



**Appraisal &
Real Estate
Services**

FARM FOR SALE

80 ac. +/- Farm

Land for Sale

- 80 Taxable Acres+/-
- 76 Tillable Acres+/-
- 83 CSR2 according to Surety Maps
- 42.50 acre corn base
- 173 bu./ac. PLC Corn Yield
- Net Taxes \$2,172/yr
- Farm is available for 2019 crop season.
- Located 1 mile East of Traer, Iowa



Synhorst Traer Farm
\$696,000

High Quality Productive farm located in a strong farming area, Located close to Traer, IA

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

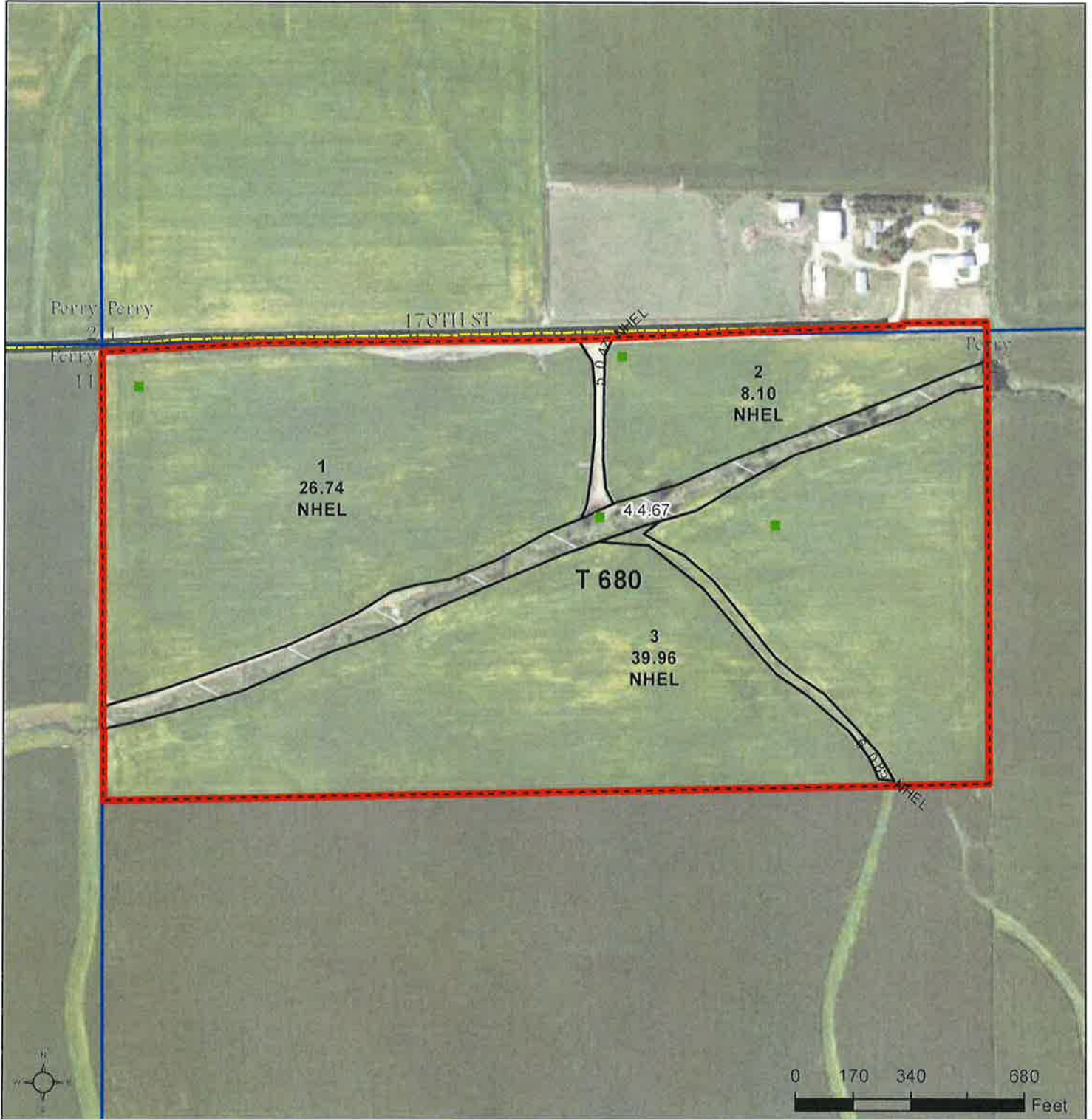
Contact Persons:

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.



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: 76.12 acres

2018 Program Year

Map Created March 07, 2018

Farm 6361

Tract 680

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.

Tract Number : 680
Description : NW1/4 Section 12 Perry
FSA Physical Location : IOWA/TAMA
ANSI Physical Location : IOWA/TAMA
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : PAUL C SYNHORST, A P SYNHORST TRUST
Other Producers : None
Recon ID : None

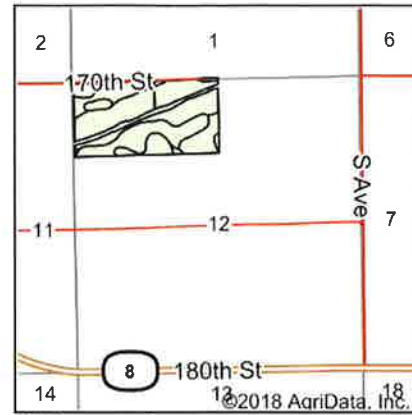
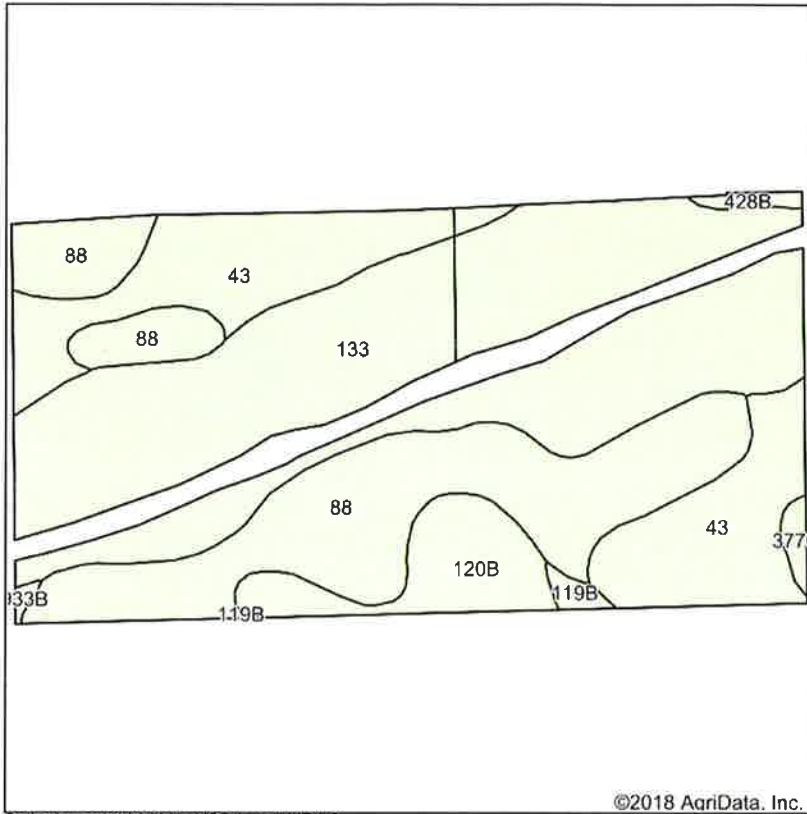
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.79	76.12	76.12	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	76.12	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
Corn	42.50	0.00	0	173
Soybeans	33.00	0.00	0	53

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **12-85N-14W**
 Township: **Perry**
 Acres: **76.12**
 Date: **8/7/2018**

Maps Provided By:



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	NCCPI Soybeans
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	34.66	45.5%	IIw	78	85	71
88	Nevin silty clay loam, 0 to 2 percent slopes	20.12	26.4%	Iw	95	90	86
43	Bremer silty clay loam, 0 to 2 percent slopes	15.13	19.9%	IIw	74	82	73
120B	Tama silty clay loam, 2 to 5 percent slopes	4.77	6.3%	Ile	95	95	79
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.47	0.6%	IIIe	90	75	73
119B	Muscataine silty clay loam, 2 to 5 percent slopes	0.43	0.6%	Ile	95	95	90
428B	Ely silty clay loam, 2 to 5 percent slopes	0.40	0.5%	Ile	88	88	80
933B	Sawmill silty clay loam, shallow loess, 1 to 4 percent slopes, occasionally flooded	0.14	0.2%	IIw	76	80	70
Weighted Average					83	86.4	76

**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.



AURORA AGRONOMY

Chemical, Fertilizer, Seed Application

2717 Hwy 8 PO Box 206 Traer IA 50675

Phone: 319-478-0067 Fax: 319-478-0045 www.auroracoop.com

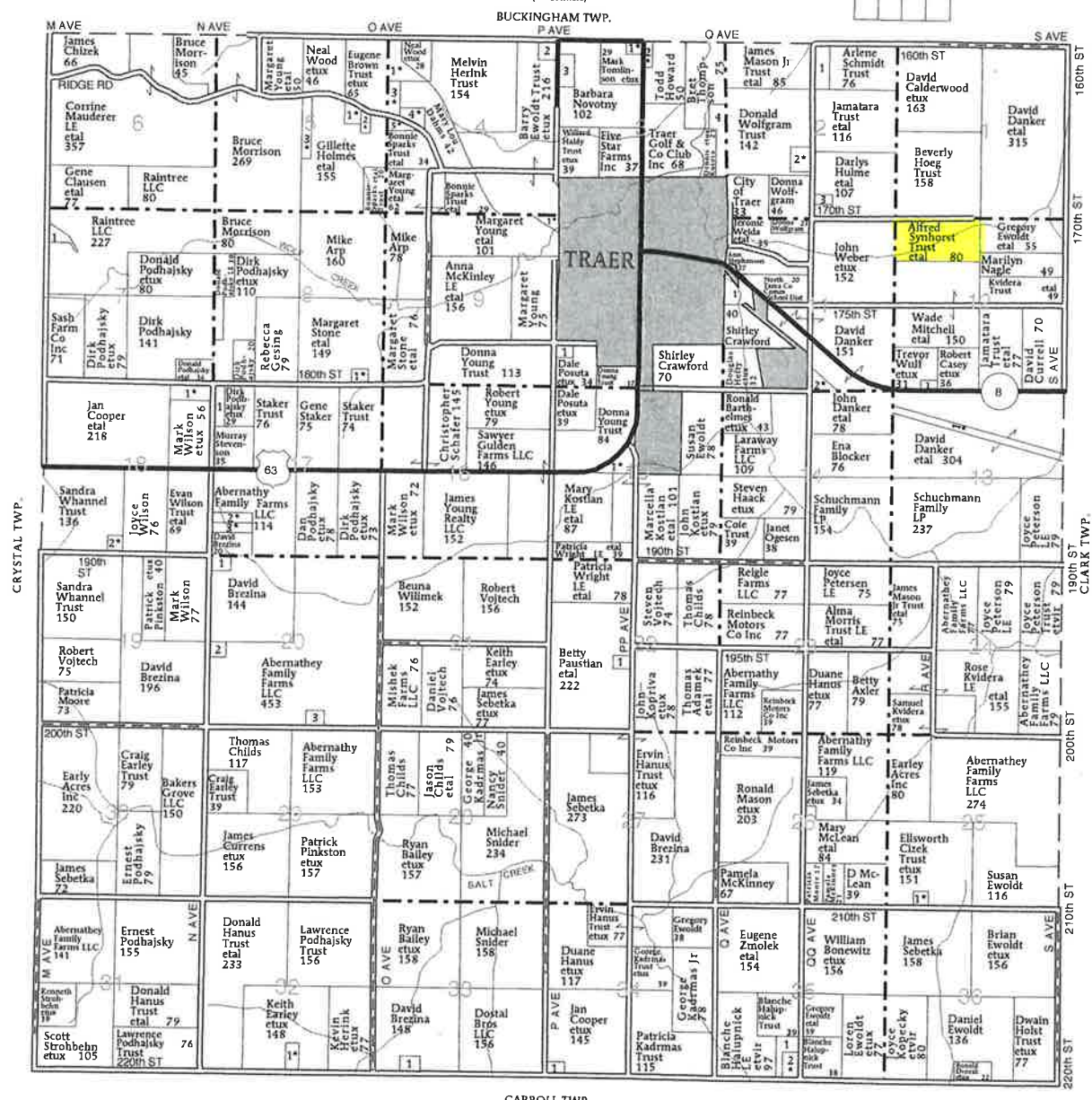
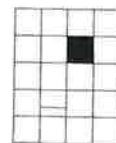
LeRoy Bradley, Location Manager 402-631-3555 • Blake Fish, Agronomist 641-750-3451

T-85-N

PERRY PLAT

R-14-W

(Landowners)



PERRY TOWNSHIP

SECTION 2

1. Anderson, LeAllen 9
2. Edgerly, William etux 11
3. Philp, Tony 5

SECTION 3

1. Siemens, Steven etux 5
2. Ketter, Kurt etux 10
3. Buckingham Cemetery Assn 15
4. City of Traer 14

SECTION 4

1. Brown Trust, Eugene etux 16

2. Buffington, Martin 8
3. Walker, Marshall etux 8
4. Bradley, Lynus etal 9
5. Dostal, Martin etux 8

SECTION 5

1. Kladivo, Thomas etux 10
2. Ingle, David etux 6
3. McKee, Rex etux 12

SECTION 7

1. Bradley, John 6

SECTION 8

1. McKinley, David etux 9

SECTION 9

1. Ewoldt Trust, Barry etux 16

SECTION 10

1. Kucera, Barry 5

SECTION 11

1. Awe Service & Alignment Inc 11
2. Danker, John etal 14

SECTION 12

1. Danker, David 9

SECTION 13

1. Danker, John etal 12

SECTION 15

1. Hanus, Duane etux 6

SECTION 17

1. Podhajsky, Dirk 9
2. Pinkston, Patrick etux 10

SECTION 18

3. Currens, James etux 10

SECTION 19

1. Espenscheid, Ben etux 18

SECTION 20

2. Wagner, John etux 9

3. Hamilton, Cody 7

SECTION 22

1. Axler, David 6

SECTION 25

1. McKinley, Victor etux 7

SECTION 32

1. Bailey, Ryan etux 10

SECTION 33

1. Tyler, Timothy 8

SECTION 34

1. Wraga, Arlene 9

SECTION 35

1. Halupnick, Jack 8
2. Hanus, Duane etux 10

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 N1/2 NW1/4 Section 12, Township 85 North, Range14 West of 5th P.M.
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