



**Appraisal &  
Real Estate  
Services**

# LAND AUCTION

View auction details, updates, or more pictures at [www.midwestlandauctions.com](http://www.midwestlandauctions.com) or  
[www.appraisalandrealestateservices.com](http://www.appraisalandrealestateservices.com)

## 154.17 Acres m/l, Tama County, IA

Parcel 1 – 75.14 Acres m/l

Parcel 2 – 39.03 Acres m/l

Parcel 3 – 40 Acres m/l

### Speicher Farm

**Date:** February 1, 2018

**Time:** 10:05 am

**Auction Site:** Gladbrook Memorial  
& Legion Building

**Address:** 421 Johnston St.  
Gladbrook, IA 50635

#### **Auction Information**

##### **Method of Sale:**

This property will be offered at PUBLIC AUCTION as three separate parcels, they will NOT be offered as one unit. The bid will be per acre and will be multiplied by their respective acres (Parcel 1: 75.14 acres, Parcel 2: 39.03 acres, Parcel 3: 40 acres) for each parcel, to determine total sale price. If you can not be present at this auction, you may bid online, by phone, or by a confidential proxy bid. Please contact agents to make arrangements prior to auction day.

##### **Seller:**

Rodney Speicher Estate, Gary & Duane Speicher, & Marcella Small

##### **Agency:**

Appraisal and Real Estate Services and their representatives are Agents of the Seller.

##### **Terms:**

High bidder of real estate to pay 10% of the purchase price to Appraisal & Real Estate Services Trust Account on February 1, 2018. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before March 1, 2018. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final Settlement and payment of the balance of purchase price to be by cashier's check or wire transfer at closing on March 1, 2018. Formal termination of the lease has been made.

Buyer will take full possession at closing, March 1, 2018. Sellers have every intention of selling this property, but reserves the right to reject any and all bids.

##### **Possession:**

At Closing on or before March 1, 2018.

**Farm Located:** Sections 29, 30 and 32 of Spring Creek Township in Tama County, Iowa. Farm is located 4 miles southwest of Gladbrook, Iowa. Ingress/egress easement will be granted to Parcel 3. Parcel 1 will have access from the road and also an ingress/egress easement through the acreage.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by ARES or its staff.*

Jammie W. Howard, Broker

Cell: 319-231-4484

[jwhoward@traer.net](mailto:jwhoward@traer.net)

[www.appraisalandrealestateservices.com](http://www.appraisalandrealestateservices.com)

Contact for more Information:

Appraisal & Real Estate Services

504 Second St Traer, IA 50675

Office: 319-478-2990

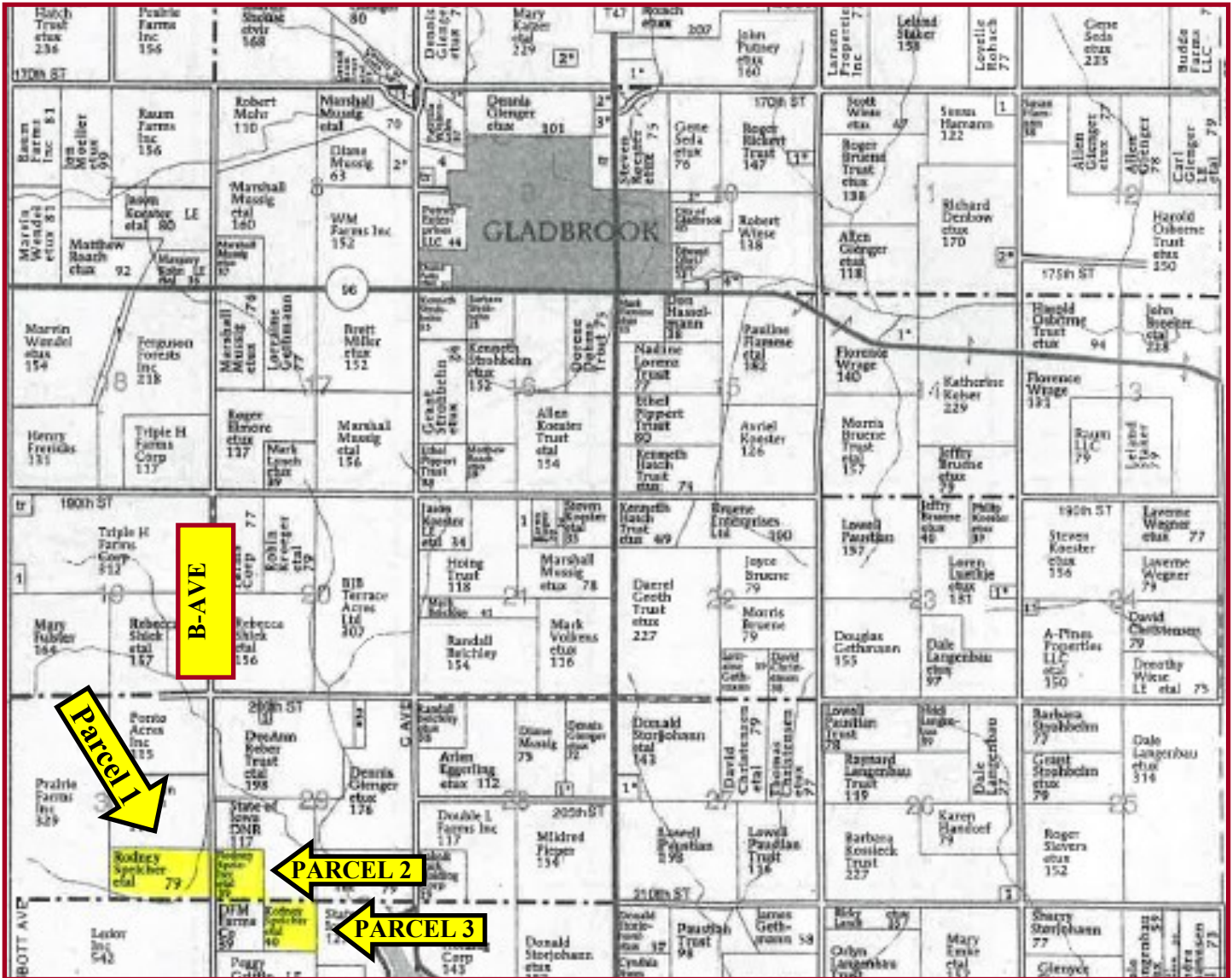
Keith Sash , Auctioneer

Cell: 641-751-8541

Jason Lekin, Agent/Auctioneer

Cell: 641-751-4227

# Plat Map: All Parcels



## Announcements:

Property information provided herein was obtained from sources deemed reliable, but Appraisal and Real Estate Services makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. The property is being sold “As Is—Where Is” and the buyers are purchasing subject to any easements or restrictions recorded.

Any announcements made auction day by Appraisal and Real Estate Services will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.

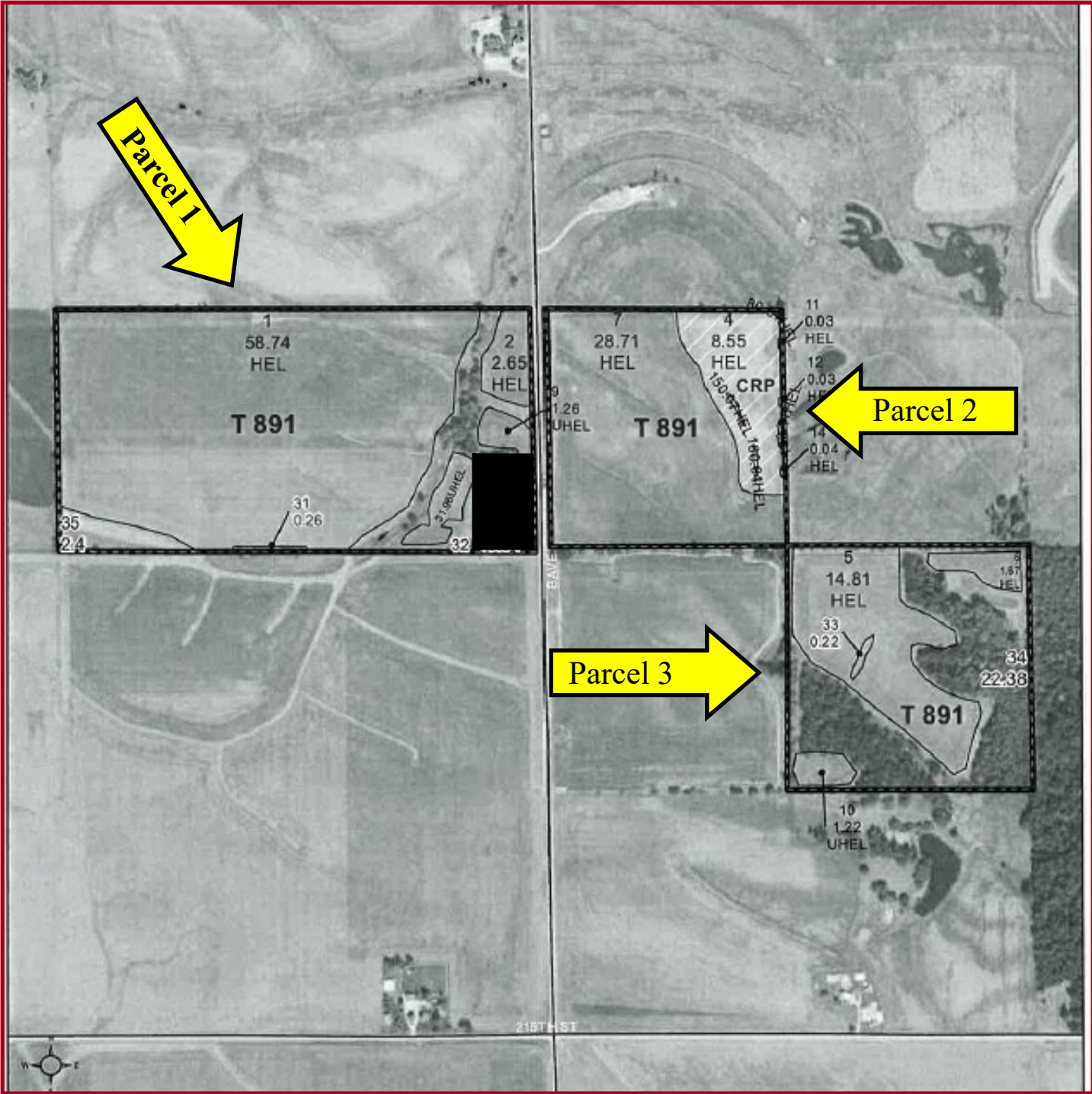
Jammie W. Howard, Broker  
 Cell: 319-231-4484  
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# Aerial Photo: All Parcels



Jammie W. Howard, Broker

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# FSA Farm Data: All Parcels

IOWA  
TAMA  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 1738  
Prepared : Dec 19, 2017  
Crop Year : 2018

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : RODNEY W SPEICHER ESTATE  
Farms Associated with Operator : 19-171-1738  
CRP Contract Number(s) : 3409A

### Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP           | Sugarcane | Farm Status              | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|--------------------------|------------------|
| 155.73             | 119.93             | 119.93                 | 0.00           | 0.00 | 8.55 | 0.00          | 0.00      | Active                   | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped |      | MPL  | Acre Election | EWP       | DCP Ag. Related Activity |                  |
| 0.00               | 0.00               | 111.38                 | 0.00           |      | 0.00 |               | 0.00      | 0.00                     |                  |

### Crop Election Choice

| ARC Individual | ARC County  | Price Loss Coverage |
|----------------|-------------|---------------------|
| None           | CORN, SOYBN | None                |

### DCP Crop Data

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield | HIP |
|--------------|--------------|-----------------------------|------------|-----------|-----|
| Corn         | 63.00        | 0.00                        | 0          | 155       |     |
| Soybeans     | 32.70        | 0.00                        | 0          | 48        |     |
| <b>TOTAL</b> | <b>95.70</b> | <b>0.00</b>                 |            |           |     |

### NOTES

Tract Number : 891  
Description : SE1/4Sec 30;SW1/4Sec29;NW1/4Sec32 SPRING CREEK  
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 : GARY D SPEICHER, DUANE SPEICHER, MARCELLA D SMALL, RODNEY W SPEICHER ESTATE  
Other Producers : None

### Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                      | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 155.73             | 119.93             | 119.93                 | 0.00           | 0.00 | 8.55 | 0.00                     | 0.00      |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL  | EWP  | DCP Ag. Related Activity |           |
| 0.00               | 0.00               | 111.38                 | 0.00           | 0.00 | 0.00 | 0.00                     |           |

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| Corn         | 63.00        | 0.00                        | 0          | 155       |
| Soybeans     | 32.70        | 0.00                        | 0          | 48        |
| <b>TOTAL</b> | <b>95.70</b> | <b>0.00</b>                 |            |           |

### NOTES

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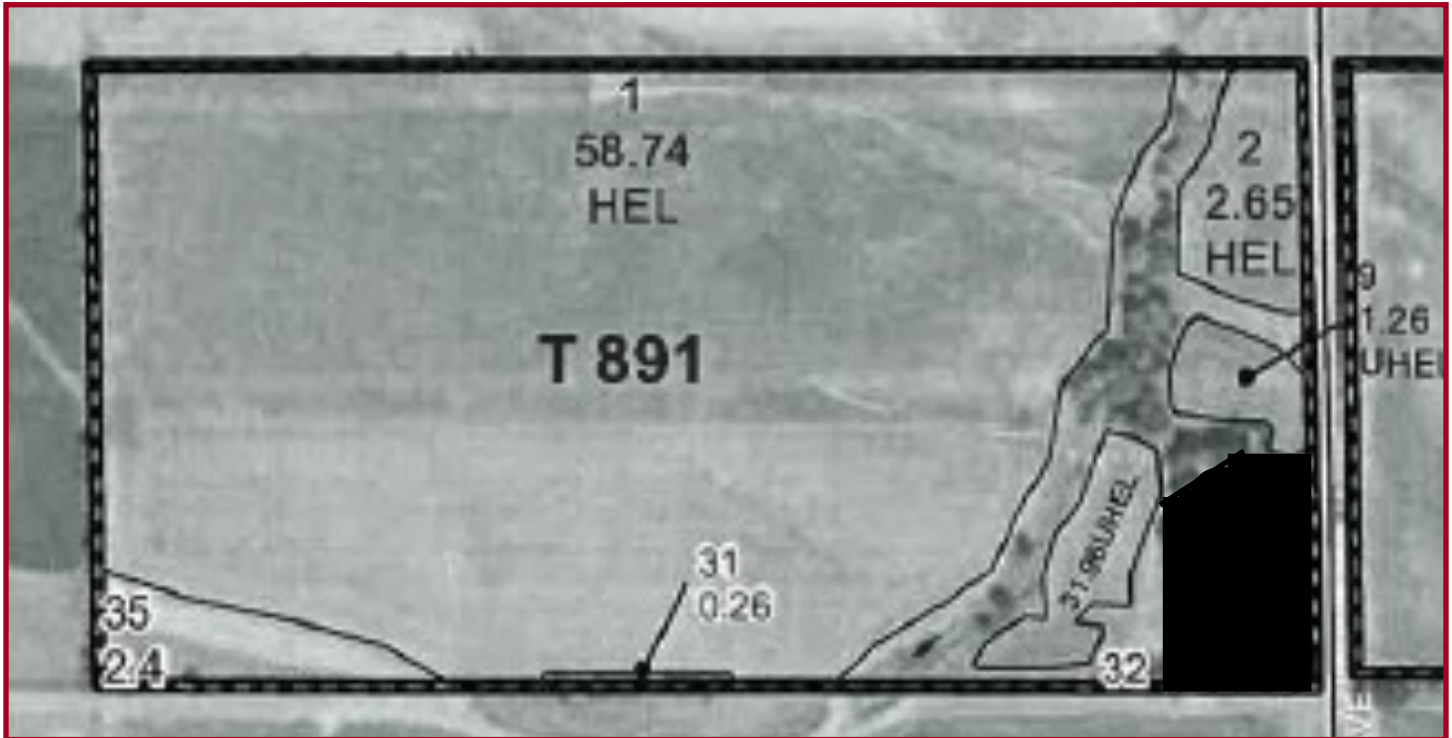
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Jason Lekin, Agent/Auctioneer

Cell: 641-751-4227

# Aerial Photo/Soil Map: Parcel 1



## Property Information:

### Parcel 1– 75.14 Acres m/l

- 75.14 acres taxable +/-
- 64.87 acres tillable +/-
- No CRP
- Tillable CSR2 74.3

## Legal Description:

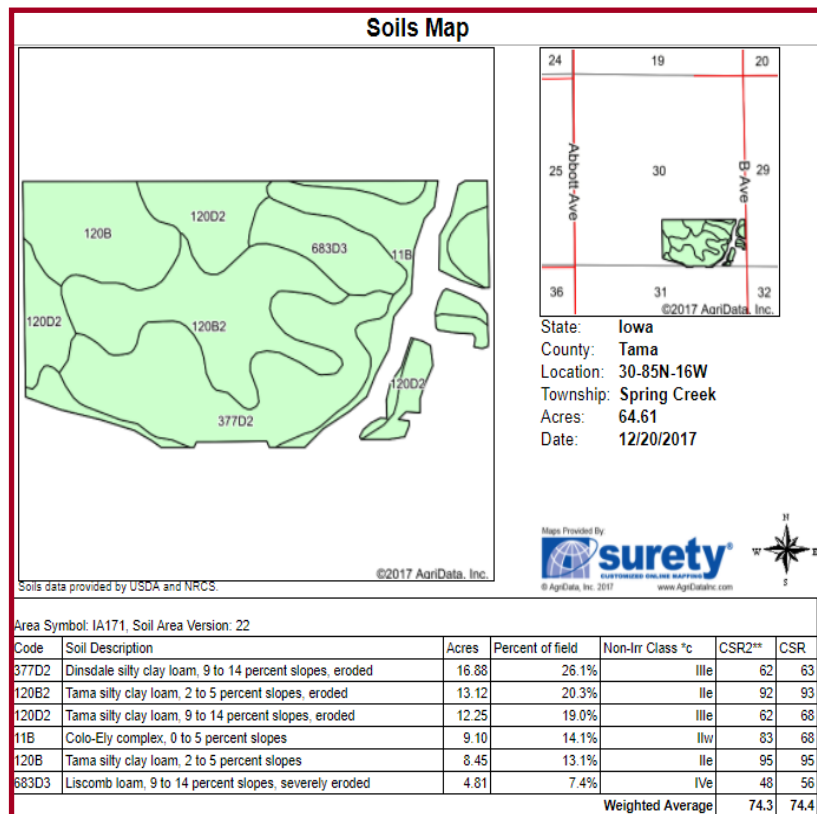
S 1/2 SE 1/4, except acreage to be surveyed and split out, All in Section 30, Township 95 North, Range 16 West of 5th P.M., Tama County, Iowa. Actual legal to be determined by abstract.

## Real Estate Taxes– Estimated:

\$1,773/year, Estimated with acreage being split off.

## FSA Data– Estimated:

To be split from total of combined parcels.



Jammie W. Howard, Broker

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Cell: 641-751-4227



## Parcel 1: Photos



Jammie W. Howard, Broker  
Cell: 319-231-4484  
jwhoward@traer.net  
[www.appraisalandrealestateservices.com](http://www.appraisalandrealestateservices.com)

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# Aerial Photo/Soil Map: Parcel 2



**Real Estate Taxes– Estimated:**

\$910/year

**FSA Data– Estimated:**

To be split out from total of combined parcels.

**Easements:**

There will be a 30’ wide easement along the south fence line for access to the back 40 acre parcel.

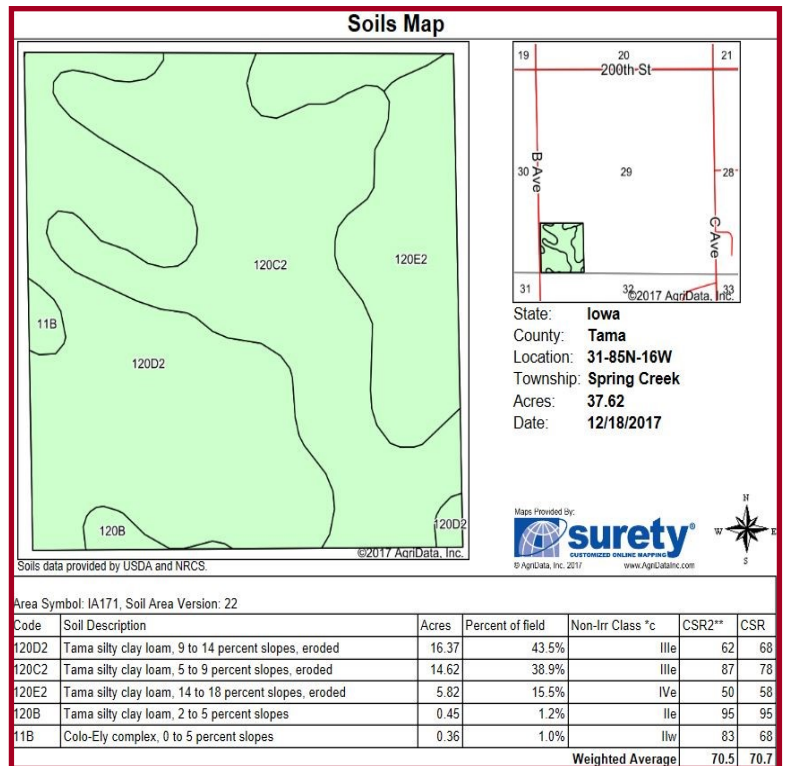
**Property Information**

**Parcel 2– 39.03 Acres m/l**

- 39.03 acres taxable +/-
- 37.36 acres tillable +/-
- 8.55 acres CRP, being paid \$183.17/acre until Nov. 30, 2020, Annual Payment: \$1,566
- Tillable CSR2 70.5

**Legal Description:**

SW 1/4 SW 1/4 in Section 29, Township 85 North, Range 16 West of 5th P.M., Tama County, Iowa. Actual legal to be determined by abstract.



|   |   |  |
|---|---|--|
| <p>Jammie W. Howard, Broker<br/>                 Cell: 319-231-4484<br/>                 jwhoward@traer.net<br/>                 www.appraisalandrealestateservices.com</p> | <p>Contact for more Information:<br/>                 Appraisal &amp; Real Estate Services<br/>                 504 Second St Traer, IA 50675<br/>                 Office: 319-478-2990</p> | <p>Keith Sash, Auctioneer<br/>                 Cell: 641-751-8541<br/>                 Jason Lekin, Agent/Auctioneer<br/>                 Cell: 641-751-4227</p> |
|---|---|--|



# Parcel 2: Photos



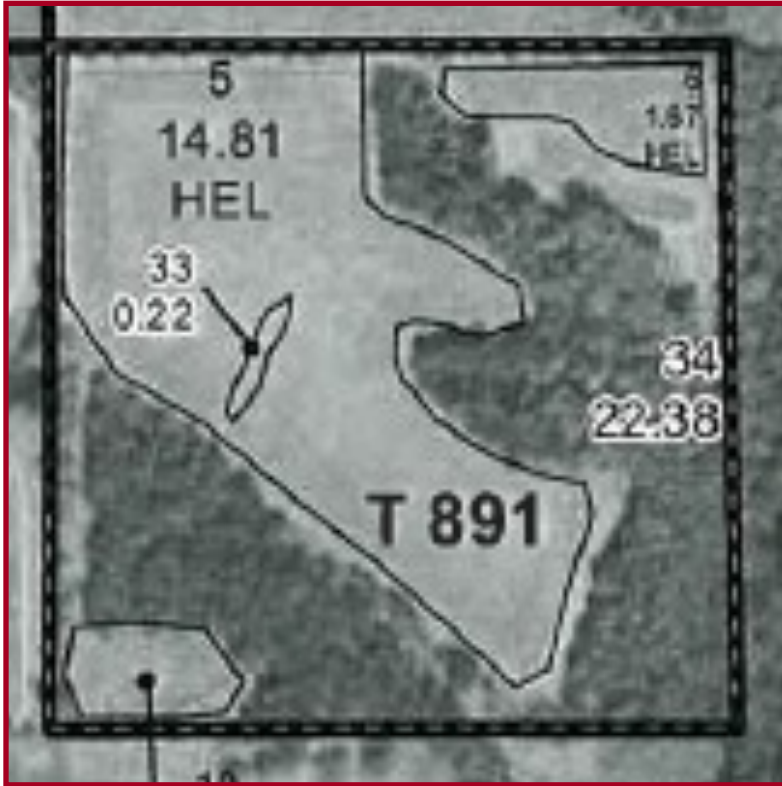
Jammie W. Howard, Broker  
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# Aerial Photo: Parcel 3



## Property Information

### Parcel 1– 40 Acres m/l

- 40 acres taxable +/-
- 17.7 acres tillable +/-
- No CRP
- Tillable CSR2 72.2

### Real Estate Taxes– Estimated:

\$702/year

### FSA Data– Estimated:

To be split out from total of combined parcels.

### Property:

Potentially great hunting ground.

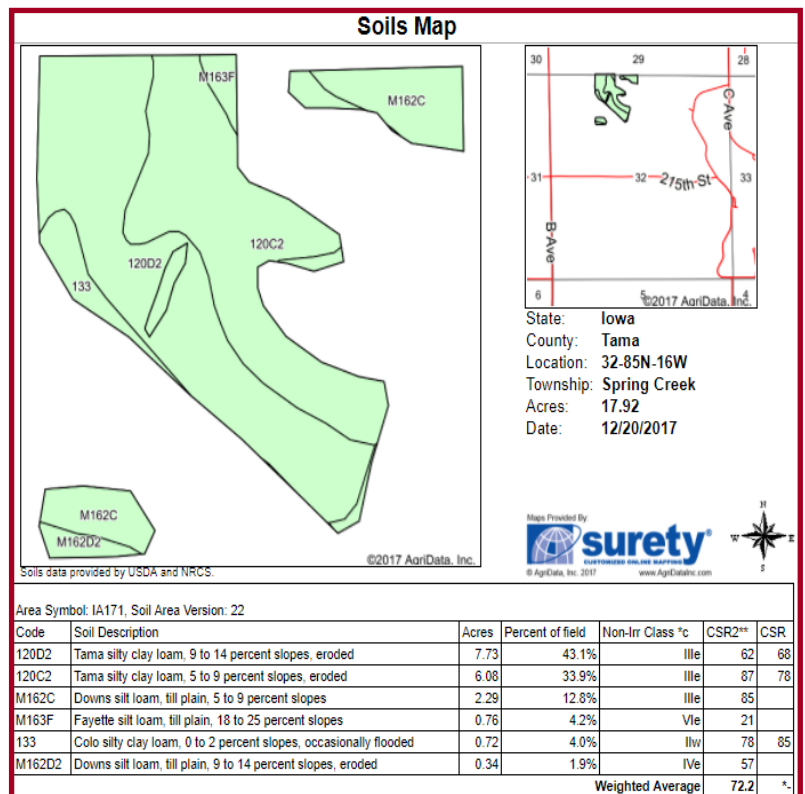
### Legal Description:

NE 1/4 NW 1/4, Section 32, Township 85 North, Range 16 West of 5th P.M., Tama County, Iowa. Actual legal to be determined by abstract

To the best of Seller's belief and knowledge, Seller holds an easement by prescription in the following described property:

Beginning at a point Thirty-six (36) feet North of the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section Twenty-nine (29), Township Eighty-five (85) North, Range Sixteen (16), West of the 5th P.M, thence South Twenty (20) feet, thence Southeast Twenty-two and Sixty-three hundredths (22.63) feet, thence East Twenty (20) feet, thence Northwest Fifty and Ninety-one hundredths (50.91) feet to point of beginning.

Seller agrees to convey, by quit claim deed, any interest it holds in the easement by prescription, as well as provide an affidavit regarding Seller's historical use of the underlying real estate.”



Jammie W. Howard, Broker

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jwhoward@traer.net

www.appraisalandrealstateservices.com

Contact for more Information:

Appraisal & Real Estate Services

504 Second St Traer, IA 50675

Office: 319-478-2990

Keith Sash, Auctioneer

Cell: 641-751-8541

Jason Lekin, Agent/Auctioneer

Cell: 641-751-4227



## Parcel 3: Photos



Jammie W. Howard, Broker  
Cell: 319-231-4484  
jwhoward@traer.net  
www.appraisalandrealestateservices.com

Contact for more Information:  
Appraisal & Real Estate Services  
504 Second St Traer, IA 50675  
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## Reasons to Choose Appraisal & Real Estate Services

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- Over 50 years of combined Experience Residential, Commercial & Ag Properties
- Expertise in Local Market gives you an educated Market Analysis at no Charge.
- Large Marketing Area since we are a Member of both, Northeast Iowa Regional Board of Realtors MLS and Mid-Iowa Regional Board of Relators MLS.
- Successful Record Auctioning Farm Land with Online Bidding
- Large Community Performance with Small Town Charm

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Jammie W. Howard, Broker

Cell: 319-231-4484

[jwhoward@traer.net](mailto:jwhoward@traer.net)

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