

Appraisal & Real Estate Services

152 ac. +/- Prime Farm Land for Sale

- 151.75 Taxable Acres +/-
- 141.84 Tillable Acres +/-
- 91.1 CSR₂ according to Surety Maps
- 85.4 CSR according to Surety Maps
- 73.2 acre corn base
- 164 bu./ac. PLC Corn Yield
- Net Taxes \$3,430/yr.
- Located 3 miles North of Traer, Iowa
- 10 acres include Pond & Trees.
- Buyer gets full possession March 1, 2016



Powell Farm

\$1,634,000

Large Productive farm located in a strong farming area, Located close to grain market.

Appraisal & Real Estate

Services

504 Second Street

Traer, Iowa 50675

Office 319.478.2990

Toll Free 877.844.7653

Contact Persons:

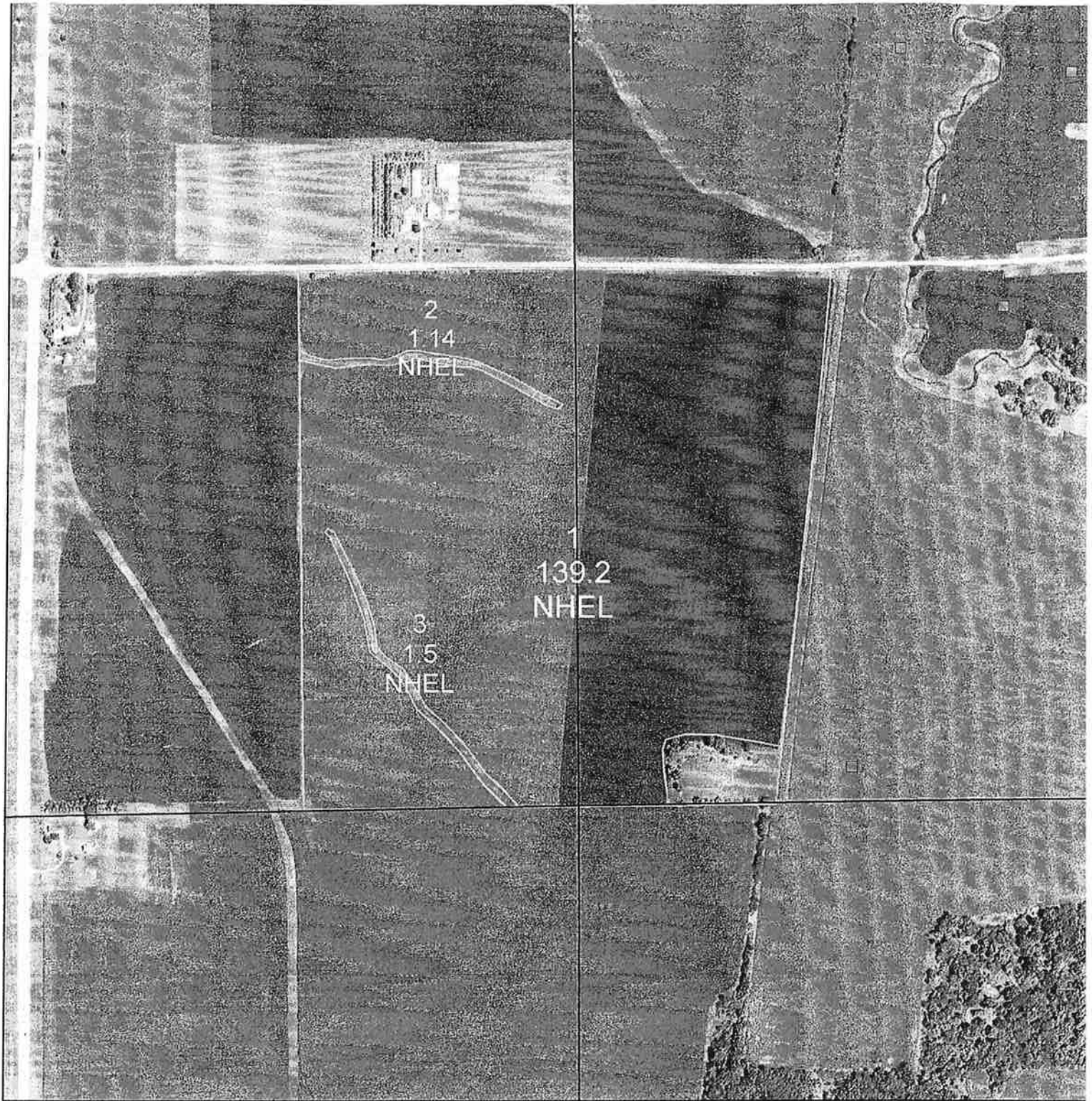
Jammie Howard 319.231.4484

Jason Lakin 641.751.4227



EXHIBIT "A"

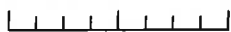
The East Half of the Southeast Quarter ($E\frac{1}{2} SE\frac{1}{4}$) of Section Twenty-two (22), and all of the West Half of the Southwest Quarter ($W\frac{1}{2} SW\frac{1}{4}$) of Section Twenty-three (23), lying West of the center line of the former Chicago and North Western Railway right-of-way, all in Township Eighty-six (86) North, Range Fourteen (14), West of the 5th P.M., in Tama County, Iowa, **AND** lands located in Section Twenty-six (26), Township Eighty-six (86) North, Range Fourteen (14), West of the 5th P.M., in Tama County, Iowa, as follows: (1) a strip of land 50 feet in width on the West side of the center line of the former Chicago & North Western Railway Company extending over and across the Southwest Quarter of the Northwest Quarter ($SW\frac{1}{4} NW\frac{1}{4}$); (2) a strip of land, 100 feet in width lying on the West side of and adjoining the foregoing, and lying Northerly of a line drawn at right angles to the original center track line of said Chicago & North Western Railway Company track at a point thereon distant 1,236 feet Southerly from its intersection with the North line of the Southwest Quarter of the Northwest Quarter ($SW\frac{1}{4} NW\frac{1}{4}$) of said Section Twenty-six (26); (3) a strip of land 50 feet in width extending over and across the Northwest Quarter of the Northwest Quarter ($NW\frac{1}{4} NW\frac{1}{4}$) of said Section Twenty-six (26), said strip being 50 feet in width on the Westerly side of the original main track center line; and (4) a strip of land 100 feet in width lying on the Westerly side of and adjoining the last above described 50 foot strip and lying Southerly of a line drawn at right angles to the original main track center line at a point distant 364 feet Northerly from its intersection with the South line of said Northwest Quarter of the Northwest Quarter ($NW\frac{1}{4} NW\frac{1}{4}$) of said Section Twenty-six (26); **EXCEPTING** therefrom any of said lands lying South of Twelve Mile Creek.



Tama Co FSA

October 28, 2009

0 185 370 740 Feet



Farm #2548
Tract #380
Sect: 22 & 23
Twp: Buckingham



Legend

fsa_gis_layers.SDE.wet_p_ia171
Wetland Determination Identifiers

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

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 NF

Iowa
Tama

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 2548
Prepared: 6/18/15 8:27 AM
Crop Year: 2015
Page: 2 of 2

Report ID: FSA-156EZ

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.

Tract Number: 380 Description: SE1/4 Sect 22, SW1/4 Sect 23 Buckingham

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

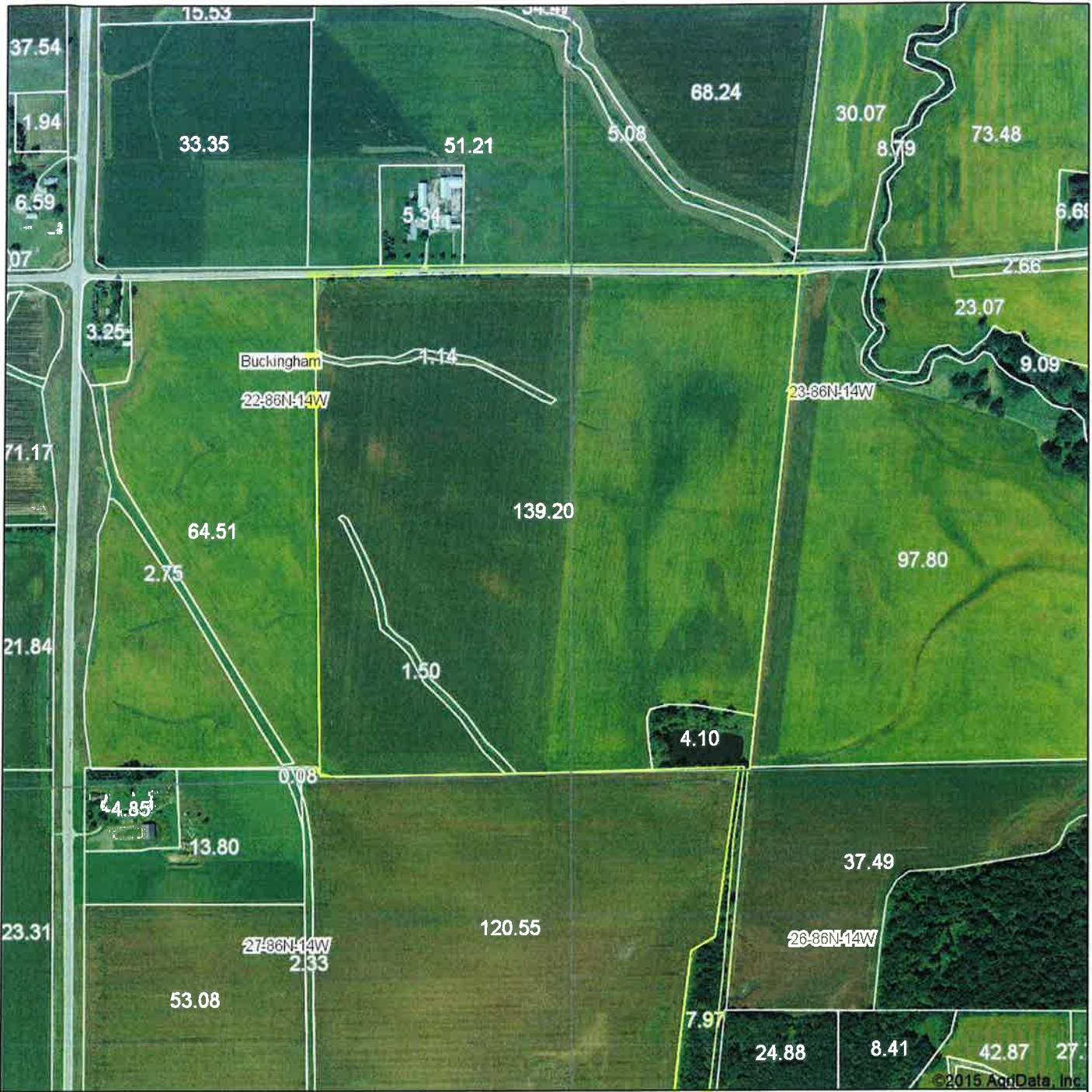
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
145.94	141.84	141.84	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	141.84	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	73.2		164	0.0
SOYBEANS	68.0		47	0.0
Total Base Acres:	141.2			

Owners: EVELYN POWELL ESTATE

Other Producers: None

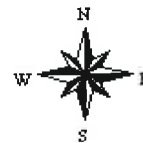
Aerial Map



map center: 42° 14' 33.87, 92° 27' 23.14

scale: 9396

22-86N-14W
Tama County
Iowa



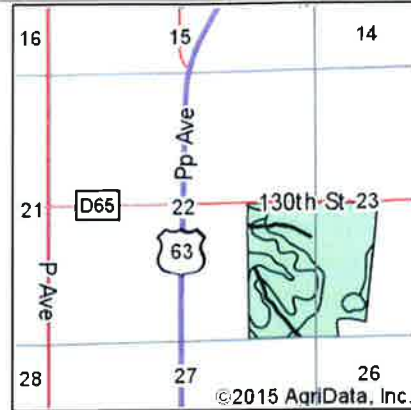
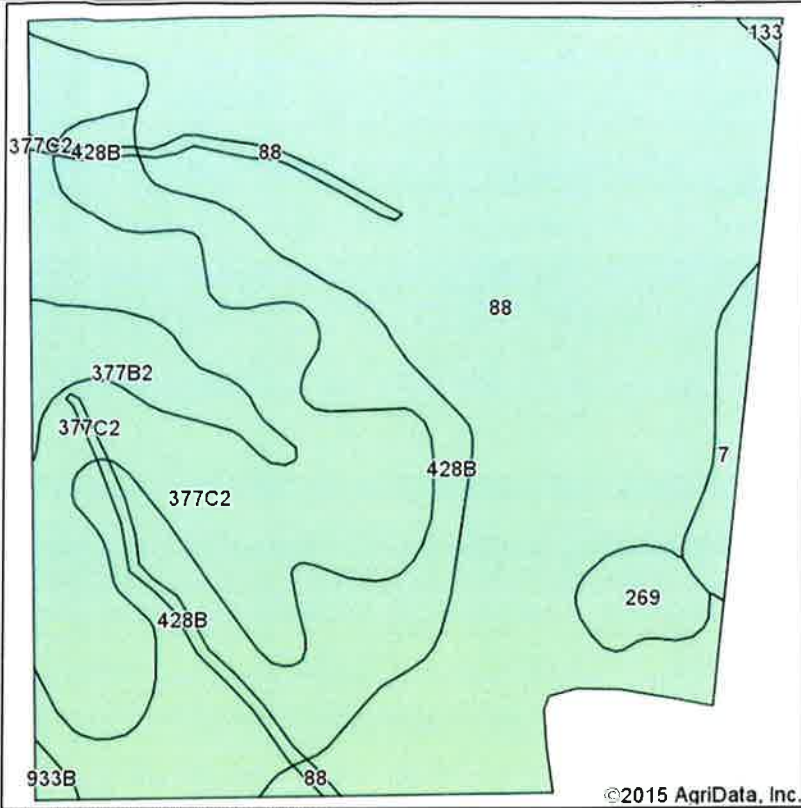
8/10/2015

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2014 www.AgriDataInc.com

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

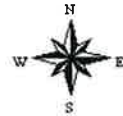
Soils Map-CSR2



State: **Iowa**
 County: **Tama**
 Location: **22-86N-14W**
 Township: **Buckingham**
 Acres: **141.84**
 Date: **8/10/2015**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA171, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR
88	Nevin silty clay loam, 0 to 2 percent slopes	75.09	52.9%	lw	95	90
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	30.32	21.4%	IIle	85	73
428B	Ely silty clay loam, 2 to 5 percent slopes	25.61	18.1%	Ile	88	88
377B2	Dinsdale silty clay loam, 2 to 5 percent slopes, moderately eroded	4.75	3.3%	Ile	92	88
269	Humeston silt loam, 0 to 2 percent slopes	2.74	1.9%	IIIw	72	58
7	Wiota silt loam, 0 to 2 percent slopes	2.67	1.9%	I	100	95
933B	Sawmill silty clay loam, 1 to 4 percent slopes	0.40	0.3%	IIw	79	80
133	Colo silty clay loam, 0 to 2 percent slopes	0.26	0.2%	IIw	76	85
Weighted Average					91.1	85.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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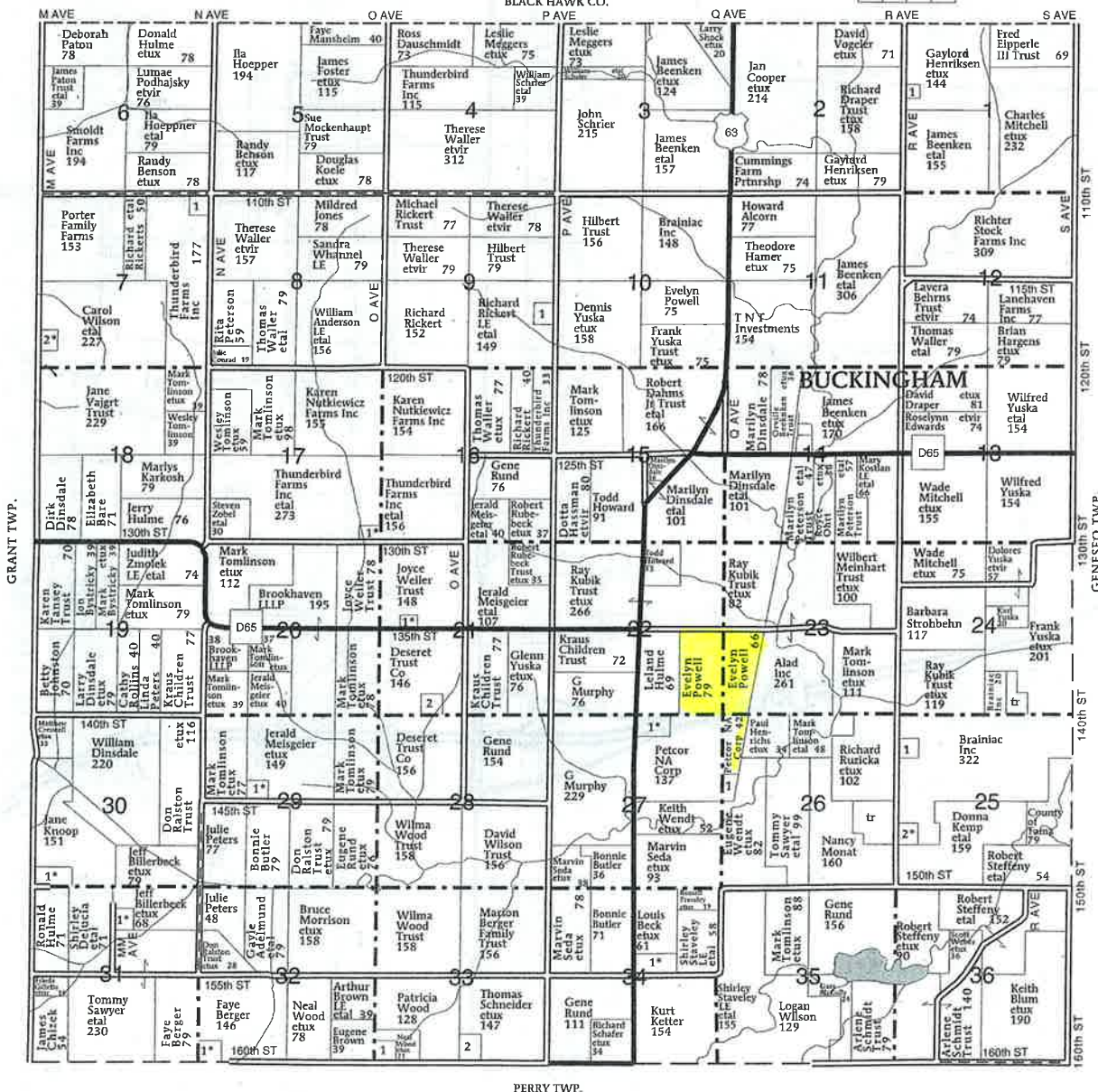
524 River Ave. North • Belmond, IA 50421
641-444-3508

T-86-N

BUCKINGHAM PLAT

R-14-W

(Landowners)
BLACK HAWK CO.



BUCKINGHAM TOWNSHIP

SECTION 1

1. Elliot, Brett 6

SECTION 7

1. Thomas, Mark 8

2. Kubik, Chanlein 7

SECTION 9

1. Thunderbird Farms Inc 9

SECTION 17

1. Blake, Philip 11

SECTION 21

1. Tomlinson, Mark 6

SECTION 25

1. Minehart, Jill 10

2. Karr, Lonny 7

SECTION 26

1. Powell, Evelyn 7

SECTION 27

1. Stewart, Gregory 14

SECTION 29

1. Speirs, Russell 9

SECTION 30

1. Buchholz, Larry 9

SECTION 31

1. Kupka, David 10

SECTION 32

1. Berger, Dennis 10

SECTION 33

1. Brown, Eugene 7

2. Bradley, Daniel 9

SECTION 34

1. Sienknecht, Brian 7

Parcel Number:0322400005 Taxing District:310 Status:A Legal Description
NE SE

Name:POWELL, EVELYN Type:Deed

PO BOX 401
TRAER, IA Zip:50675 Addr Num:

Tax acct:00000000 Bank Code: Loan #
Ref Number: Alt Dist:310 Alt Parc:0467000
Misc Codes 1: 2: 3: 4:TR Change Flag: XX

Legal Info

House/Street:
City/township: BU Addnum /Sect:
Block/township: 86 Lot/Range: 14 S-T-R:22-86-14

	Current Year	Last Year	
Land:	107,430	95,980	
Building:	00	00	
Dwelling:	00	00	
Taxable Tot:	107,430	95,980	
Exempt Value:	0		
Tot Assessed:	107,430		
Bus Property:	0.00	Unit ID: 00-0000-00000-0000-0000	
Military:	0	0	Code: 0
Homestead:	0	0	Code: 0
Agland:	41,655		
Family Farm:	41,655	Owner:	Appr:
DSC:% OF USE:	000	Credit %	Class:A SUB:
Dual Class:	N	Primary Use:	N Dual Parcel:
Gross Acres:	.00	Net acres:	39.00 Exempt:.00
CSR Points:	3226.14	Average CSR per acre:	82.7
Parcel Counts	Units:00	Bldg:00	Dwell:00

	Date	Book	Page	Year	Seq
Deed:	11171997	562	501		
Contract:					

Comments: TIF:
Orig Total: 00

Parcel Number:0322400006 Taxing District:310 Status:A Legal Description
SE SE

Name:POWELL, EVELYN Type:Deed

PO BOX 401

TRAER IA Zip:50675 Addr Num:

Tax acct:00000000 Bank Code: Loan #
Ref Number: Alt Dist:310 Alt Parc:0468000
Misc Codes 1: 2: 3: 4:TR Change Flag: XX

Legal Info

House/Street: HWY 63 1479
City/township: BU Addnum /Sect:
Block/township: 86 Lot/Range: 14 S-T-R:22-86-14

	Current Year	Last Year	
Land:	105,590	95,930	
Building:	00	00	
Dwelling:	00	00	
Taxable Tot:	105,590	95,930	
Exempt Value:	0		
Tot Assessed:	105,590		
Bus Property:	0.00		Unit ID: 00-0000-00000-0000-0000
Military:	0	0	Code: 0
Homestead:	0	0	Code: 0
Agland:	41,633		
Family Farm:	41,633		Owner: Appr:
DSC:% OF USE: 000 Credit % Class:A SUB:			
Dual Class: N Primary Use: N Dual Parcel:			
Gross Acres:.00 Net acres: 40.00 Exempt:.00			
CSR Points: 3224.53 Average CSR per acre: 80.6			
Parcel Counts Units:00 Bldg:00 Dwell:00			

	Date	Book	Page	Year	Seq
Deed:	11171997	562	501		
Contract:					

Comments: TIF:
Orig Total: 00

Parcel Number:0323300012 Taxing District:310 Status:A Legal Description
W OF RY NW SW
Name:POWELL, EVELYN Type:Deed (EX 6.30A E SIDE)

PO BOX 401
TRAER IA Zip:50675 Addr Num:

Tax acct:00000000 Bank Code: Loan #
Ref Number: Alt Dist:310 Alt Parc:0469000
Misc Codes 1: 2: 3: 4:TR Change Flag: XX
Legal Info

House/Street:
City/township: BU Addnum /Sect:
Block/township: 86 Lot/Range: 14 S-T-R:23-86-14

	Current Year	Last Year	
Land:	97,080	89,630	
Building:	00	00	
Dwelling:	00	00	
Taxable Tot:	97,080	89,630	
Exempt Value:	0		
Tot Assessed:	97,080		
Bus Property:	0.00	Unit ID: 00-0000-00000-0000-0000	
Military:	0	0	Code: 0
Homestead:	0	0	Code: 0
Agland:	38,899		
Family Farm:	38,899	Owner:	Appr:
DSC:% OF USE:	000	Credit %	Class:A SUB:
Dual Class:	N	Primary Use:	N Dual Parcel:
Gross Acres:	.00	Net acres:	33.70 Exempt:.00
CSR Points:	3012.91	Average CSR per acre:	89.4
Parcel Counts	Units:00	Bldg:00	Dwell:00

	Date	Book	Page	Year	Seq
Deed:	11171997	562	501		
Contract:					

Comments: TIF:
Orig Total: 00

Parcel Number:0323300013 Taxing District:310 Status:A Legal Description
SW SW
Name:POWELL, EVELYN Type:Deed (EX 7.70A E SIDE)

PO BOX 401
TRAER IA Zip:50675 Addr Num:

Tax acct:00000000 Bank Code: Loan #
Ref Number: Alt Dist:310 Alt Parc:0470000
Misc Codes 1: 2: 3: 4:TR Change Flag: XX
Legal Info

House/Street:
City/township: BU Addnum /Sect:
Block/township: 86 Lot/Range: 14 S-T-R:23-86-14

	Current Year	Last Year	
Land:	82,780	77,020	
Building:	00	00	
Dwelling:	00	00	
Taxable Tot:	82,780	77,020	
Exempt Value:	0		
Tot Assessed:	82,780		
Bus Property:	0.00	Unit ID: 00-0000-00000-0000-0000	
Military:	0	0	Code: 0
Homestead:	0	0	Code: 0
Agland:	33,426		
Family Farm:	33,426	Owner:	Appr:
DSC:% OF USE:	000	Credit %	Class:A SUB:
Dual Class:	N	Primary Use:	N Dual Parcel:
Gross Acres:	.00	Net acres:	32.30 Exempt:.00
CSR Points:	2588.81	Average CSR per acre:	80.1
Parcel Counts	Units:00	Bldg:00	Dwell:00

	Date	Book	Page	Year	Seq
Deed:	11171997	562	501		
Contract:					

Comments: TIF:
Orig Total: 00

Parcel Number:0326100007 Taxing District:310 Status:A Legal Description

W-2 OF RWY ROW

Name:POWELL, EVELYN Type:Deed

NW NW

PO BOX 401

TRAER IA Zip:50675 Addr Num:

Tax acct:00000000 Bank Code: Loan #

Ref Number: Alt Dist:310 Alt Parc:0474000

Misc Codes 1: 2: 3:AA 4:TR Change Flag: XX

Legal Info

House/Street:

City/township: BU Addnum /Sect:

Block/township: 86 Lot/Range: 14 S-T-R:26-86-14

Current Year Last Year

Land: 2,390 2,040

Building: 00 00

Dwelling: 00 00

Taxable Tot: 2,390 2,040

Exempt Value: 0

Tot Assessed: 2,390

Bus Property: 0.00 Unit ID: 00-0000-00000-0000-0000

Military: 0 0 Code: 0

Homestead: 0 0 Code: 0

Agland: 885

Family Farm: 885 Owner: Appr:

DSC:% OF USE: 000 Credit % Class:A SUB:

Dual Class: N Primary Use: N Dual Parcel:

Gross Acres:.00 Net acres: 2.37 Exempt:.00

CSR Points: 68.54 Average CSR per acre: 28.9

Parcel Counts Units:00 Bldg:00 Dwell:00

Date Book Page Year Seq

Deed: 11171997 562 501

Contract:

Comments: TIF:

Orig Total: 00

Parcel Number:0326100009 Taxing District:310 Status:A Legal Description
W 1/2 FORMER RR ROW
Name:POWELL, EVELYN Type:Deed ACROSS SW NW

PO BOX 401
TRAER IA Zip:50675 Addr Num:

Tax acct:00000000 Bank Code: Loan #
Ref Number: Alt Dist:310 Alt Parc:0471000
Misc Codes 1: 2: 3:AA 4:TR Change Flag: XX

Legal Info

House/Street:
City/township: BU Addnum /Sect:
Block/township: 86 Lot/Range: 14 S-T-R:26-86-14

	Current Year	Last Year	
Land:	670	30	
Building:	00	00	
Dwelling:	00	00	
Taxable Tot:	670	30	
Exempt Value:	0		
Tot Assessed:	670		
Bus Property:	0.00	Unit ID: 00-0000-00000-0000-0000	
Military:	0	0	Code: 0
Homestead:	0	0	Code: 0
Agland:	13		
Family Farm:	13	Owner:	Appr:
DSC:% OF USE: 000	Credit %	Class:A	SUB:
Dual Class: N	Primary Use: N	Dual Parcel:	
Gross Acres:.00	Net acres: 4.38	Exempt:.00	
CSR Points: .83	Average CSR per acre:	0.1	
Parcel Counts	Units:00	Bldg:00	Dwell:00

	Date	Book	Page	Year	Seq
Deed:	11171997	562	501		
Contract:					

Comments: TIF:
Orig Total: 00

CONSENT TO DUAL AGENCY

(To be signed by Seller/Buyer at time specific assistance is first provided)

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

I have read and understand paragraph IV. Consensual Dual Agency of the Company Policy/Agency Disclosure and Acknowledgement and hereby agree to Consensual Dual Agency representation in those situations.

Buyer Date

[Signature] 8/10/15

Seller Date

Buyer Date

Seller Date

Company

Appraisal & Real Estate Services

Company

Licensee Date

[Signature] 8/10/15

Licensee Date

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 Powell Farm Sections 22, 23, & 26 of Buckingham Township, Tama Co., IA.
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, groundwater 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 this 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

Selling Company

Appraisal & Real Estate Services

Listing Company

Licensee Date

Licensee Date