



*Total Realty Co. is pleased
to present the:
Yegge property
191 acres more or less
Section 10
Vernon Springs Township
Howard 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





TOTAL REALTY CO.

FARMS - HOMES
COMMERCIAL - AUCTIONS



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 a 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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We are pleased to present: 191 acres, Howard Co., IA

TOTAL ACRES:	190.79
PRICE:	\$1,290,000.00

Price Per Acre: \$6,753.00

Owner: Yegge

Operator: Soules

County & State: Howard, IA

Location: North of Cresco, IA

Possession Date: To be agreed

Drainage Info: Natural/ Some Tile

Average CSR: 72.9

Taxable Acres: 187.46 acres

Net RE Taxes: \$3,974.00

Taxes payable in: 2010

Topography: Gently Rolling

Legal Description:

The Northeast 1/4, except the acreage, and the Northeast 1/4 of the Southeast 1/4, both in Section 10, Township 99 North, Range 4 West of the 5th P.M.

Comments & Building Information:

2.8 tillable acres are behind the buildings.
Owner is a licensed Real Estate Broker in the State of Iowa.

F.S.A. Information:

Farmland:	191	Corn Base:	125
Crop Acres:	182.6	Corn Yield:	102
CRP Acres:		Soybean Base:	40.9
Wheat Base:		Soybean Yield:	29
Wheat Yield:			

Approximate Breakdown of Acres:

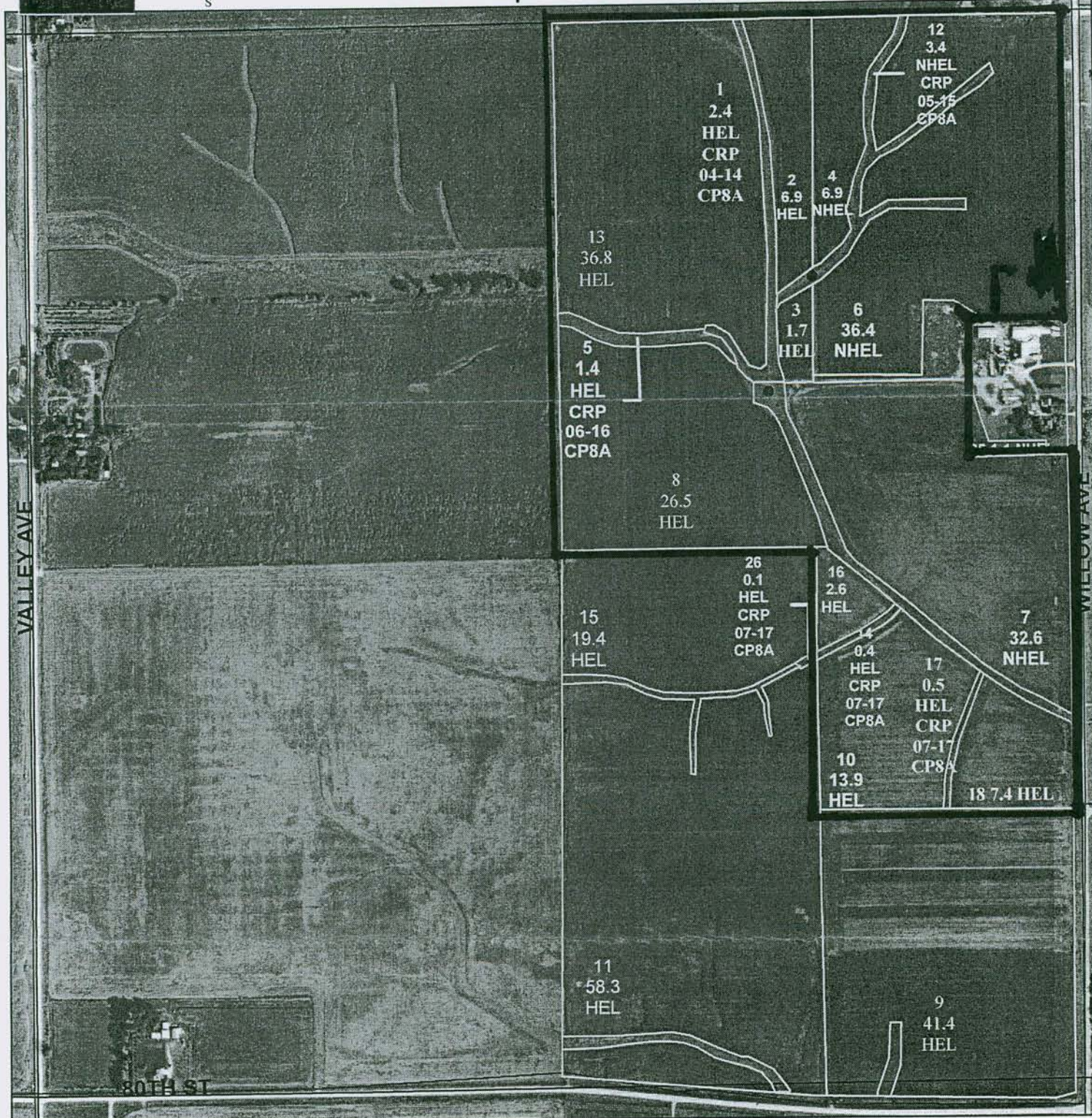
Total Acres:	191
Tillable Acres:	174.5
CRP Acres:	8.1
Farmstead:	
Roads:	4
Waterways:	4.4
Timber:	
Pasture:	

To Contact Listing Agent:

Douglas R. Yegge 563-320-9900

Lease/CRP Information:

Open for 2012
CRP Contracts:
2.4 acres @ \$133.57 until 2014
1.4 acres @ \$133.40 until 2015
1.4 acres @ \$157.74 until 2016
1.0 acres @ \$166.00 until 2017



Legend

Field Boundary

07550300 Feet



1 inch equals 664.062352 feet

Prepared by Howard Co FSA
Map Printed: March 22, 2010

**Wetland Determination
Wetland Determination Identifiers**

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

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

Conway Funeral Homes

Schmitz Funeral Home

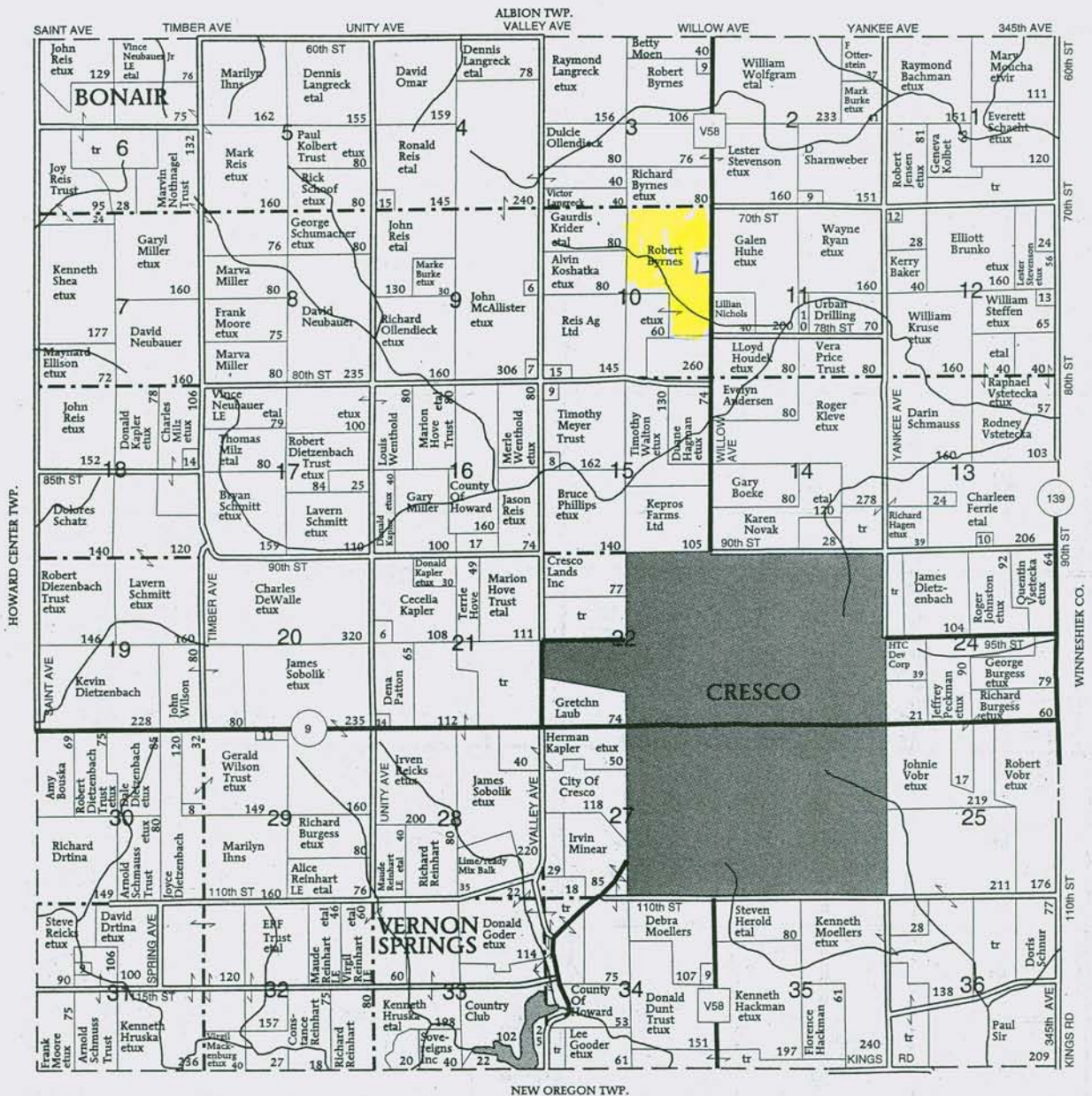
Cresco Protivin Riceville
563-547-3501 563-569-8363 641-985-2797

Ossian
563-532-9424

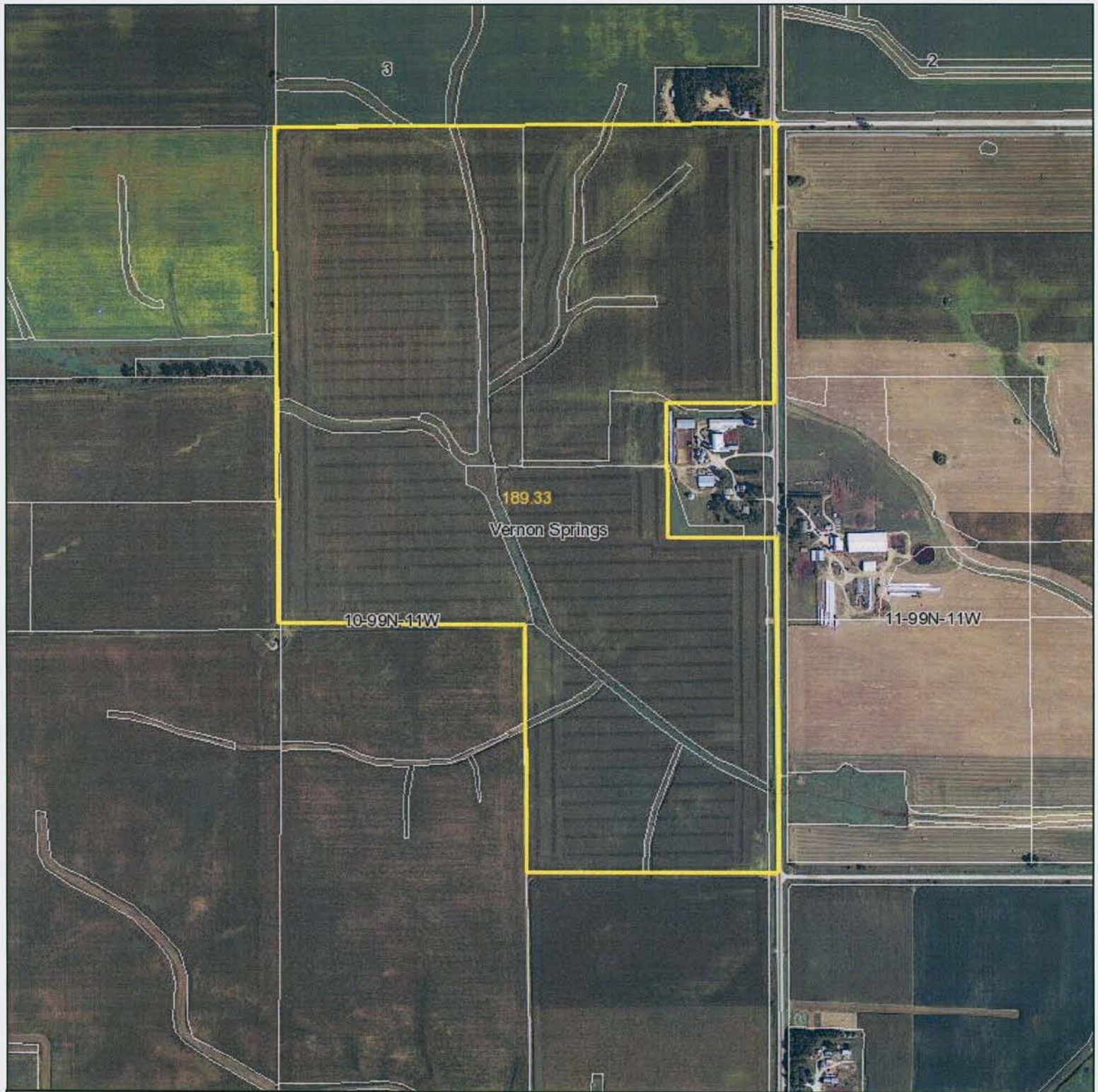
T-99-N

VERNON SPRINGS PLAT
 (Landowners)

R-11-W



Aerial Map



TOTAL REALTY CO.
Des Moines, IA 50319
563-659-8185

Maps provided by:



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10-99N-11W
Howard County
Iowa

map center: 43° 24' 30.83, 92° 7' 28.66

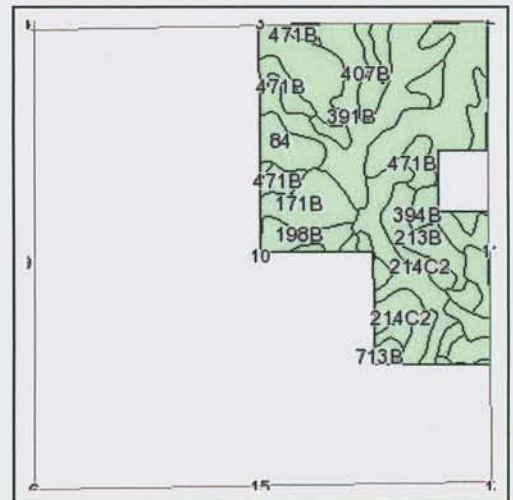
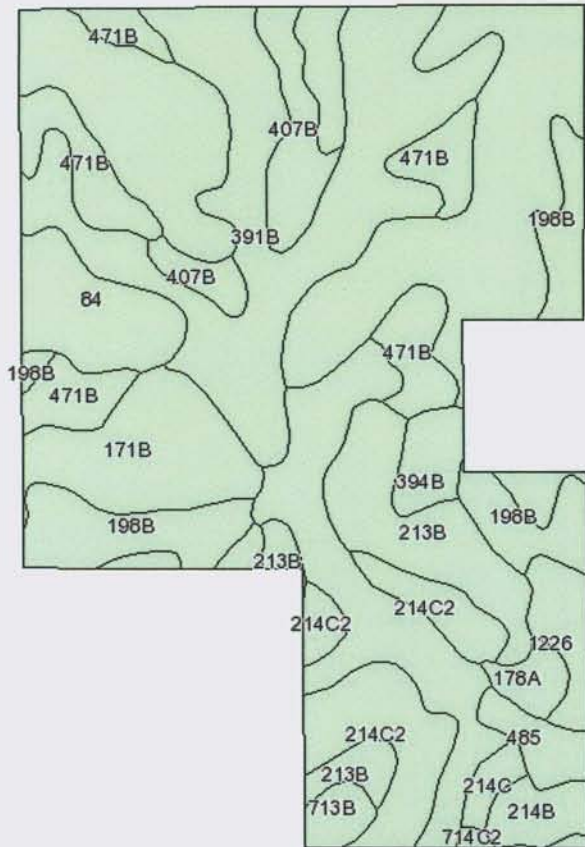
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5/31/2011

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

Soils Map



State: Iowa
 County: Howard
 Location: 010-099N-011W
 Township: Vernon Springs
 Acres: 189.3
 Date: 5/31/2011



Maps provided by:



©AgriData, Inc 2008
 www.AgriDataInc.com

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
171B	Bassett loam, 2 to 5 percent slopes	52.6	27.7%	Ile	78	7.5	6.2	189	76	51
391B	Clyde-Floyd complex, 1 to 4 percent slopes	33.3	17.6%	Ilw	70	7.3	4.8	179	72	48
27B	Terril loam, 2 to 5 percent slopes	15.9	8.4%	Ile	87	7.9	6.5	201	80	54
471B	Oran loam, 2 to 5 percent slopes	14.6	7.7%	Ile	78	7.4	5.6	189	76	51
198B	Floyd loam, 1 to 4 percent slopes	14.4	7.6%	Ilw	78	7.5	5.7	189	76	51
213B	Rockton loam, deep, 2 to 5 percent slopes	12.6	6.7%	Ile	70	6.6	5.4	179	72	48
214C2	Rockton loam, moderately deep, 5 to 9 percent slopes, moderatel eroded	12.1	6.4%	Ille	33	4.9	4	129	52	35
84	Clyde silty clay loam	7.7	4.1%	Ilw	73	7.4	4.3	183	73	49
407B	Schley silt loam, 1 to 4 percent slopes	6.8	3.6%	Ilw	70	6.8	5.2	179	72	48
394B	Ostrander loam, 2 to 5 percent slopes	4.3	2.3%	Ile	83	7.9	6.5	196	78	53
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.5	1.9%	Ils	70	6.5	5.1	179	72	48
214B	Rockton loam, moderately deep, 2 to 5 percent slopes	2.9	1.5%	Ile	58	5.4	4.4	162	65	44
485	Spillville loam	2.8	1.5%	Ilw	92	7.6	5.9	208	83	56
713B	Winneshiek loam, deep, 2 to 5 percent slopes	2.1	1.1%	Ile	67	5.4	4.4	174	70	47
178A	Waukee loam, 0 to 2 percent slopes	2	1.1%	Ils	79	6.8	5.5	191	76	52
214C	Rockton loam, moderately deep, 5 to 9 percent slopes	1.4	0.8%	Ille	38	5.1	4.2	135	54	36
714C2	Winneshiek loam, moderately deep, 5 to 9 percent slopes, moderately eroded	0.3	0.2%	Ille	25	4.5	3.7	118	47	32
Weighted Average					72.9	7.2	5.5	182.6	73.3	49.2