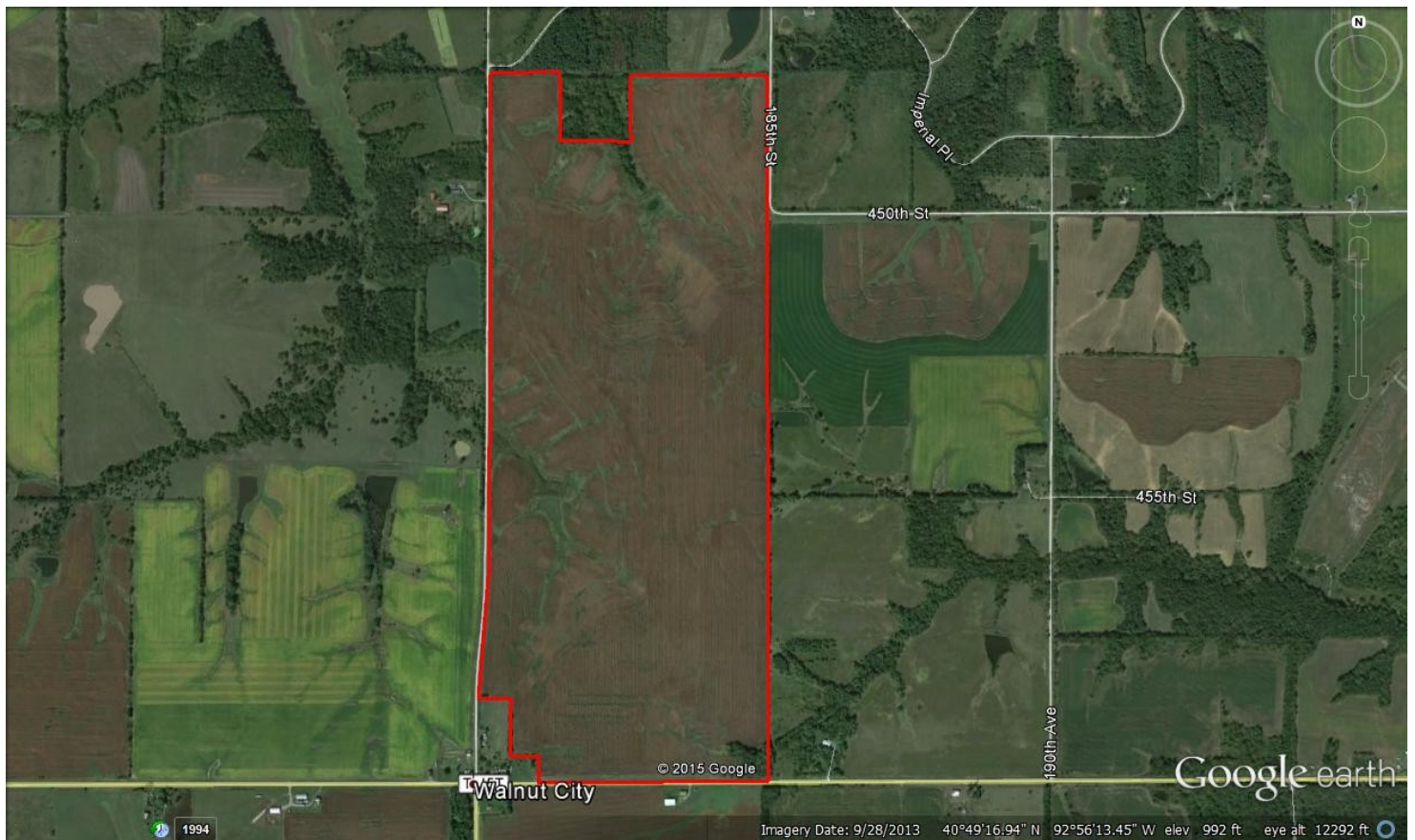


LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

368.72 ACRES M/L
VAN WYK, APPANOOSE COUNTY, IOWA

LISTING #433



DOUGLAS R. YEGGE

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Alan McNeil

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LAND FOR SALE

TOTAL
REALTY CO.
A SUBSIDIARY OF PEOPLES COMPANY

Van Wyk, 368 Acres M/L, Appanoose County, Iowa

| | |
|------------------------------|------------------------------|
| TOTAL ACRES: | 368.72 |
| PRICE: | \$1,883,700 |
| Price Per Acre: | \$5,108 |
| Owner: | Van Wyk |
| Operator: | Porter Farms |
| County & State: | Appanoose Co., Iowa |
| Location: | 1 mile North of Mystic, Iowa |
| Possession Date: | At closing |
| Drainage Info: | Natural |
| Average Productivity: | 52.1 |
| Taxable Acres: | 374.78 |
| Net RE Taxes: | \$5,556 |
| Taxes Payable In: | 2015 |
| Topography: | Level to gently rolling |

LEGAL DESCRIPTION:

68 acre MOL in the south MOL in the South 1/2 of the Southwest 1/4 of Section 28; and the Northwest 1/4 of Section 33; and the Southwest 1/4 of Section 33 (except approximately 12 acres in the Southwest corner containing the house & buildings) all being in Township 70 North, Range 18 West of the 5th P.M.

COMMENTS & BUILDING INFORMATION:

TO CONTACT LISTING AGENT:

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F.S.A. INFORMATION:

| | |
|-----------------------|--------|
| Farmland: | 368.72 |
| Crop Acres: | 344.98 |
| CRP Acres: | |
| Wheat Base: | |
| Wheat Yield: | |
| Corn Base: | 298.3 |
| Corn Yield: | 162 |
| Soybean Base: | 46.6 |
| Soybean Yield: | 33 |

APPROXIMATE BREAKDOWN OF ACRES:

| | |
|------------------------|--------|
| Total Acres: | 368 |
| Tillable Acres: | 344.98 |
| CRP Acres: | |
| Farmstead: | |
| Roads: | 3 |
| Waterways: | 10 |
| Timber: | 10.2 |
| Pasture: | |

LEASE/FSA INFORMATION:

Open for the 2016 Crop Year