



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:
609 acres more or less
Section(s) 20,17 & 16
Corydon 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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609 acres more or less in Wayne Co., IA

TOTAL ACRES:	609 m/l
PRICE:	\$2,968,875.00

Price Per Acre: \$4,875
Owner: Lindner
Operator: Rieger
County & State: Wayne County, IA
Location: NE of Corydon
Possession Date: At closing
Drainage Info: Natural
Average CSR: 42.5
Taxable Acres: 608.84
Net RE Taxes: \$7,424
Taxes payable in: 2013
Topography: Rolling

F.S.A. Information:

Farmland:	609	Corn Base:	70.8
Crop Acres:	493.05	Corn Yield:	85
CRP Acres:	0	Soybean Base:	82.6
Wheat Base:	.20	Soybean Yield:	28
Wheat Yield:	32		

Approximate Breakdown of Acres:

Total Acres:	609
Tillable Acres:	493.05
CRP Acres:	0
Farmstead:	0
Roads:	2.8
Waterways:	0
Timber:	113.15
Pasture:	0

Legal Description:

West 1/2 of the Northwest 1/4 of Section 20; East 1/2 and 26 acres of the West 1/2 of the Southwest 1/4 in Section 17, East 1/2 of the Northwest 1/4 and the Northeast 1/4 of Section 17; Northwest 1/4 and the East 1/2 of the Northwest 1/4 and the West 1/2 of the Northeast 1/4 of Section 16. T69N, R 21W .

To Contact Listing Agent:

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

Comments & Building Information:

42,500 Bushel grain bin. Call about possible split options.

Lease/FSA Information:

Currently leased through 2015



Great Western Bank

Making Life Great

Corydon: 309 E. Jefferson • 641.872.1400

Allerton: 122 N. Central • 641.873.4131

Humeston: 206 Broad St. • 641.877.2341

Lineville: 111 Main St. • 641.876.5515

GreatWesternBank.com

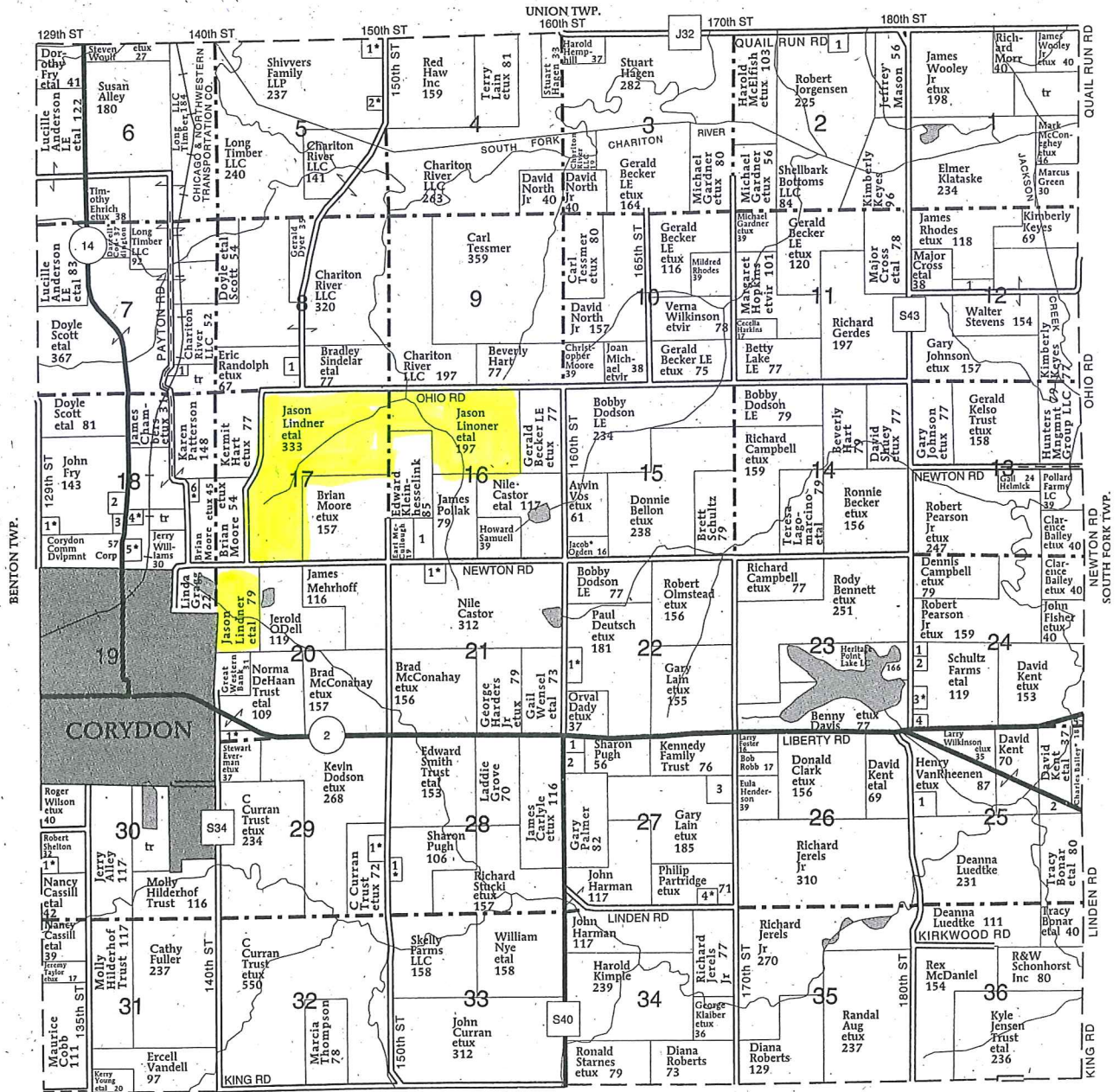
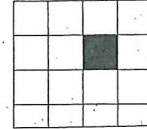


T-69-N

CORYDON PLAT

(Landowners)

R-21-W



CORYDON TOWNSHIP

SECTION 2

1. Cox, Rick 8

SECTION 5

1. Williams, Jon 5

2. Pyner, Alfred 5

SECTION 7

1. Frizzell, Donald 6

SECTION 8

1. Johnson, Anna 10

SECTION 12

1. Keyes, Kimberly 10

SECTION 16

1. Freeman, Brent 14

SECTION 18

1. Bange, Luke 8

2. Chambers, Jared 5

3. Iowa Southern Utilities Co 5

4. Hagen, Stephen 5

5. Sandy, James 6

6. Fry, Tom 5

SECTION 20

1. Dodson, Kevin 12

SECTION 21

1. Sipma, John 8

SECTION 22

1. Randolph, Dale 15

SECTION 24

1. Bills, Burl 10

2. Huebner, John 9

3. Hysell, Jerry 9

4. Wyatt, Sherry 5

5. County of Wayne 6

SECTION 25

1. Arnold, Ryan 15

2. Huebner, John 10

SECTION 27

1. Vetter Equipment Co 6

2. Elliott, Ronald 6

3. Henderson, Eula 15

4. Henderson, Gary 7

SECTION 28

1. Lukavsky, Chad 9

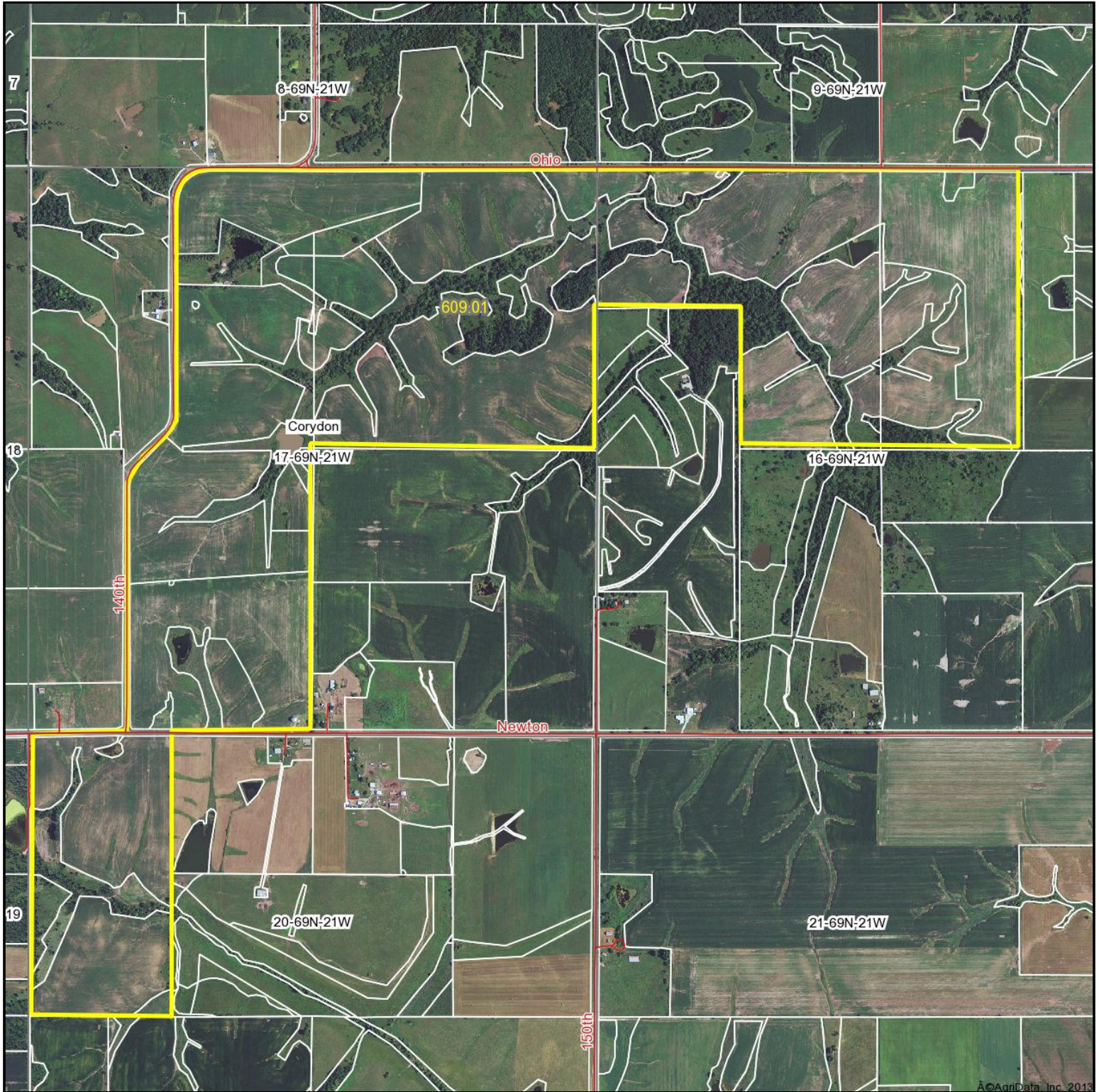
SECTION 29

1. Pruiett Jr, Cecil 6

SECTION 30

1. Schumann, James 8

Aerial Map



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DeWitt, IA
563-659-8185

Maps provided by:



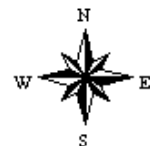
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17-69N-21W
Wayne County
Iowa

map center: 40° 46' 22.24, 93° 17' 24.36

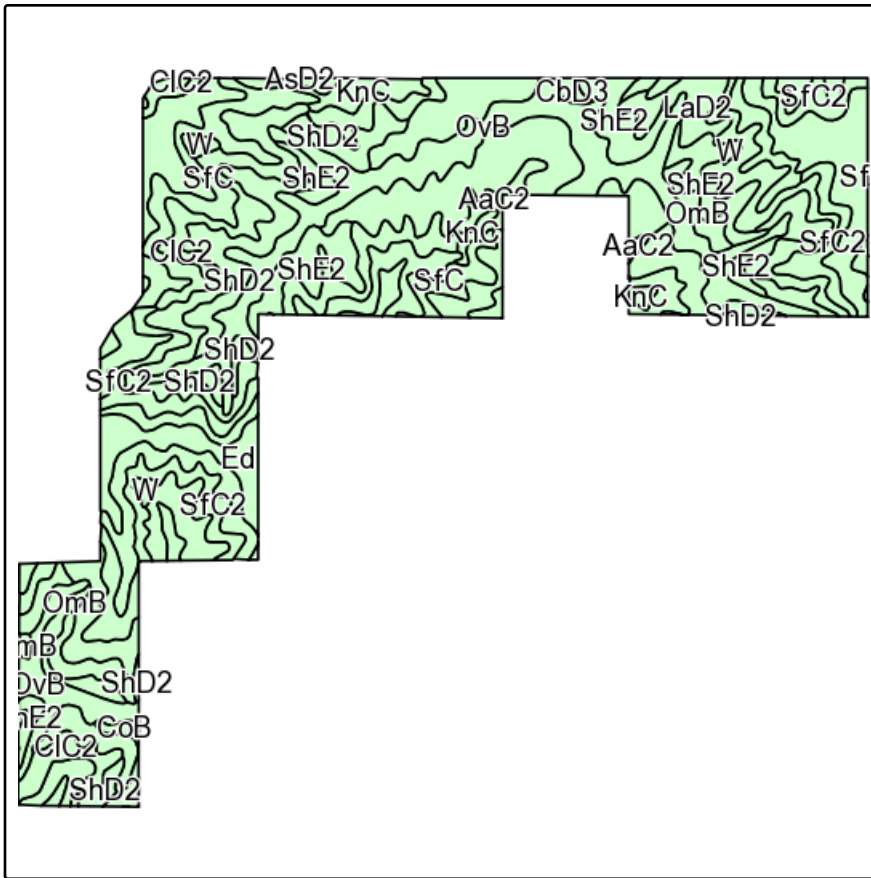
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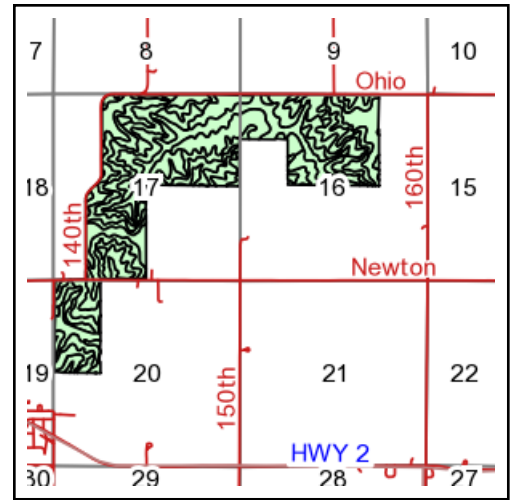
8/19/2013

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)

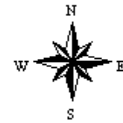


Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Wayne**
Location: **16-69N-21W**
Township: **Corydon**
Acres: **609**
Date: **8/19/2013**

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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
C1C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	114.3	18.8%	IVw	25	109	44	29
OvB	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	84.5	13.9%	Ile	60	156	62	42
SeB	Seymour silt loam, 2 to 5 percent slopes	75.5	12.4%	IIIe	60	156	62	42
ShE2	Shelby loam, 14 to 18 percent slopes, moderately eroded	58.5	9.6%	IVe	38	126	50	34
ShD2	Shelby loam, 9 to 14 percent slopes, moderately eroded	50.1	8.2%	IIIe	48	140	56	38
SfC	Seymour silty clay loam, 5 to 9 percent slopes	48.3	7.9%	IIIe	40	129	52	35
GaE2	Gara loam, 14 to 18 percent slopes, moderately eroded	48.2	7.9%	Vle	33	120	48	32
SfC2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	45.1	7.4%	IIIe	35	122	49	33
AaC2	Adair loam, 5 to 9 percent slopes, moderately eroded	18.8	3.1%	IIIe	30	116	46	31
Ed	Edina silt loam	18	3.0%	IIIw	60	156	62	42
OmB	Olmitz loam, 2 to 5 percent slopes	11.3	1.9%	Ile	72	172	69	46
KnC	Kniffin silt loam, 5 to 9 percent slopes	9.7	1.6%	IIIe	36	124	50	33
LaD2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	7.2	1.2%	IVe	15	95	38	26
SoD3	Shelby soils, 9 to 14 percent slopes, severely eroded	6	1.0%	IVe	45	136	54	37
GaE	Gara loam, 14 to 18 percent slopes	5.6	0.9%	Vle	35	122	49	33
W	Water	3.6	0.6%		0			
CoB	Colo silty clay loam, 2 to 5 percent slopes	1.8	0.3%	IIw	75	176	70	48
CbD3	Caleb soils, 9 to 14 percent slopes, severely eroded	1.5	0.2%	Vle	30	116	46	31
AsD3	Adair-Shelby complex, 9 to 14 percent slopes, severely eroded	1	0.2%	Ve	20	102	41	28
Weighted Average					42.4	131.9	52.7	35.5

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.

Form : FSA-156EZ


 United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date Aug 21, 2013

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 3705

County : WAYNE

Tract Number : 3212

Description : SEC 16, 17, & 20 CORKYDON FWP

FAY/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract. Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : JASON GREGORY LINDNER, GREGORY LAWRENCE LINDNER

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
606.29	493.05	493.05	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	493.05	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	0.20	0.00	0.00	32	32
Corn	70.80	0.00	0.00	85	85
Soybeans	82.60	0.00	0.00	28	28

NOTES

Form : FSA-156EZ


 United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date Aug 21, 2013

Abbreviated 156 Farm Record

State : IOWA

Farm Number : 3705

County : WAYNE

Operator Name :

Farm Associated with operators :

CRP contract numbers :

Farm Land Data

Fairland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
606.29	493.05	493.05	0.00	0.00	0.00	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag-Related Activity
0.00	0.00	493.05	0.00	0.00	0.00	No	No	0.00	0.00

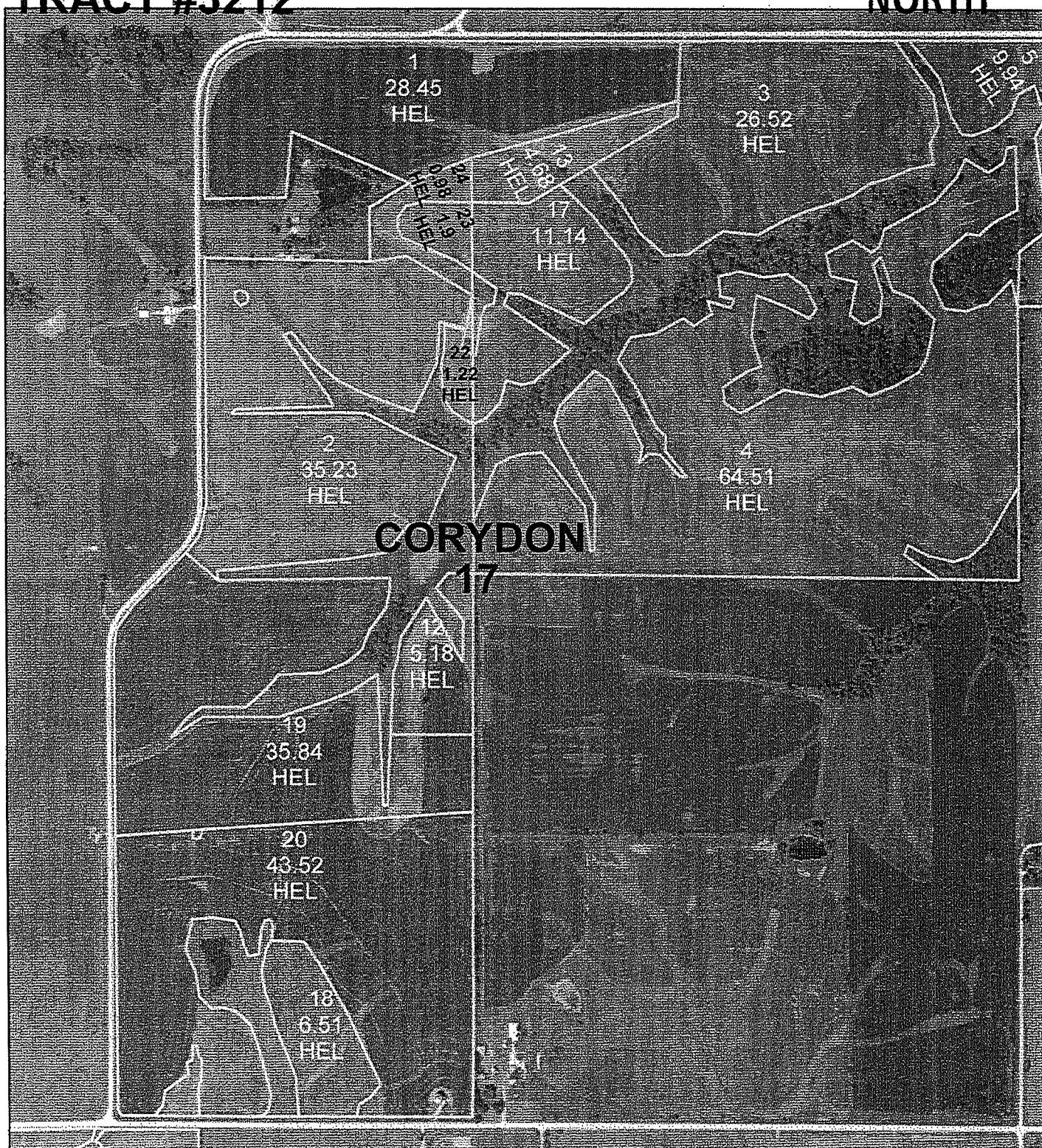
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	0.20	0.00	0.00	32	32
Corn	70.80	0.00	0.00	85	85
Soybeans	82.60	0.00	0.00	28	28

NOTES

FARM #3705 TRACT #3212

NORTH



Prepared by WAYNE CTY FSA

1 inch equals 660 feet

Date: October 06, 2011

Legend

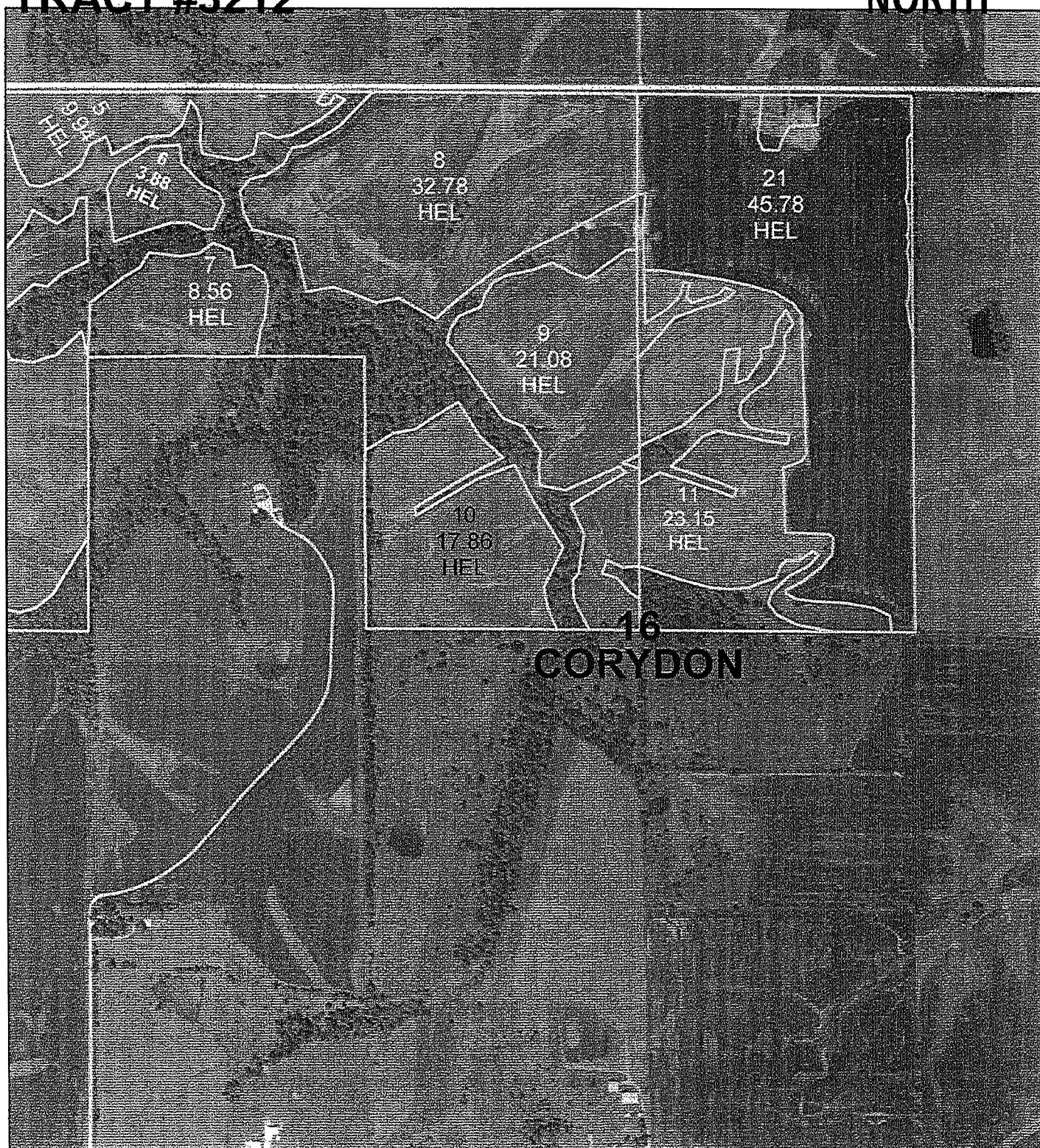
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Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- GIS_JA.SDE.clu_a_1a185

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 #3705
TRACT #3212



Prepared by WAYNE CTY FSA

1 inch equals 660 feet

Date: October 06, 2011

Legend

GIS_JA.SDE.Wet_P_1a185

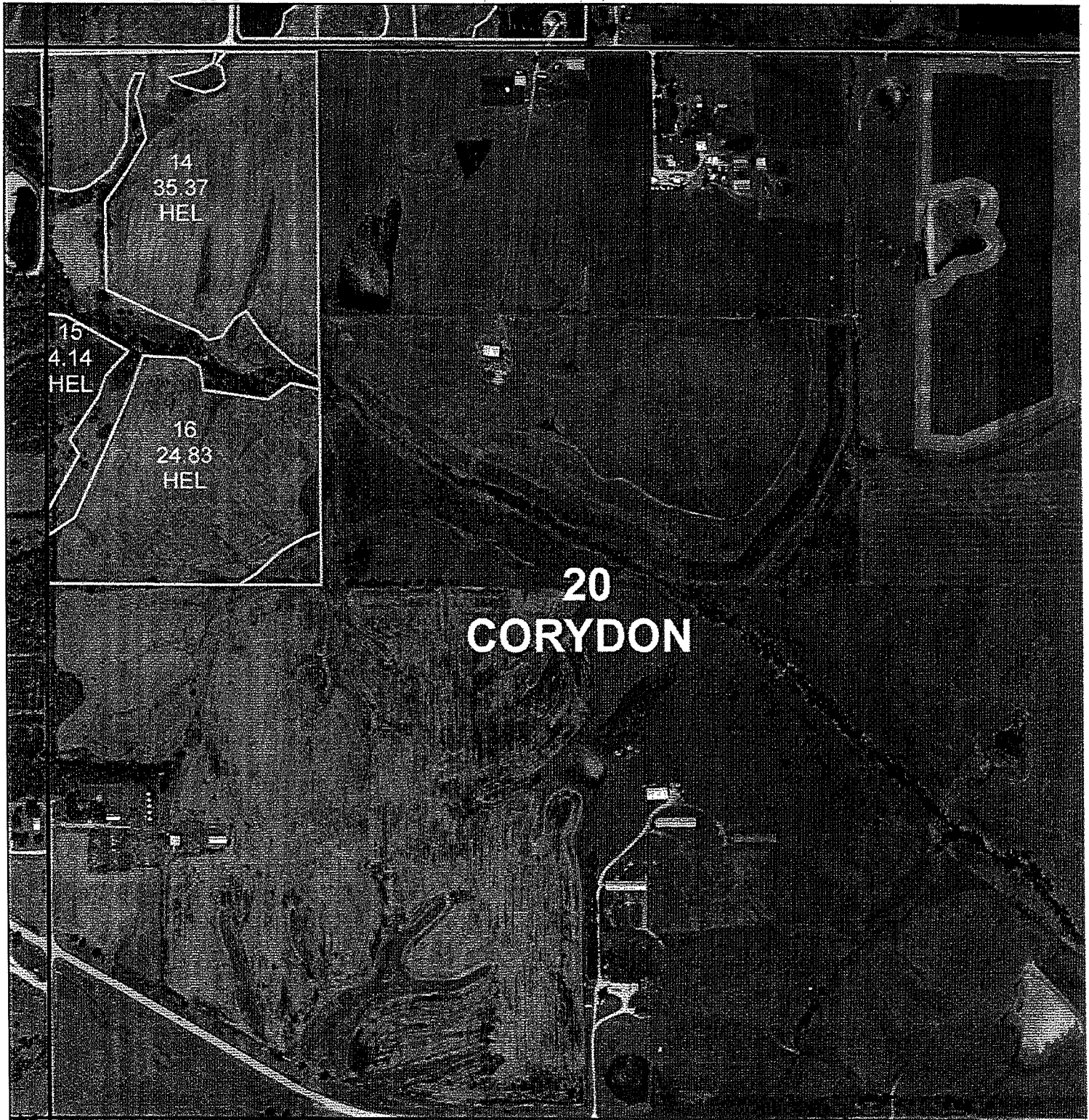
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FARM#3705
TRACT#3212



1 inch equals 660 feet

Prepared by FSA

Date: December 29, 2010

Legend

fsa_gis_layers.SDE.wet_p_1a185

Wetland Determination Identifiers

- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- du.SDE.ctu_1a185

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.