183	73	49
184	Klinger silt loam, 1 to 3 percent slopes	5.12	3.3%	I	95	210	84	57
120C	Tama silt loam, 5 to 9 percent slopes	3.19	2.1%	IIIe	80	190	76	51
933	Sawmill silty clay loam, 0 to 2 percent slopes	2.58	1.7%	IIw	80	190	76	51
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely erode	2.52	1.6%	IVe	55	156	62	42
420B	Tama silt loam, benches, 2 to 5 percent slopes	1.97	1.3%	Ile	95	210	84	57
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	1.08	0.7%	IIIe	69	175	70	47
120C2	Tama silt loam, 5 to 9 percent slopes, moderately eroded	0.41	0.3%	IIIe	78	187	75	50
Weighted Average					66.3	171.4	68.7	46.2

**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
Clinton
Report ID: FSA-156EZ

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

FARM: 7415
Prepared: 2/8/13 1:04 PM
Crop Year: 2013
Page: 1 of 1

Operator Name	Farm Identifier	Recon Number
	13 div of 1087	2013 19045 23

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
160.0	149.6	149.6	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	149.6	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	73.1	131	153	0.0	0.0
SOYBEANS	73.1	44	53	0.0	0.0
Total Base Acres:	146.2				

Tract Number: 10639 Description: F-5 SW1/4 OF 12

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

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
160.0	149.6	149.6	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	149.6	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	73.1	131	153	0.0	0.0
SOYBEANS	73.1	44	53	0.0	0.0
Total Base Acres:	146.2				

Owners: DORIS HICKS WULF
Other Producers:

Farm# 7415
Tract# 10639

Sec 12
Township: Grant



0 295 590 1,180 Feet
1 inch equals 660 feet

Clinton County FSA

March 26, 2008

Legend

Wetland Determination

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Field Boundary

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.





LEAD-BASED PAINT DISCLOSURE — SALES

Property Address or Legal Description:

*Farmstead 1780 - 215th Avenue
Selma, Iowa*

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

- ☐ (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____
- ☒ (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check (i) or (ii) below):

- ☐ (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). _____
- ☒ (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial)

By execution of this disclosure, Buyer acknowledges receipt of copies of all information listed above including receipt of the pamphlet, *Protect Your Family from Lead in Your Home*.

This agreement is contingent upon a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at the Buyer's expense until 5 p.m. on the _____ day of _____ [Insert date 10 days after contract ratification or a date mutually agreed upon]. (Intact lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet *Protect Your Family From Lead in Your Home* for more information). This contingency will terminate at the above predetermined deadline unless the Buyer (or Buyer's agent) delivers to the Seller (or Seller's agent) a written contract addendum listing together with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option, within _____ days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to closing. If the Seller will correct the condition, the Seller shall furnish the Buyer with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of closing. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Buyer shall have _____ days to respond to the counter-offer to remove this contingency and take the property in "as is" condition or this Agreement shall become void. The Buyer may remove this contingency at any time without cause.

Buyer hereby waives this contingency. (initial).

Agent's Acknowledgement (initial).

Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Joyce A. Coppers Co-Executor 9-26-2013

SELLER _____	Date _____	BUYER _____	Date _____
SELLER _____	Date _____	BUYER _____	Date _____
AGENT _____	Date _____	AGENT _____	Date _____



QUAD CITY AREA REALTOR® ASSOCIATION



MOLD DISCLOSURE

Printed Name(s) of Seller(s) Doris Wulf Estate

Printed Name(s) of Buyer(s) _____

Property Address 1780 215th Ave Delmar, IA

Seller's Initials



1. **SELLER DISCLOSURE.** To the best of Seller's actual knowledge, Seller represents:

- a. The Property described herein ☐ has ☒ has not been previously tested for molds;
Note: If answer to a. is "has not", then skip b, and c, and go to Section #2.
If answer to a. is "has", then complete b, and c.
- b. The molds found ☐ were ☐ were not identified as toxic molds;
- c. With regard to any molds that were found, measures ☐ were ☐ were not taken to remove those molds.

Buyers Initials



2. **MOLD INSPECTIONS.** Molds, fungi, mildew, and similar organisms may exist in the Property of which the Seller is unaware and has no actual knowledge. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose molds. Buyer may wish to obtain an inspection specifically for molds to more fully determine the condition of the Property and its environmental status. Neither Seller's agents nor Buyer's agents are experts in the field of mold. The Buyers are strongly encouraged to satisfy themselves as to the Property condition.

Buyers Initials



3. **HOLD HARMLESS.** Buyer makes the decision to purchase the Property independent of any representation of the Agents or Brokers involved in the transaction regarding mold. Accordingly, Buyer agrees to indemnify and hold _____

_____ (print names of Brokers and Designated Agents)
harmless in the event any mold is present on the Property.

Buyers Initials



Seller's Initial



4. Seller and Buyer have read this Mold Disclosure and by their signature hereon acknowledge receipt of a copy thereof.

5. **PROFESSIONAL ADVICE.** Seller and Buyer execute this Disclosure with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

Seller: Doris Wulf Estate Date: 9/26/13

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

Property Address:

Farmstead 1780- 215th Avenue, Delmar, Iowa

PURPOSE:

Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the Seller(s) and not by any agent acting on behalf of the Seller(s).

INSTRUCTIONS TO SELLER(S):

- Seller(s) must complete this statement. Respond to all questions, or attach reports allowed by Iowa Code section 558A.4(2);
- Disclose all known conditions materially affecting this property;
- If an item does not apply to this property, indicate it is not applicable (N/A);
- Disclose information in good faith and make a reasonable effort to ascertain the required information. If the required information is unknown or is unavailable following a reasonable effort, use an approximation of the information, or indicate that the information is unknown (UNK). All approximations must be identified as approximations (AP).
- Additional pages may be attached as needed;
- Keep a copy of this statement with your other important papers.

DISCLOSURES:

Circle response:

- Basement/Foundation: Any known water or other problems?
Any known repairs?
If yes, date of repairs/replacement: _____
Yes ☐ No ☒ N/A ☐ UNK ☐
Yes ☐ No ☒ N/A ☐ UNK ☐
- Roof: Any known problems?
Any known repairs?
If yes, date of repairs/replacement: *2007 & 2008*
Yes ☐ No ☒ N/A ☐ UNK ☐
☒ Yes ☐ No ☐ N/A ☐ UNK ☐
- Well and Pump: Any known problems?
Any known repairs?
If yes, date of repairs/replacement: _____
Any known water tests?
If yes, date of last report: _____
and results: _____
Yes ☐ No ☒ N/A ☐ UNK ☐
Yes ☐ No ☒ N/A ☐ UNK ☐
Yes ☐ No ☒ N/A ☐ UNK ☐
- Septic Tanks/Drain Fields: Any known problems?
Location of tank: _____
Date tank last cleaned: _____
Yes ☐ No ☐ N/A ☐ UNK ☒
- Sewer Systems: Any known problems?
Any known repairs?
If yes, date of repairs/replacement: _____
Yes ☐ No ☐ N/A ☐ UNK ☒
Yes ☐ No ☐ N/A ☐ UNK ☒
- Heating System(s): Any known problems?
Any known repairs?
If yes, date of repairs/replacement: *10-15 yrs*
Yes ☐ No ☒ N/A ☐ UNK ☐
☒ Yes ☐ No ☐ N/A ☐ UNK ☐
- Central Cooling System(s): Any known problems?
Any known repairs?
If yes, date of repairs/replacement: _____
Yes ☐ No ☐ N/A ☐ UNK ☒
Yes ☐ No ☐ N/A ☐ UNK ☒
- Plumbing System(s): Any known problems?
Any known repairs?
If yes, date of repairs/replacement: _____
Yes ☐ No ☒ N/A ☐ UNK ☐
Yes ☐ No ☒ N/A ☐ UNK ☐

- | 9. Electrical System(s): Any known problems?
Any known repairs?
If yes, date of repairs/replacement: _____ | | Yes | No | N/A | UNK |
|--|--|-----|----|-----|-----|
| 10. Pest Infestation (e.g., termites, carpenter ants): Any known problems?
If yes, date(s) of treatment: _____
Any known structural damage?
If yes, date of repairs/replacement: _____
Any known inspections?
If yes, date of last report: _____
and results: _____ | | Yes | No | N/A | UNK |
| 11. Asbestos: Any known to be present in the structure?
If yes, explain: _____ | | Yes | No | N/A | UNK |
| 12. Radon: Any known tests for the presence of radon gas?
If yes, date of last report: _____
and results: _____ | | Yes | No | N/A | UNK |
| 13. Lead-Based Paint: Any known to be present in structure? | | Yes | No | N/A | UNK |
| 14. Flood Plain: Do you know if the property is located in a flood plain?
If yes, what is the flood plan designation: _____ | | Yes | No | N/A | UNK |
| 15. Zoning: Do you know the zoning classification of the property?
If yes, what is the zoning classification: _____ | | Yes | No | N/A | UNK |
| 16. Covenants: Is the property subject to restrictive covenants?
If yes, attach a copy or state where a true, current copy of the covenants can be obtained.: _____ | | Yes | No | N/A | UNK |
| 17. Shared or Co-Owned Features: Any features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use or maintenance responsibility may have an effect on the property?

Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Association which has any authority over the property? | | Yes | No | N/A | UNK |
| 18. Physical Problems: Any known settling, flooding, drainage or grading problems? | | Yes | No | N/A | UNK |
| 19. Structural Damage: Any known structural damage? | | Yes | No | N/A | UNK |
| 20. See attached Disclosure of Information on Lead-Based Paint and/or Lead-Based Hazard and the attached pamphlet, <i>Protect Your Family from Lead in Your Home</i> . | | | | | |

SELLER(S) DISCLOSURE:

Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) has owned the property since 1956. The Seller(s) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge.

Seller(s) acknowledges requirement that Buyer(s) be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Seller Joyce A Coppers Co -Executor
Date: 9/26/2013

Seller _____
Date: _____

BUYER(S) ACKNOWLEDGEMENT:

Buyer(s) acknowledges receipt of a copy of this Disclosure Statement. This Disclosure Statement is not intended to be a warranty or to substitute for any inspection the Buyer(s) may wish to obtain.

Buyer(s) acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer _____
Date: _____

Buyer _____
Date: _____