



Appraisal &  
Real Estate  
Services

504 Second St. Traer, IA 50675

# LAND AUCTION

157.11 Acres m/l, Tama County, IA  
Bennek LLC



**Date:** Thursday Nov 18, 2021

**Time:** 10:05 am

**Auction Site:** Tama Livestock  
Auction Tama, IA

**Method of Sale:**

This property will be offered at PUBLIC AUCTION The bid will be per acre and will be multiplied by 157.11 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. Auctioneer, reserves the right, to make final decision that all bidders have had ample time to place bids, either in person or online. Auction company is not responsible for any technical difficulties with internet access or hardware related issues

**Seller:**

Bennek LLC

**Agency:**

Appraisal & 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 Nov 18, 2021. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before Dec 23, 2021. 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 or before Dec 23, 2021.

Sale is subject to terms and provisions of existing farm lease until Mar. 1, 2022, with seller retaining all of the 2021 Cash Rent.

Formal termination has been completed for the 2022 crop year. Sellers have every intention of selling this property, but reserves the right to reject any and all bids.

**Possession:**

At Closing on or before Dec 23, 2021 Subject to lease until Mar. 1, 2022 Acreage (house & buildings) leased at \$600 monthly til Aug 1, 2022

**Farm Located:**

Sect. 9 & 10 Howard Township Tama County, Iowa

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

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

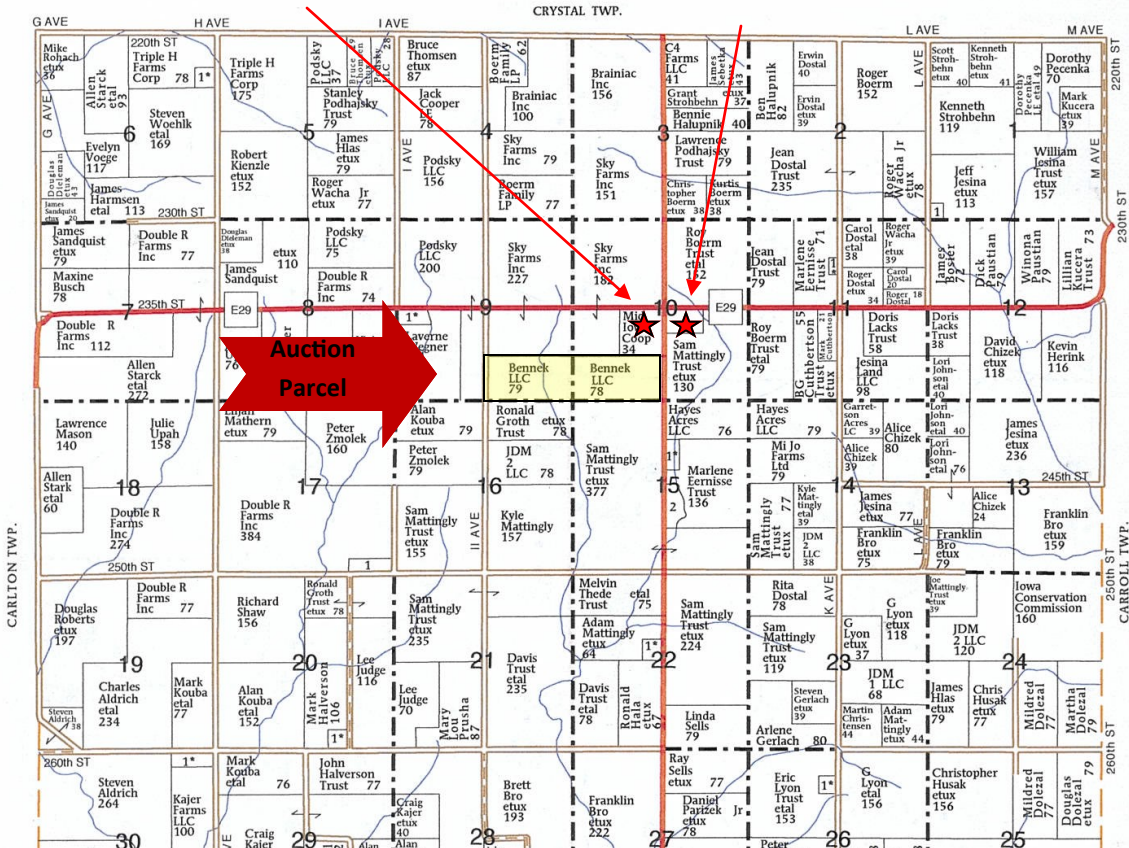
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APPRAISAL & REAL  
ESTATE SERVICES  
504 SECOND ST. TRAER, IA 50675  
OFFICE: 319-478-2990

JAMMIE HOWARD, BROKER  
319-231-4484  
JASON LEKIN, AUCTIONEER  
641-751-4227

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# PLAT MAP

T-84-N Mid Iowa Coop HOWARD PLAT VanWall Equipment R-15-W  
 Midway Location (Landowners) Toledo Location



## Announcements:

Property information provided herein was obtained from sources deemed reliable, but Appraisal & Real Estate Services makes no guarantees as to it's accuracy. All prospective bidders are urged to fully inspect the property, it's condition, and to rely on their conclusions. The property is being sold "As Is – Where Is" and the buyers are purchasing subject to any easements or restrictions of record. Any announcements made auction day by the auctioneer 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.

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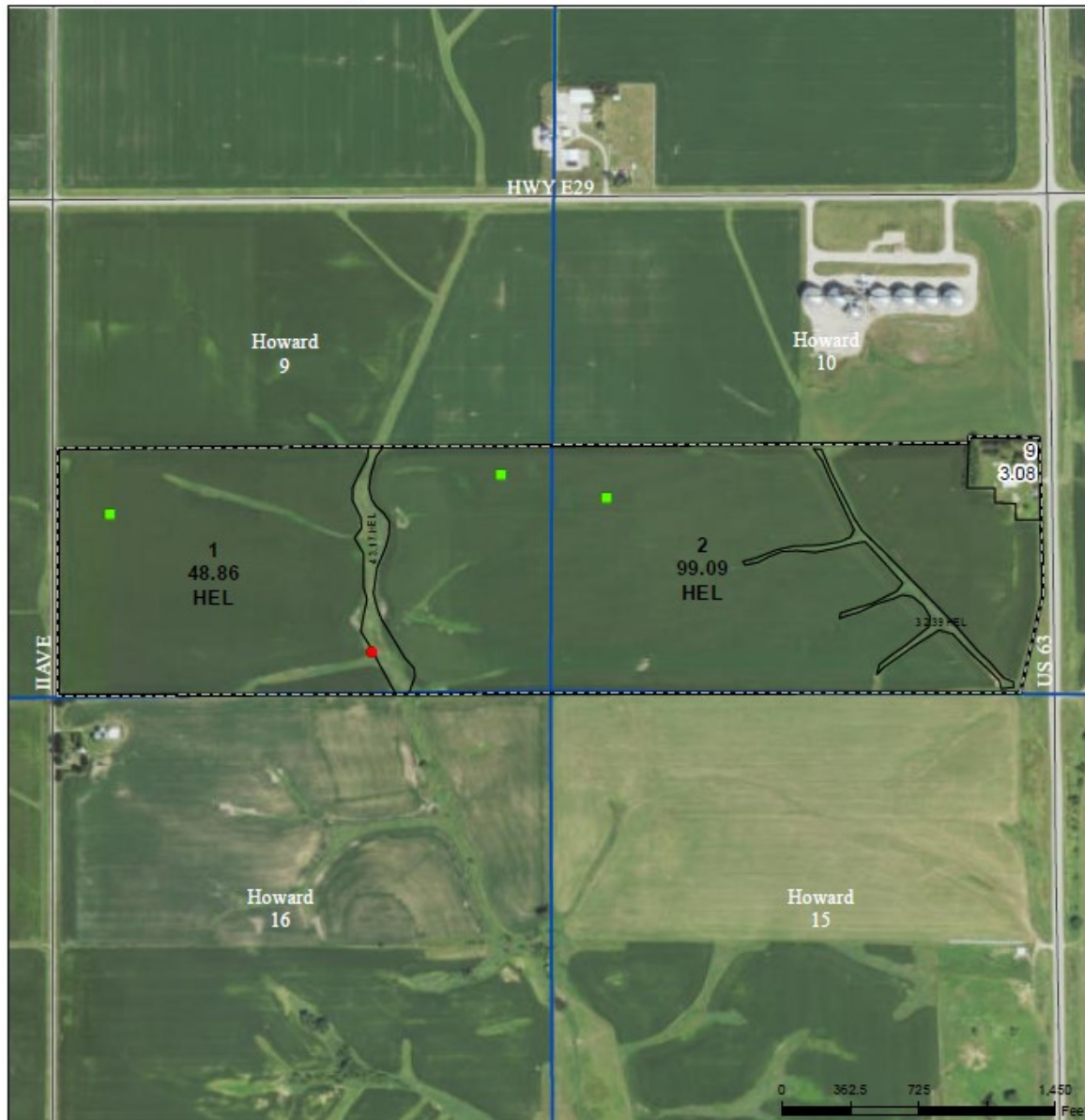
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# AERIAL MAP


 United States  
 Department of  
 Agriculture

Tama County, Iowa



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

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Conservation  
 ■ Compliance Provisions

Tract Cropland Total: 153.51 acres

2021 Program Year

Map Created March 04, 2021

Farm 6821

Tract 13027

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.

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# FSA FARM DATA

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.59	153.51	153.51	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	153.51	0.00		0.00		0.00	0.00	0.00

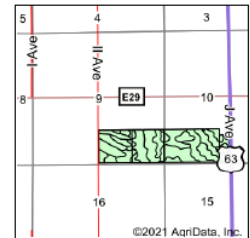
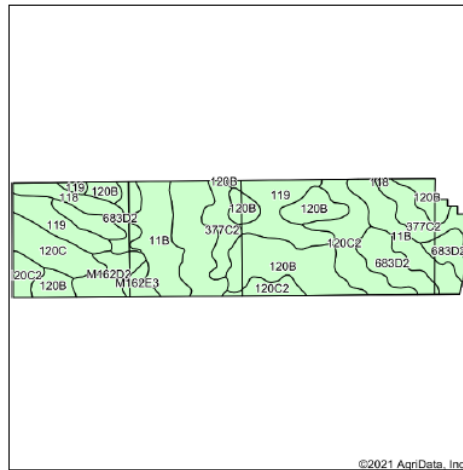
Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	132.00	0.00	164	
Soybeans	19.00	0.00	50	
<b>TOTAL</b>	<b>151.00</b>	<b>0.00</b>		

# SURETY SOIL MAP

### Property Information:

- 157.11 +/- Taxable Acres according to Tama County Assessor
- 153.51 Acres Crop Land according to USDA
- 82.7 CSR 2 according to Surety Maps
- Net Property Taxes \$6656.00/year
- Legal Description: briefly described S 1/2 of SE1/4 of 9-84-15 and S 1/2 of SW1/4 of 10-84-15



State: Iowa  
 County: Tama  
 Location: 9-84N-15W  
 Township: Howard  
 Acres: 153.51  
 Date: 8/30/2021



Area Symbol: IA171, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	34.19	22.3%	IIe	95	95	80
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	27.58	18.0%	IIIe	55	59	56
11B	Colo-Ely complex, 0 to 5 percent slopes	22.05	14.4%	IIw	86	68	76
119	Muscataine silty clay loam, 0 to 2 percent slopes	18.11	11.8%	Iw	100	100	91
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	17.39	11.3%	IIIe	87	78	70
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	12.82	8.4%	IIIe	85	73	63
120C	Tama silty clay loam, 5 to 9 percent slopes	8.64	5.6%	IIIe	90	80	77
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	5.97	3.9%	IVe	57		65
118	Garwin silty clay loam, 0 to 2 percent slopes	4.73	3.1%	Iw	90	95	86
M162E3	Downs silty clay loam, till plains, 14 to 18 percent slopes, severely eroded	2.03	1.3%	VIe	39		50
<b>Weighted Average</b>					<b>82.7</b>	<b>~</b>	<b>*n 72.9</b>

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- \*Pre-qualified buyers for your property
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