

Appraisal & Real Estate Services

93 ac. +/- Land for Sale

- 93 Taxable Acres +/-
- 63 Tillable Acres +/-
- 29.2 CSR2 according to Surety Maps on Cropland
- 31.1 ac Corn Base
- 118 Bu./Acre PLC Corn Yield
- Prime Pasture Ground
- Hunting Potential
- Net Taxes \$970/yr.
- Buyer Gets Full Possession at Closing, No Leases



Keith Flynn Estate

\$353,400

Full Packets of Information at:

www.ares-ia.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

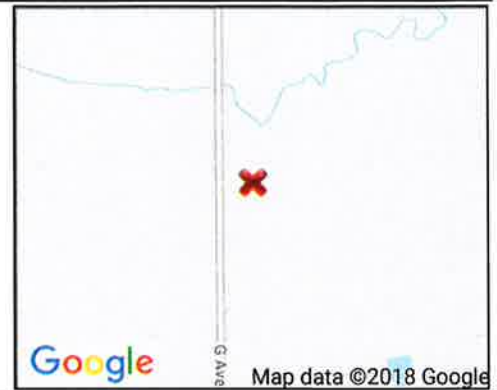
Jason Lakin 641.751.4227



CLIENT DETAIL - FARM / AGRICULTURE



Status ACTIVE
MLS # 20183863
Type Combination
Address G Avenue
Unit #
City Toledo
House Style
Year Built
Price \$353,400



GENERAL

Lot Dimensions Iregg
Reg/Irreg
Acres 93.12
Lot Sq Ft 4,056,307
Gross Taxes 970
Parcel # 10313000031031300001

Elementary School
Middle/Jr High School
Sr. High School
Fuel Type
Sewer Type None
Water Type None
Flood C/X - Not in Flood Plain
Zoning A
County Tama
Region
Days On Market 1

FEATURES

ACREAGE 50-99 Acres
DOCUMENTS ON FILE Plat Map, Soil Map

EXTERIOR AMENITIES Trees
HUNTING Deer, Pheasant, Turkey
LAND USE Timber

LOT DESCRIPTION Crop Land, Wooded Area
ROAD FRONTAGE Gravel
SOIL TYPE Loamy
TOPOGRAPHY Sloping

PUBLIC REMARKS / DRIVING DIRECTIONS

Public Remarks 93 acres of prime pasture ground with 63 acres tillable. Trees and small creek for hunting potential. Great ground with multiple uses.
Driving Directions North of Meskwaki Casino on F Ave. 2 miles, then east one mile on 285th St. and then north 1 mile on G Ave. Property located on the east side of G Ave. on dead end.

List Agent: Jammie Howard - cell: 319-231-4484



Jammie Howard
cell: 319-231-4484
jhoward@traer.net

Appraisal & Real Estate Services
504 Second St
Traer IA 50675
OFC: 319-478-2990



These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. Information herein deemed reliable but not guaranteed.

[Revise Listing](#)

[Property History](#)

Listing Summary

[Map](#)

[Report Violation](#)

Listing #35015364

G Ave, Toledo, IA 52342 **N Active** (07/17/18) DOM/CDOM: 1/1

\$353,400 (LP)

Sq Ft:

Lot Size Acres: 93.0000

Price/SqFt: **0.00**

Area: Central

Remarks

93 acres of prime pasture ground with 63 acres tillable. Trees and small creek for hunting potential. Great ground with multiple uses.

Picture



[Pictures \(7\)](#)



Agent	Jammie W Howard (ID: 342500017) Primary:319-478-2990		
Office	Appraisal & Real Estate Serv (ID:880163072) Phone: 319-478-2990, FAX: 319-478-2991		
Property Type	Farm	Property Subtype(s)	Farm
Status	N Active (07/17/18)		
Transaction Type	Sale		
Area	Central		
Subdivision			
County	Tama	APN/Parcel	1031300003
Cross Street	N/A		
Agreement Type	Excl. Right to Sell		
Commission	Selling Office		
	1%		
Above Grade SqFt	0	Price / SqFt	0.00
Lot Sq Ft (approx)	4051080	Lot Acres (approx)	93.0000
Listing Date	07/17/18	Entry Date	07/18/18
Original Price	353,400	Expiration Date	03/15/19
Owner Full Name	Keith Flynn Estate		
Agent Remarks	93 acres of prime pasture ground with 63 acres tillable. Trees and small creek for hunting potential. Great ground with multiple uses.		
Directions to Property	Take F Ave. North of the Meskwaki Casino 2 miles, then 285th St. East 1 mile, and then north on G Ave. 1 mile. Property located on east side of G Ave. on dead end.		
	General Information		
Showing Instructions	Contact Appraisal & Real Estate Services for additional information and maps.		
Legal Description	Fri NW SW, Fri SW SW all in Section 31, Township 84 North, Range 15 West of the 5th P.M., Tama County, Iowa. (Refer to abstract for actual legal description)		
Out Buildings	None		
Home on Site	None		
Tillable Acres	63		
Zoning	Ag		

Feature Code

Fencing	Barbed Wire
Topography	Partially Wooded, Rolling, Tillable
Road Frontage	County Road
Road Surface	Gravel
Kind of Farm	Pasture
Buildings	None
Reserved Buyer	No
CSR	Calculated (Surety Maps)
Soil Types	Complex, Silt Loam, SCL
Total Farm Acres	93.00
Total Assessed Acres	93.12

Taxes & Terms

Forest Reserve Acres	0.00
Tax Value	\$0
Tax Year	0
Gross Tax	\$0.00
Net Taxes	\$970.00

Privileged Information

Public Viewable	Yes
Approved	Yes
Longitude / Latitude	-92.646454 / 42.037922 (Overridden)
Show Address to Public	Yes
Show Address to Client	Yes
Agent Hit Counter	6
Public/Client Hit Counter	0

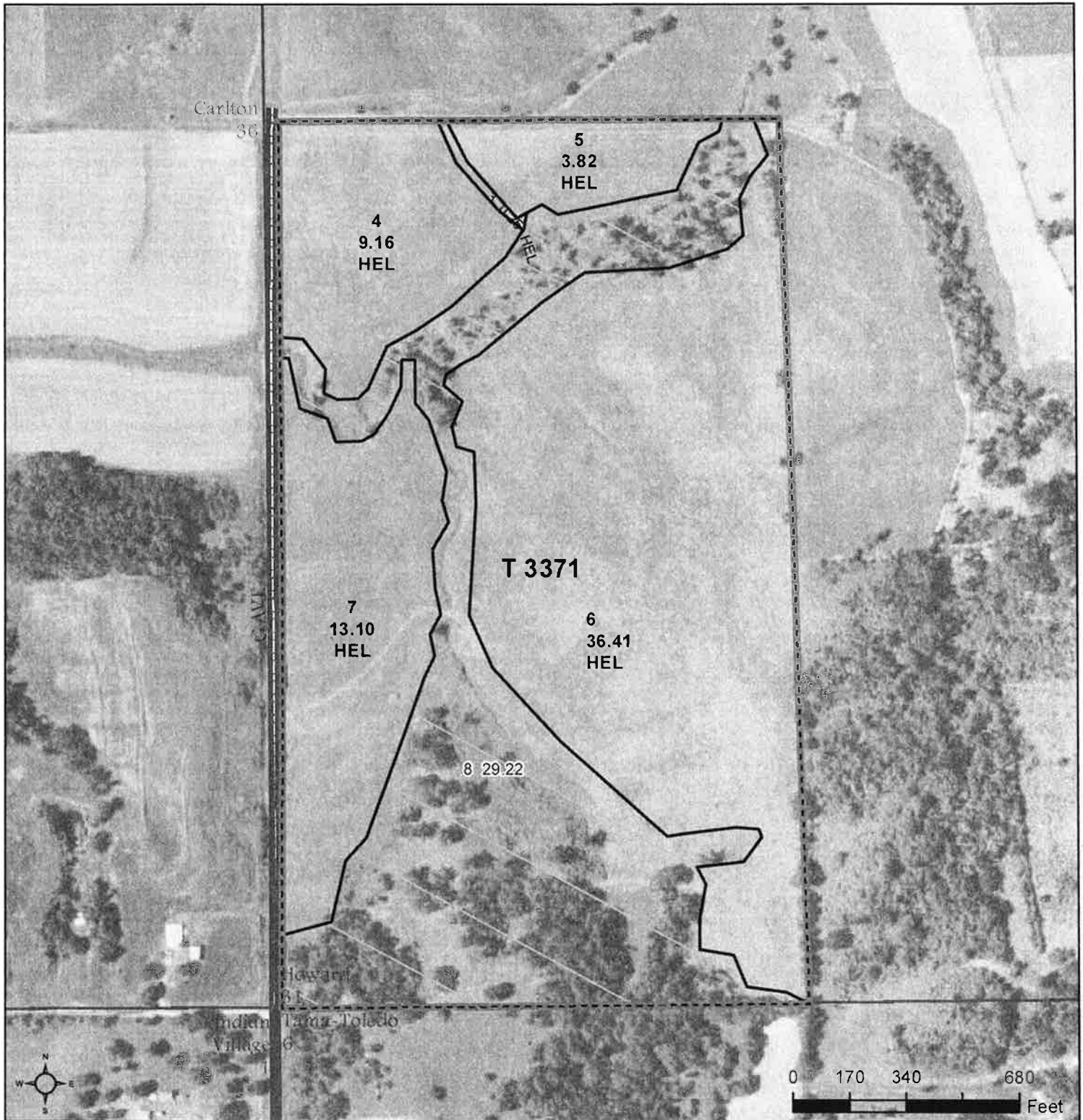
All information herein has not been verified and is not guaranteed.
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 U.S. Patent 6,910,045
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United States
Department of
Agriculture

Tama County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 62.74 acres

2018 Program Year

Map Created March 07, 2018

Farm 3968

Tract 3371

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.

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
Farms Associated with Operator : 19-171-143, 19-171-995, 19-171-1028, 19-171-1882, 19-171-2515, 19-171-3198, 19-171-3376, 19-171-3710, 19-171-3968, 19-171-4632, 19-171-6620, 19-171-6932
CRP Contract Number(s) : None
Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
91.96	62.74	62.74	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	62.74	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Oats	11.60	0.00	0	58	
Corn	31.10	0.00	0	118	
TOTAL	42.70	0.00			

NOTES

Tract Number : 3371
Description : SW1/4 Section 31 Howard
FSA Physical Location : IOWA/TAMA
ANSI Physical Location : IOWA/TAMA
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : KEITH W FLYNN ESTATE
Other Producers : ██████████
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
91.96	62.74	62.74	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	62.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Oats	11.60	0.00	0	58

IOWA
TAMA
Form: FSA-156EZ



FARM : 3968
Prepared : Jul 13, 2018
Crop Year : 2018

Abbreviated 156 Farm Record

Tract 3371 Continued ...

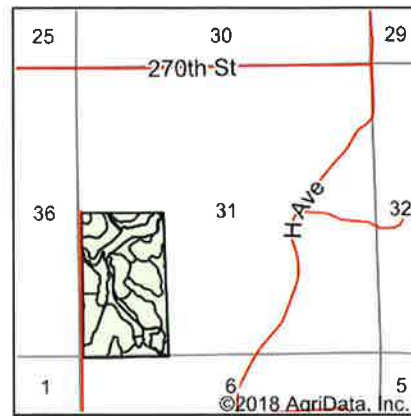
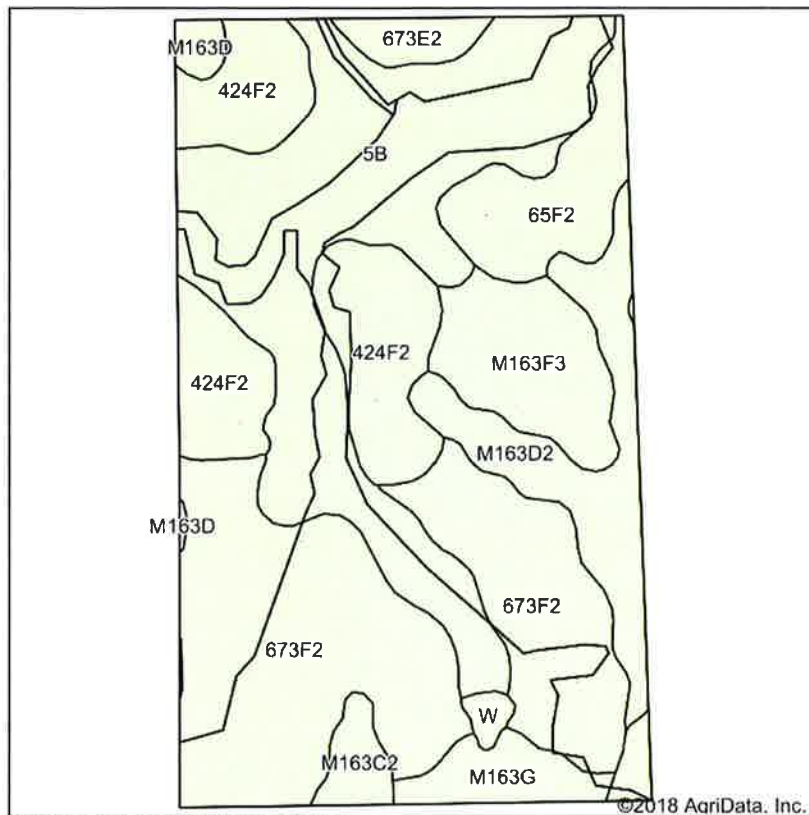
Corn	31.10	0.00	0	118
TOTAL	42.70	0.00		

NOTES

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Soils Map



State: **Iowa**
 County: **Tama**
 Location: **31-84N-15W**
 Township: **Howard**
 Acres: **91.96**
 Date: **7/11/2018**



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans	Oats	Brome/alfalfa
673F2	Timula silt loam, 18 to 25 percent slopes, moderately eroded	26.75	29.1%	Vle	5	28				
5B	Ackmore-Colo complex, 2 to 5 percent slopes	25.85	28.1%	llw	66	68				
424F2	Lindley-Keswick complex, 18 to 25 percent slopes, moderately eroded	12.51	13.6%	Vlle	9	5				
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	7.56	8.2%	llle	47					
M163F3	Fayette silty clay loam, till plain, 18 to 25 percent slopes, severely eroded	6.22	6.8%	Vlle	12					
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	5.56	6.0%	Vlle	11	8				
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	2.62	2.8%	Vlle	5					
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	2.13	2.3%	llle	76		9	3	4	1
673E2	Timula silt loam, 14 to 18 percent slopes, moderately eroded	1.47	1.6%	IVe	16	48				
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	0.79	0.9%	llle	50					
W	Water	0.50	0.5%		0	0				
Weighted Average					29.2	*-	0.2	0.1	0.1	*-

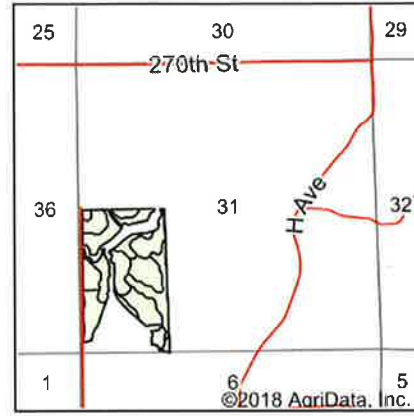
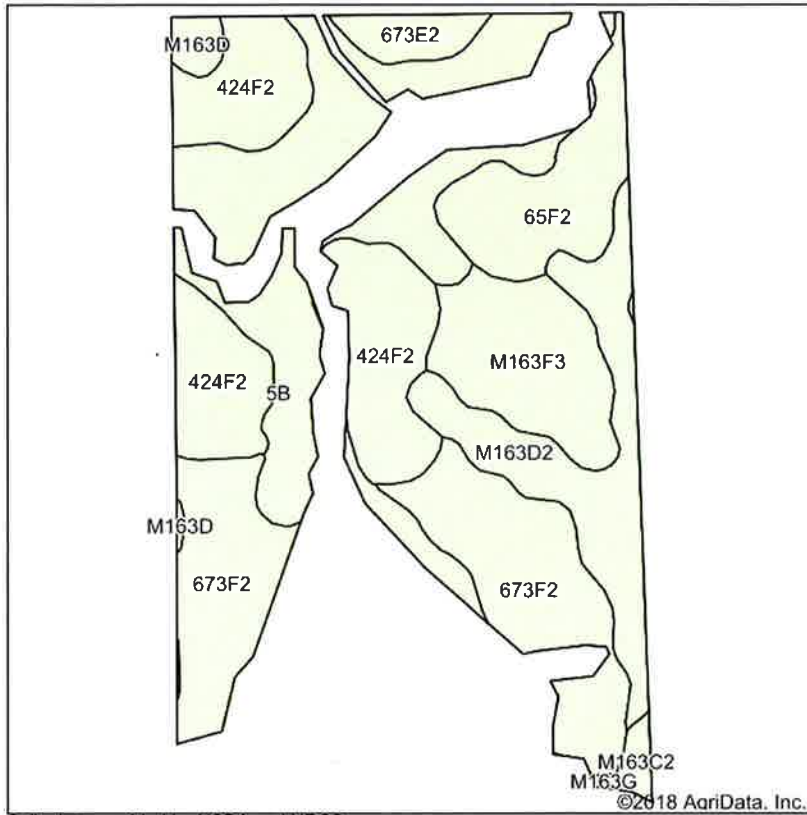
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **31-84N-15W**
 Township: **Howard**
 Acres: **62.49**
 Date: **7/11/2018**



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans	Oats	Bromegrass alfalfa
5B	Ackmore-Colo complex, 2 to 5 percent slopes	15.03	24.1%	IIw	66	68				
673F2	Timula silt loam, 18 to 25 percent slopes, moderately eroded	13.38	21.4%	VIe	5	28				
424F2	Lindley-Keswick complex, 18 to 25 percent slopes, moderately eroded	11.92	19.1%	VIIe	9	5				
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	7.56	12.1%	IIIe	47					
M163F3	Fayette silty clay loam, till plain, 18 to 25 percent slopes, severely eroded	6.22	10.0%	VIIe	12					
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	5.49	8.8%	VIIe	11	8				
673E2	Timula silt loam, 14 to 18 percent slopes, moderately eroded	1.47	2.4%	Ive	16	48				
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	0.79	1.3%	IIIe	50					
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	0.56	0.9%	IIIe	76		9	3	4	1
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	0.07	0.1%	VIIe	5					
Weighted Average					28.2	*-	0.1	*-	*-	*-

**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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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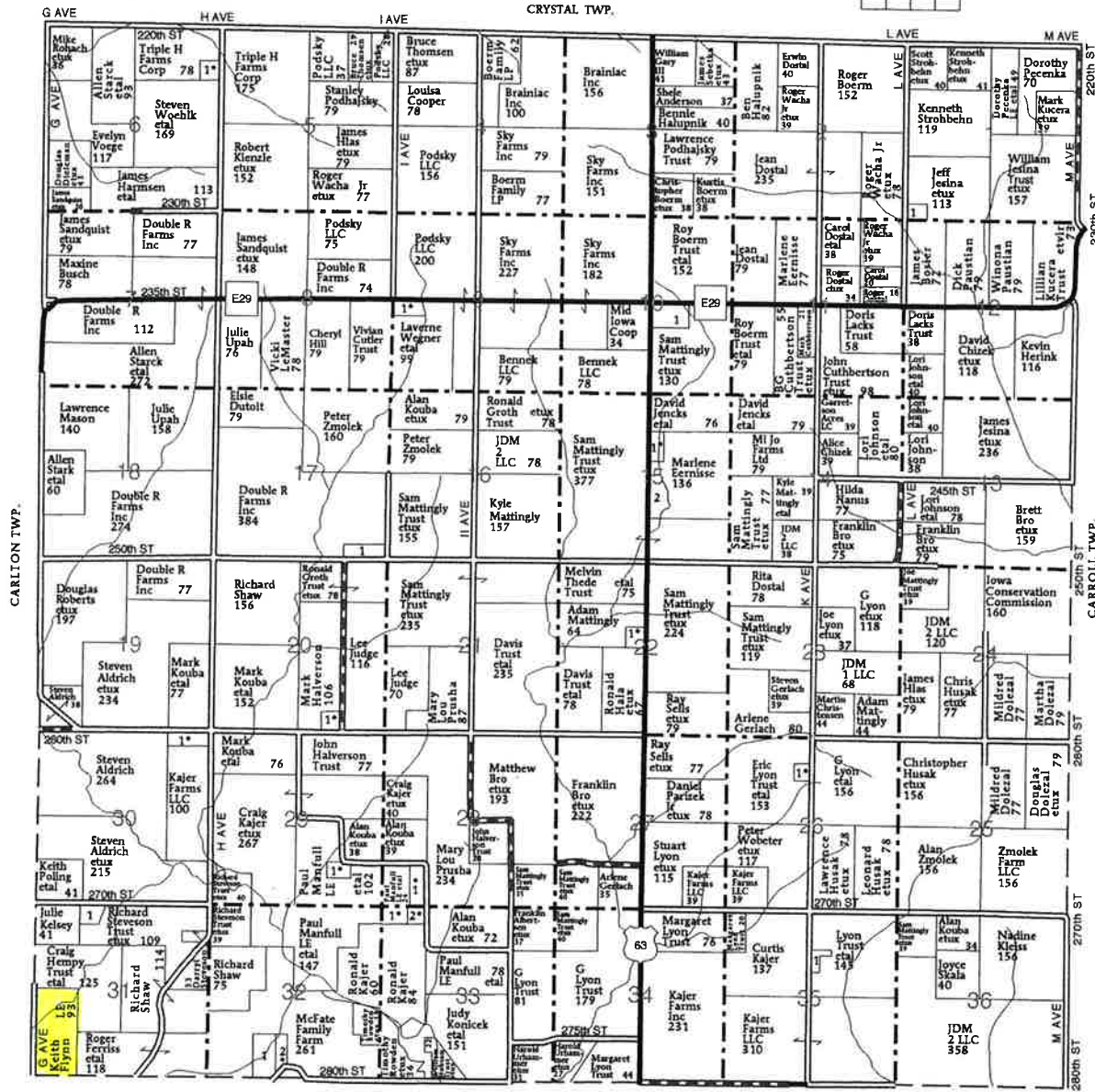
Box 309 • Toledo, Iowa 52342 • (641) 484-2980

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. Anweear, Daniel etux 9

- SECTION 10**
1. VanHouwelling Property LLC 20
- SECTION 15**
1. Hoskey, Martin etux 13
2. State of Iowa 5
- SECTION 17**
1. Shops, Stacy 8

- SECTION 20**
1. Sheetz, Daniel etux 8
- SECTION 22**
1. Faircloth, William etux 10
- SECTION 26**
1. Lyon, Eric etux 5
- SECTION 28**
1. McKenzie, Albert etux 14

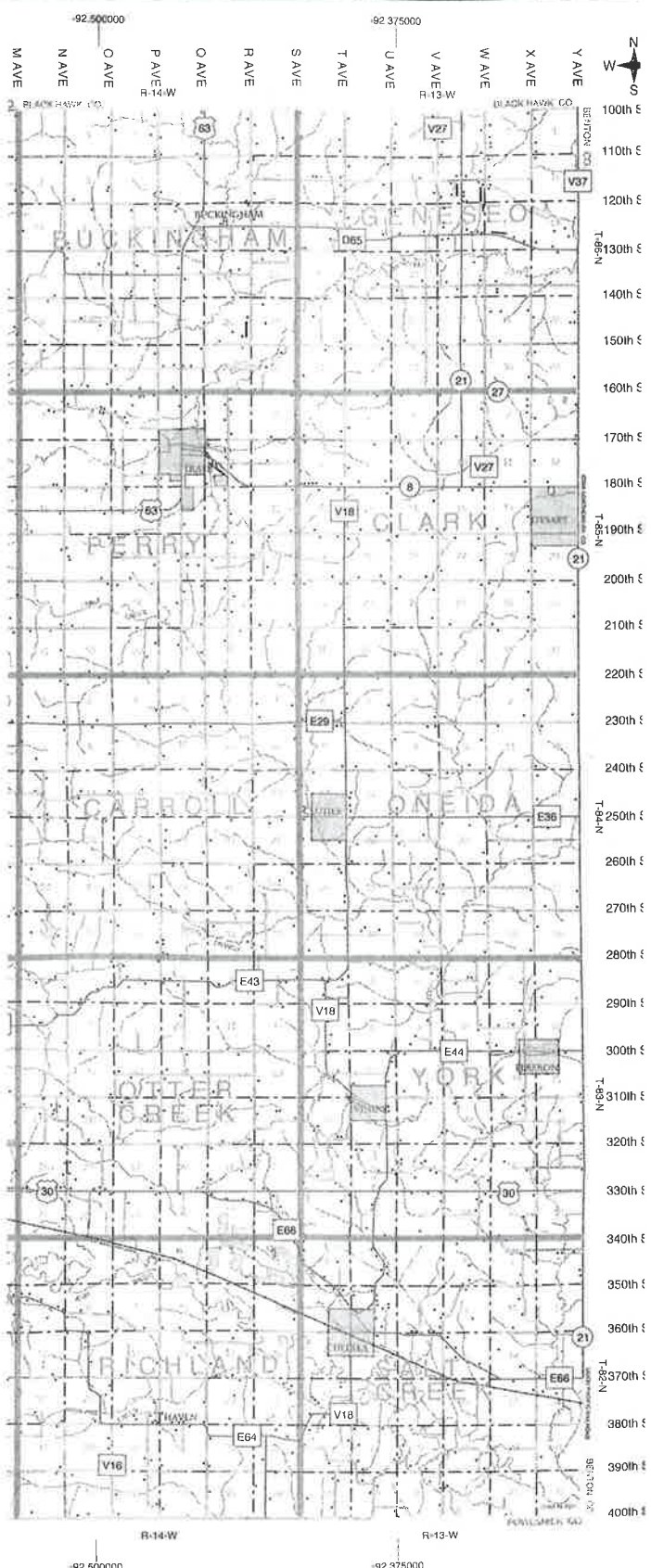
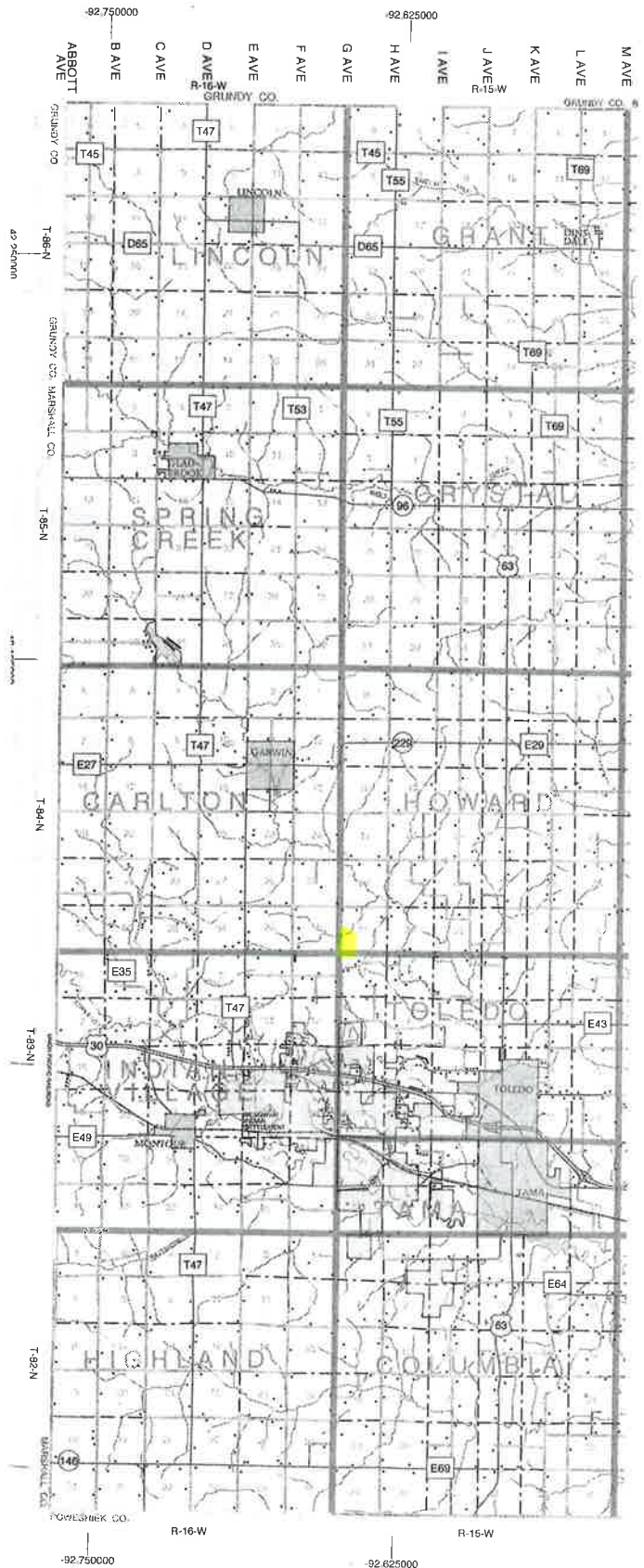
- SECTION 29**
1. Kouba, Mark etux 15
- SECTION 30**
1. Kouba, Alan etux 12
- SECTION 31**
1. Steveson, Paul 11
- SECTION 32**
1. State Conservation Commission 21

2. Gray, Rodney etal 9
- SECTION 33**
1. Mantfull LE, Paul etal 9
- SECTION 35**
2. McKenzie, Albert etux 5
1. Dvorak, Terry 11

County, Iowa

PC PEOPLES COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.
 12119 Stratford Drive, Suite B | Clive, Iowa 50325

Land B



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 Keith Flynn Farm Section 31 Howard Township, Tama County, Iowa

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

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

Listing Company/Licensee

- _____ 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