



**Appraisal &
Real Estate
Services**

FARM FOR SALE

154.08 ac. +/- Farm

Land for Sale

- 154.08 Taxable Acres+/-
- 137.53 Tillable Acres+/- according to FSA
- 71.4 CSR2 according to Surety Maps
- 132.7 acre corn base
- 160 Bushel per acre PLC Corn Yield
- Net Taxes \$4,902/yr
- Farm is available for 2021 crop season.
- Located 3 miles North of Toledo, Iowa



Kajer Farm

\$1,062,600

Great chance at a farm in strong area!

Full Packets of Information at:

www.ares-ia.com

www.midwestlandauctions.com

Appraisal & Real Estate

Services

504 Second Street

Traer, Iowa 50675

Office 319.478.2990

Toll Free 877.844.7653

Contact Persons:

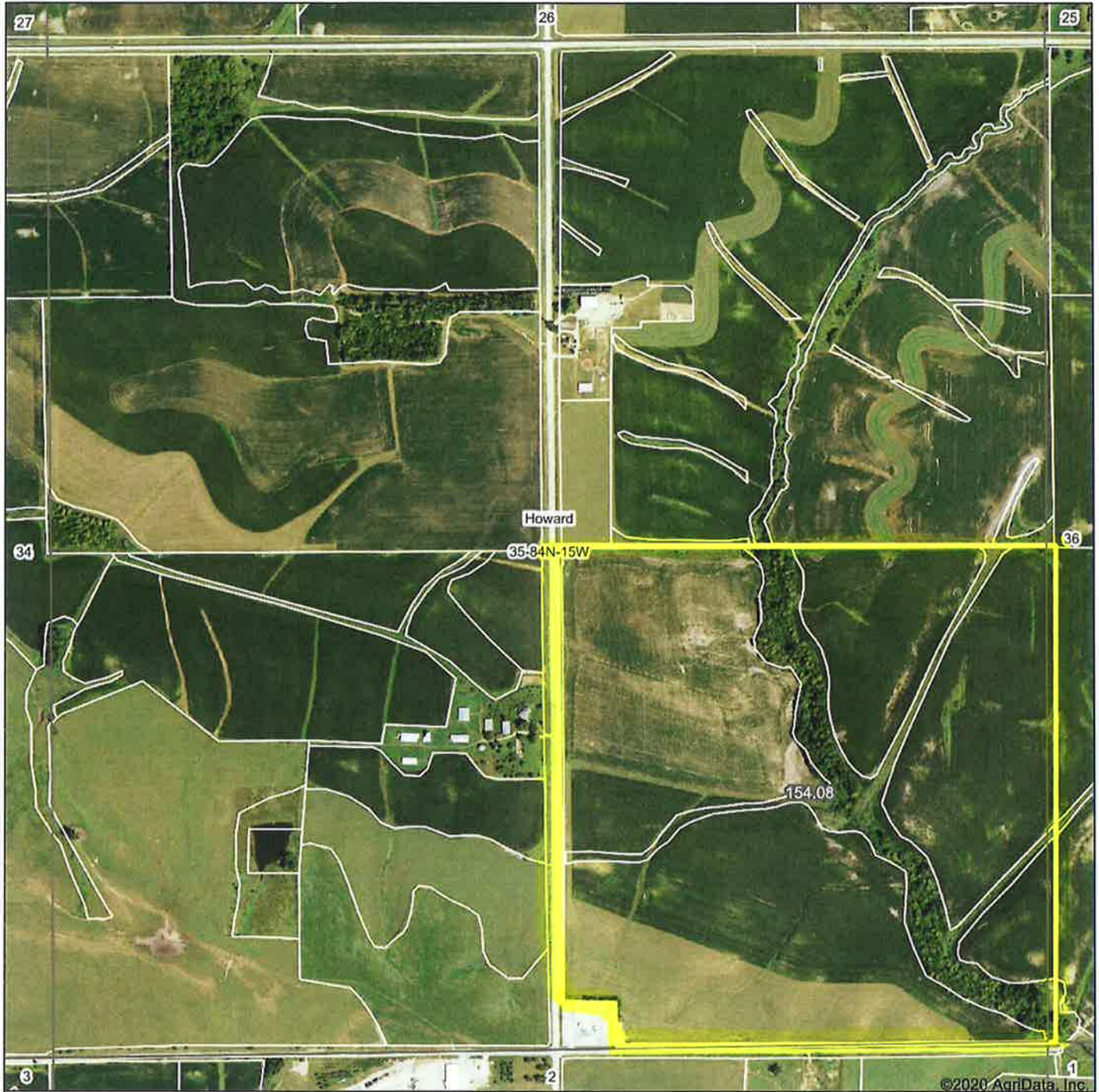
Jammie Howard 319.231.4484

Jason Lekin 641-751-4227

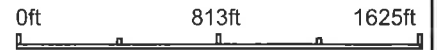


The information gathered for this brochure is from sources deemed reliable, but cannot be Guaranteed by Appraisal & Real Estate Services or its staff.

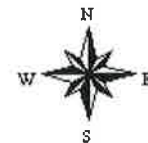
Aerial Map



Map Center: 42° 2' 35.67, -92° 33' 43.05



35-84N-15W
Tama County
Iowa



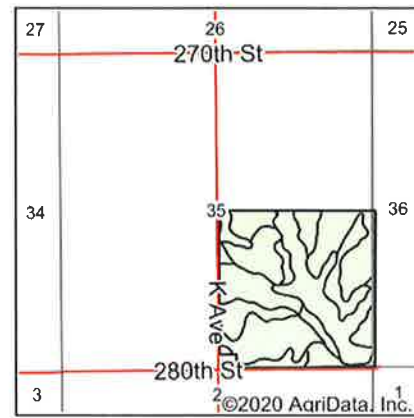
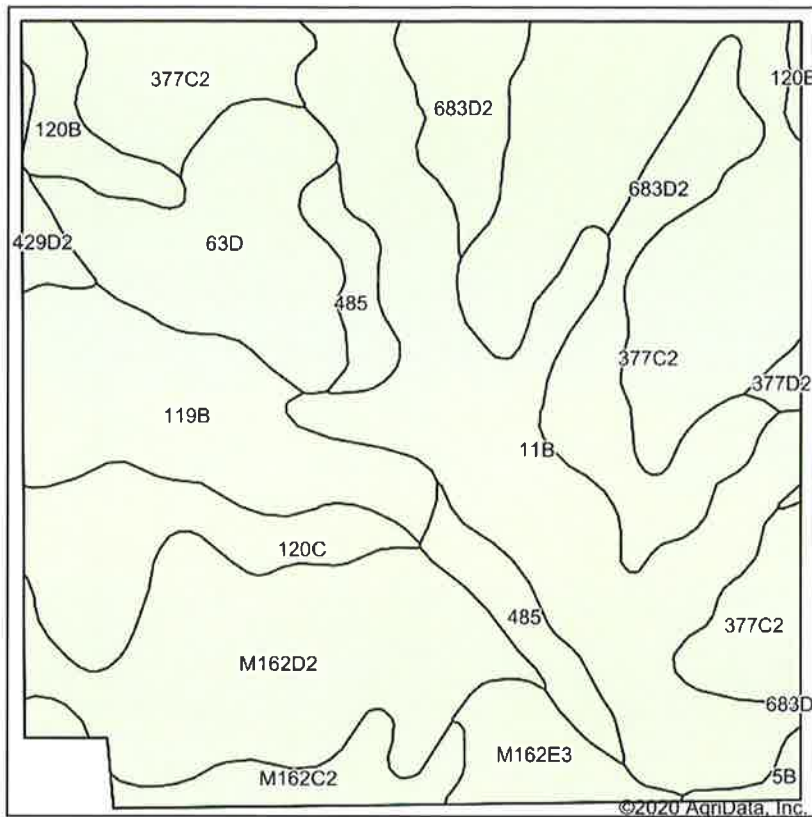
8/24/2020

Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **35-84N-15W**
 Township: **Howard**
 Acres: **154.08**
 Date: **8/24/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	32.77	21.3%	IIIe	85	73	63
11B	Colo-Ely complex, 0 to 5 percent slopes	29.62	19.2%	IIw	86	68	76
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	20.00	13.0%	IVe	57		65
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	15.06	9.8%	IIIe	55	59	56
119B	Muscatine silty clay loam, 2 to 5 percent slopes	13.99	9.1%	IIe	95	95	89
63D	Chelsea loamy fine sand, 5 to 14 percent slopes	12.50	8.1%	VIIs	5	11	28
120C	Tama silty clay loam, 5 to 9 percent slopes	8.97	5.8%	IIIe	90	80	77
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	5.93	3.8%	IIw	76	92	74
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	4.53	2.9%	IIIe	82		69
M162E3	Downs silty clay loam, till plains, 14 to 18 percent slopes, severely eroded	4.23	2.7%	VIe	39		50
120B	Tama silty clay loam, 2 to 5 percent slopes	3.78	2.5%	IIe	95	95	80
429D2	Downs-Lamont complex, 9 to 14 percent slopes, moderately eroded	1.34	0.9%	IIIe	42	48	58
5B	Ackmore-Colo complex, 2 to 5 percent slopes	0.73	0.5%	IIw	77	68	69
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	0.63	0.4%	IIIe	62	63	61
Weighted Average					71.4	*-	*n 66

**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

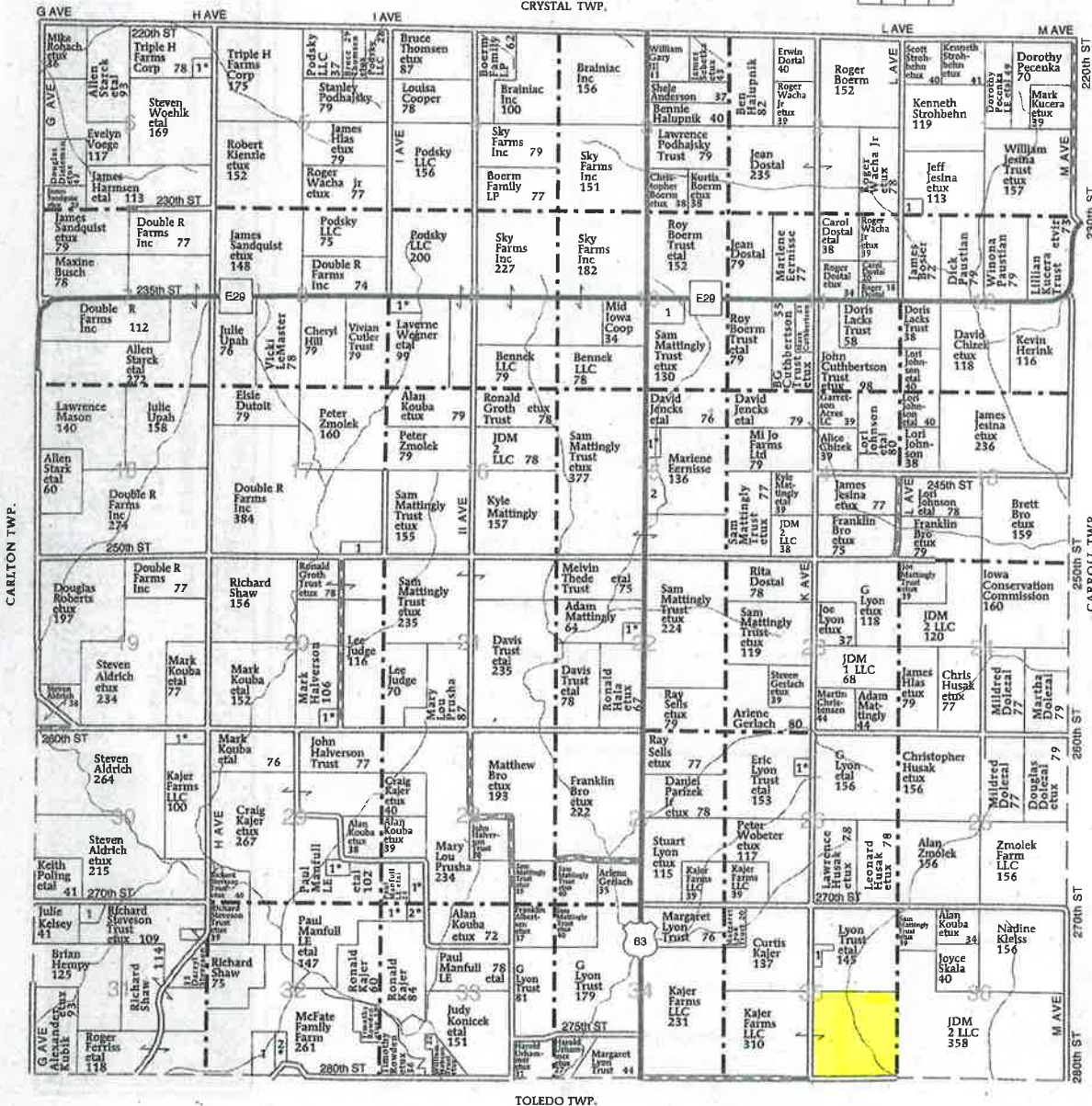


T-84-N

HOWARD PLAT
(Landowners)



R-15-W



- HOWARD TOWNSHIP**
- SECTION 1**
1. Novak, John 6
 - SECTION 6**
1. Thomsen Trust, Leroy etux 11
 - SECTION 9**
1. Aneweer, Daniel etux 9

- SECTION 10**
1. VanHouweling Property LLC 20
- SECTION 15**
1. Hoakey, Martin etux 13
2. State of Iowa 5
- SECTION 17**
1. Shope, Stacey 8

- SECTION 20**
1. Sheetz, Daniel etux 8
- SECTION 22**
1. Faircloth, William etux 10
- SECTION 28**
1. Lyon, Eric etux 5

- SECTION 28**
1. McKenzie, Albert etux 14
- SECTION 29**
1. Kouba, Mark etux 15
- SECTION 30**
1. Kouba, Alan etux 12

- SECTION 31**
1. Steveson, Paul 11
- SECTION 32**
1. State Conservation Commission 21
2. Gray, Rodney etal 9
- SECTION 33**
1. Manfull LE, Paul etal 9

- SECTION 35**
1. Dvorak, Terry 11



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 137.53 acres

2020 Program Year

Map Created April 10, 2020

Farm 7274

Tract 1867

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

Iowa
Tama

U.S. Department of Agriculture
Farm Service Agency

FARM: 7274
Prepared: 10/5/20 9:02 AM
Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 3

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.

Other Producers: KAJER, CURTIS A

Tract Number: 1867 Description SE1/4 Sec.35 Howard

FSA Physical Location : Tama, IA ANSI Physical Location: Tama, IA

B/A Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

W/L Violations: None

	Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
	151.3	137.53	137.53	0.0	0.0	0.0	0.0	0.0
State Conservation	0.0	0.0	137.53				Native Sod	
Crop		Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN		132.7	160	0.00				
SOYBEANS		0.2	36	0.00				
Total Base Acres:		132.9						
Owners:	KAJER FARMS LLC							
Other Producers:	KAJER, CURTIS A							

SPECIFIC PROPERTY AGENCY DISCLOSURE AGREEMENT

(To be signed by Buyer upon writing offer and by Seller prior to presentation of Purchase Agreement)

The term "Seller" shall hereinafter refer to Seller, Landlord or Optionor. The term "Buyer" shall hereinafter refer to Buyer, Tenant or Optionee.

PROPERTY ADDRESS Kajer Farm Section 35, Howard Township, Tama Co, IA (154.08 acres+-)

Seller and Buyer request that Selling Company/Licensee and Listing Company/Licensee select, prepare, and complete form documents as authorized by Iowa law or Iowa Supreme Court Rule, Such as purchase agreement, ground-water hazard, and declaration of value, incident to a residential real estate transaction.

IF Seller and Buyer and Listing and Selling Licensee are undertaking a Consensual Dual Agency representation in the sale of the above named property, Seller and Buyer acknowledge that they were previously informed of the possibility of Consensual Dual Agency and have signed the Consent to Dual Agency.

The undersigned acknowledge that the Listing Company/Licensee and the Selling Company/Licensee have made a disclosure of the type of representation each will provide. **The undersigned, by their signature below, acknowledge receipt of a copy of the Agency Disclosure Agreement and confirmation of the representation being provided.**

In the Purchase Agreement dated _____, involving the above property, the agency relationship between the parties and the respective real estate Company(s)/Licensee(s) is:

Selling Company/Licensee

Listing Company/Licensee

- _____ Buyer Exclusive Agency
- _____ Consensual Dual Agency
- _____ Self Representation

- _____ Seller Exclusive Agency
- _____ Consensual Dual Agency
- _____ Self Representation

IF YOU DO NOT UNDERSTAND THIS DOCUMENT, CONSULT AN ATTORNEY.

Buyer Date

Seller Date

Buyer Date

Seller Date

Buyer Date

Seller Date

Buyer Date

Seller Date

Selling Company

Appraisal & Real Estate Services
Listing Company

Licensee Date

Licensee Date