



**Appraisal &
Real Estate
Services**

504 Second St. Traer, IA 50675

Farm For Sale

84.62+/- TAXABLE ACRES

69.81+/- ACRES CROPLAND

LEASED UNTIL MAR 1, 2020

**66.3 CSR2 ON TILLABLE
ACRES, ACCORDING TO
SURETY**

ANNUAL TAXES \$2148.00

Rocking B Ranch LLC., Sellers

Located in Toledo Township in Tama County, Iowa

\$472,000



View details, updates, or more pictures at www.midwestlandauctions.com or www.ares-ia.com

**Contact for more Information:
Appraisal & Real Estate Services**

504 Second St Traer, Ia 50675

Office: 319-478-2990

Jammie Howard, Broker: 319-231-4484

Jason Lekin, Auctioneer/Agent: 641-751-4227

Midwestlandauctions.com

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

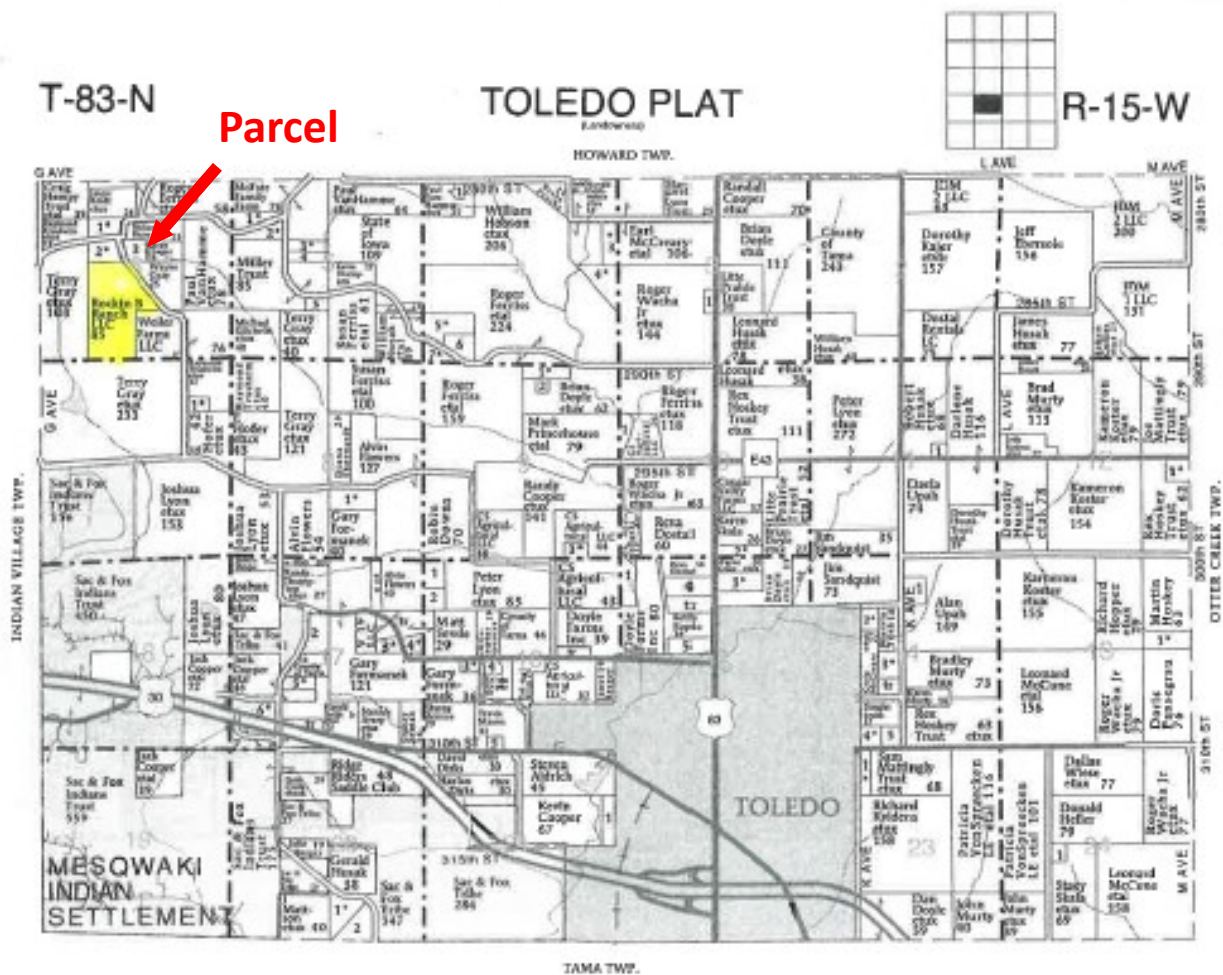


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Aerial Map



map center: 42° 1' 43.44, -92° 38' 22.66



6-83N-15W
Tama County
Iowa



1/7/2019

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

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **6-83N-15W**
 Township: **Toledo**
 Acres: **69.81**
 Date: **1/7/2019**



Soils data provided by USDA and NRCS.

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Area Symbol: IA171, Soil Area Version: 23											
Code	Soil Description	Acres	Percent of field	Non-irr Class *c	CSR2**	CSR	Corn	Soybeans	Oats	Bromegrass alfalfa	*n NCCPI Soybeans
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	24.32	34.8%	Ile	84		9	3	4	1	80
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	22.57	32.3%	IIle	47						61
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	14.44	20.7%	IIIle	76		9	3	4	1	65
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	6.18	8.9%	IVe	36						56
291	Atterberry silt loam, 0 to 2 percent slopes	2.30	3.3%	Iw	90	95					98
Weighted Average					66.3	*-	5	1.7	2.2	0.6	*n 69.2

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.