



**Appraisal &
Real Estate
Services**

LAND AUCTION

View auction details, updates, or more pictures at www.midwestlandauctions.com or
www.appraisalandrealestateservices.com

153.53 Acres m/l, Tama County, IA

Parcel 1– 153.53 Acres m/l

Synhorst Farm



Date: November 15, 2018

Time: 10:05 am

Auction Site: Dysart Community Building

Address: 418 Main St. Dysart, IA 52224

Auction Information

Method of Sale:

This property will be offered at PUBLIC AUCTION. The bid will be per acre and will be multiplied by their respective acres, (Parcel 1: 153.53 acres), 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:

Synhorst Farm

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 November 15, 2018. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before January 17, 2019. 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 January 17, 2019. Formal termination of the lease has been made.

Buyer will take full possession at closing, January 17, 2019 subject to lease that expires March 1, 2019. Sellers have every intension of selling this property, but reserves the right to reject any and all bids.

Possession:

At Closing on or before January 17, 2019 subject to lease that expires March 1, 2019.

Farm Located: Section 22 of Clark Township in Tama County, Iowa. Farm is located 1 mile west of Dysart, Iowa.

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

Jammie W. Howard, Broker

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Contact for more Information:

Appraisal & Real Estate Services

504 Second St Traer, IA 50675

Office: 319-478-2990

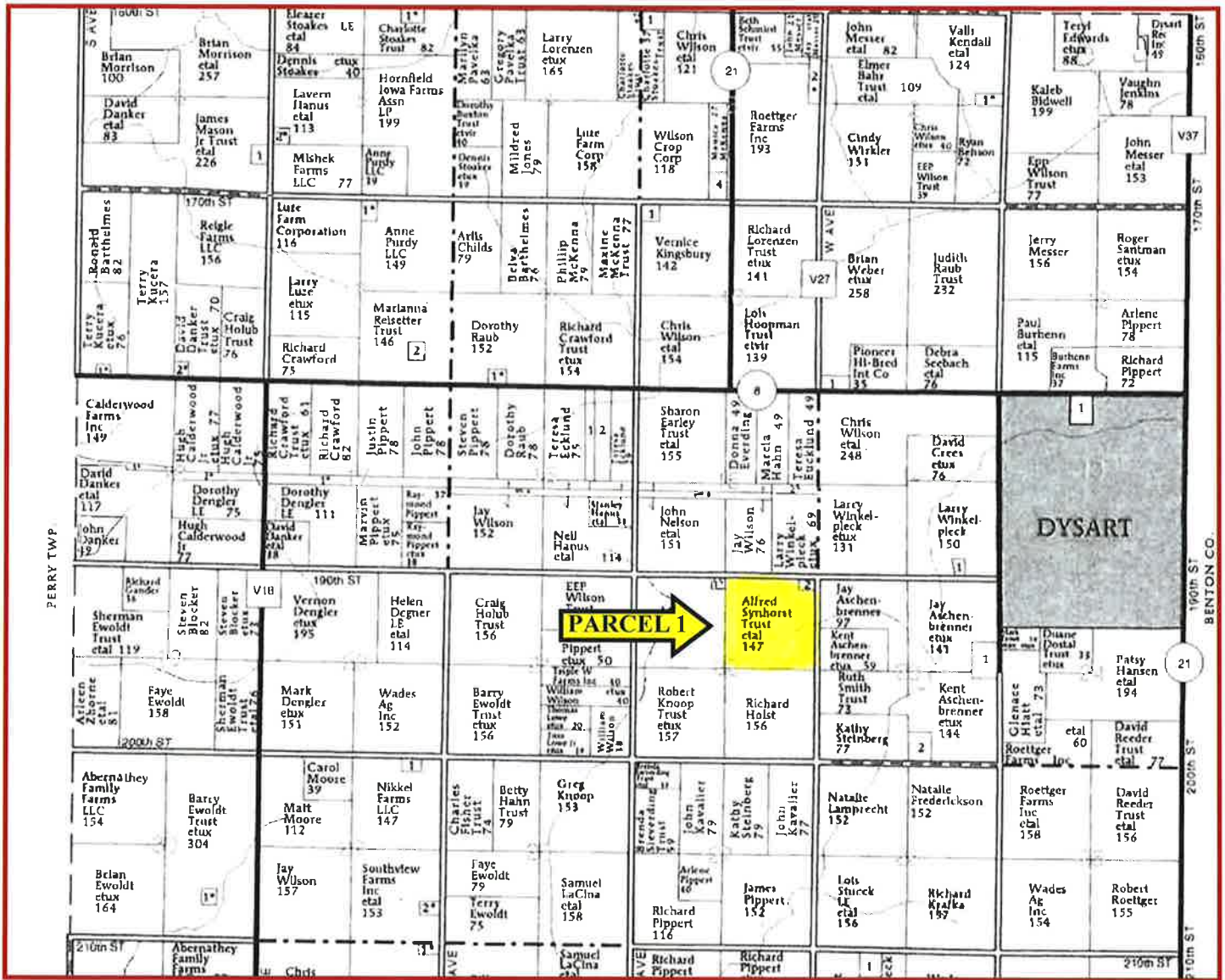
Keith Sash , Auctioneer

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.

<p>Jammie W. Howard, Broker Cell: 319-231-4484 jwhoward@traer.net www.appraisalandrealestateservices.com</p>	<p>Contact for more Information: Appraisal & Real Estate Services 504 Second St Traer, IA 50675 Office: 319-478-2990</p>	<p>Keith Sash, Auctioneer Cell: 641-751-8541 Jason Lekin, Agent/Auctioneer Cell: 641-751-4227</p>
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Aerial Photo: Parcel 1



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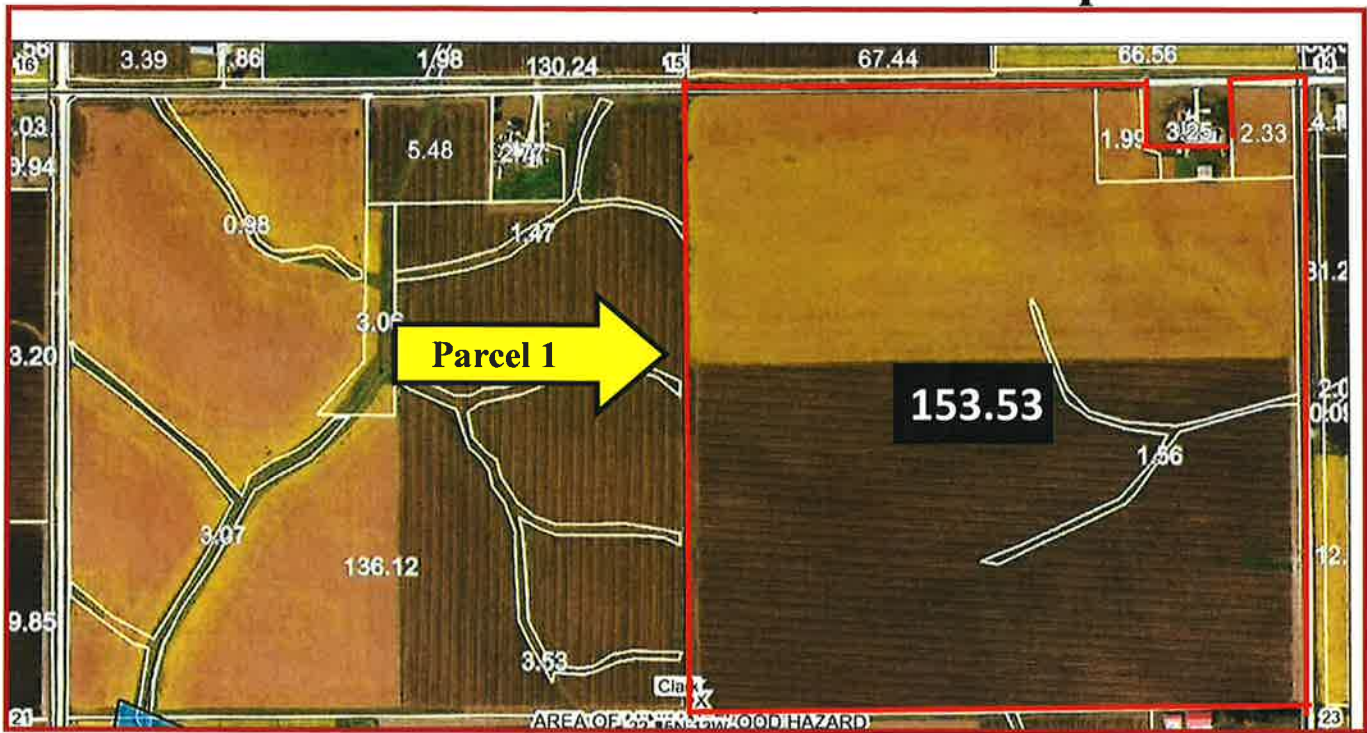
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Aerial Photo/Soil Map: Parcel 1



Property Information:

Parcel – 153.53 Acres m/l

- 153.53 acres taxable +/-
- 153.53 acres tillable +/-
- No CRP
- Tillable CSR2 94

Legal Description:

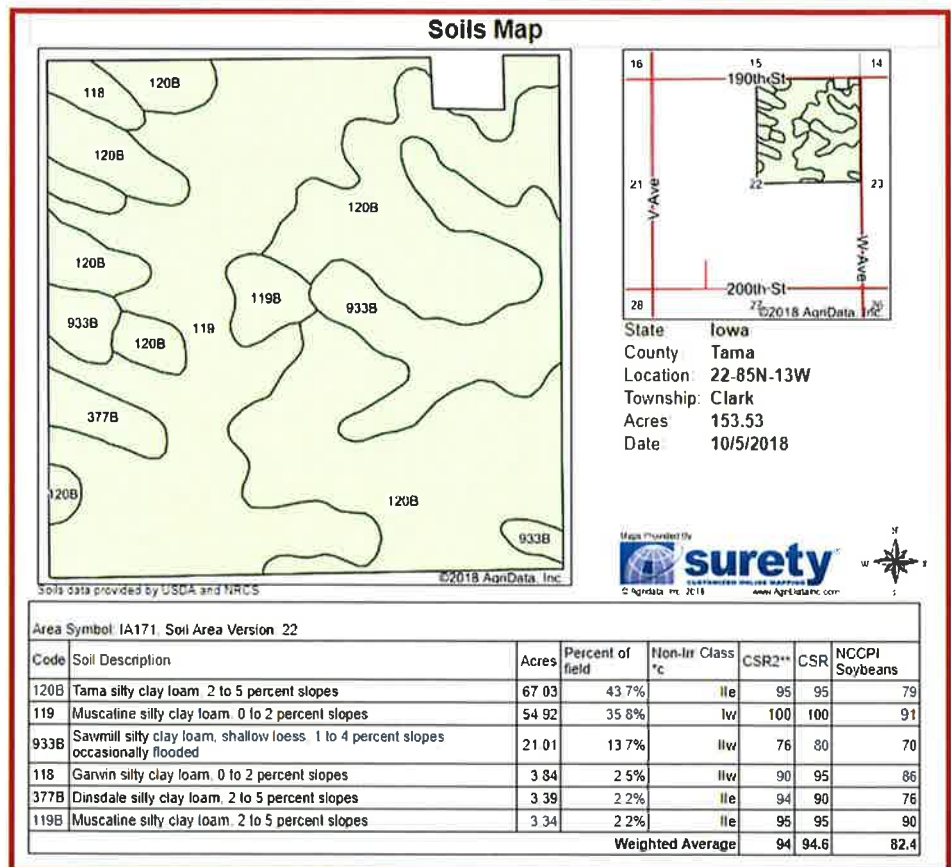
NE1/4 Except Parcel 'C', Section 22, Township 85 North, Range 13 West of 5th P.M., Tama County, Iowa. Actual legal to be determined by abstract.

Real Estate Taxes– Estimated:

\$5,278/year

FSA Data– Estimated:

Two parcels being combined so farm will need to be recertified.
Total tillable acres are estimated.



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Parcel 1: Photos



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Reasons to Choose Appraisal & Real Estate Services

- 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
- www.appraisalandrealestateservices.com or www.midwestlandauctions.com

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