



**Appraisal &
Real Estate
Services**

FARM FOR SALE

154 ac. +/- Farm

Land for Sale

- 154 Taxable Acres+/-
- 150.44 Tillable Acres+/- according to FSA
- 89.1 CSR2 according to Surety Maps
- 84.4 acre corn base
- 171 Bushel per acre PLC Corn Yield
- Net Taxes \$5,254/yr estimated since split
- Farm is Leased for 2021 crop season.
- Located 3 miles southwest of Dysart, Iowa
- SW NW, SE NW, NE SW, NW SW Ex Acreage to be split off, Section 34, Township 85 North, Range 13 West of 5th P.M., Tama County, Iowa (Refer to abstract)



Irene Hach Farm

\$1,717,100

Great chance at a prime farm in strong area!

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:

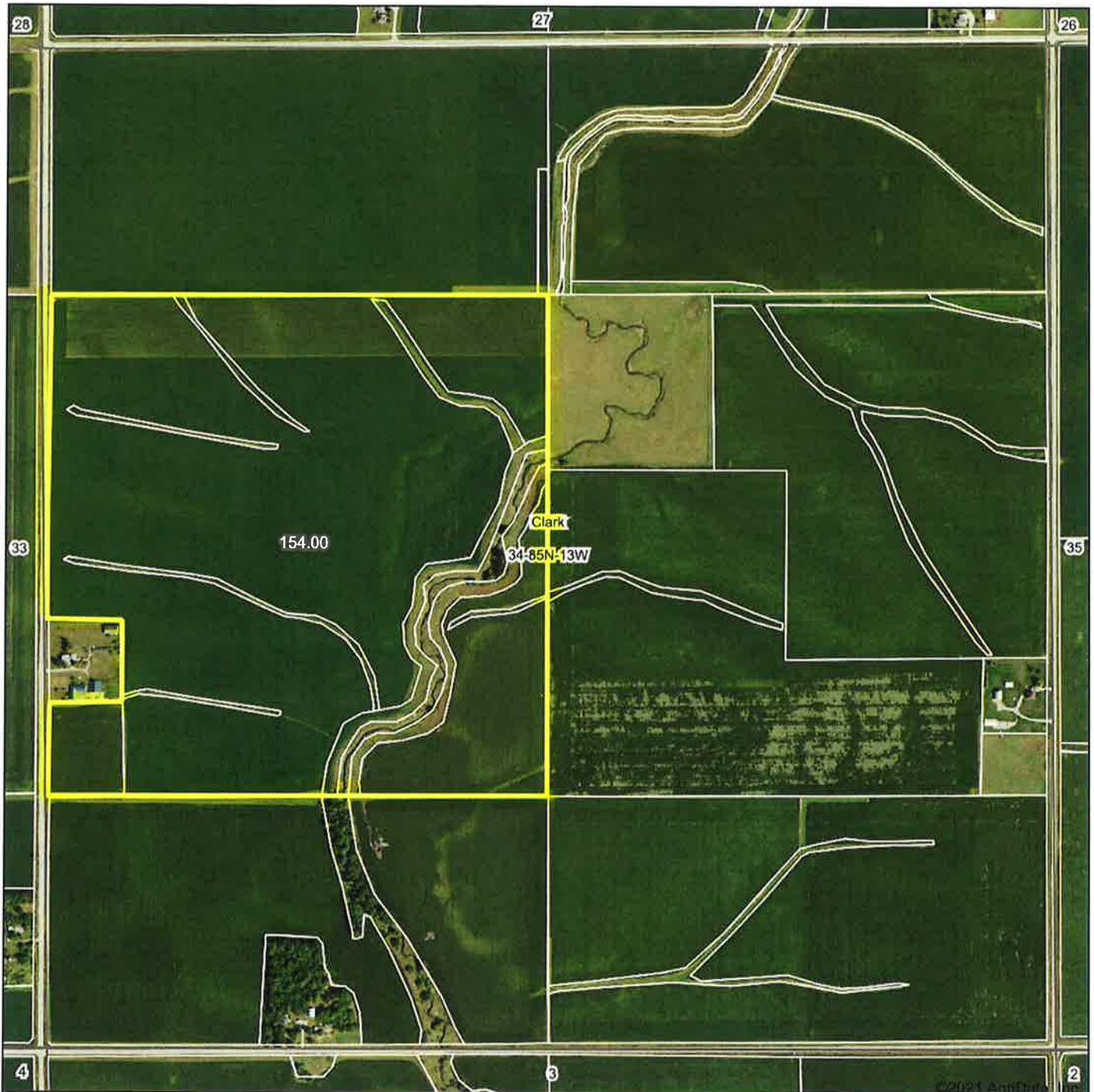
Jammie Howard 319.231.4484

Jason Lakin 641-751-4227

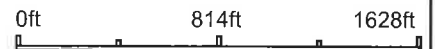


The information gathered for this brochure is from sources deemed reliable, but cannot be Guaranteed by Appraisal & Real Estate Services or its staff.

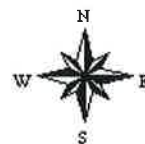
Aerial Map



Map Center: 42° 7' 49.44, -92° 20' 53.44



34-85N-13W
Tama County
Iowa



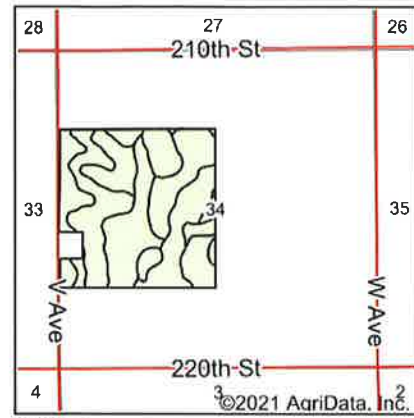
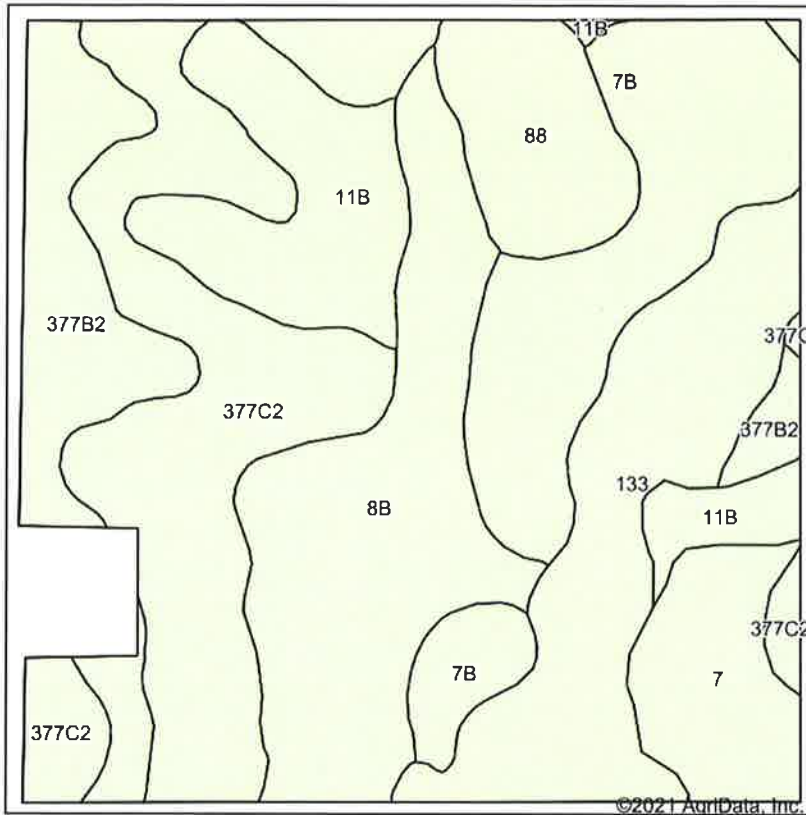
2/2/2021

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2020 www.AgrDataInc.com

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

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **34-85N-13W**
 Township: **Clark**
 Acres: **154**
 Date: **2/2/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	33.73	21.9%	IIIe	85	73	63
8B	Judson silty clay loam, 2 to 5 percent slopes	25.82	16.8%	Ile	93	90	82
7B	Wiota silt loam, 2 to 5 percent slopes	23.43	15.2%	Ile	95	90	86
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	21.77	14.1%	IIw	78	85	75
11B	Colo-Ely complex, 0 to 5 percent slopes	15.89	10.3%	IIw	86		76
377B2	Dinsdale silty clay loam, 2 to 5 percent slopes, eroded	15.11	9.8%	Ile	92	88	68
88	Nevin silty clay loam, 0 to 2 percent slopes	9.14	5.9%	Iw	95	90	87
7	Wiota silt loam, 0 to 2 percent slopes	9.11	5.9%	I	100	95	89
Weighted Average					89.1	*n	*n 76.2

**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 all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Legend

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

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 150.44 acres

2020 Program Year

Map Created April 10, 2020

Farm 304
Tract 970

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.

Iowa
Tama

U.S. Department of Agriculture
Farm Service Agency

Prepared: 2/8/21 2:39 PM
Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name [REDACTED] Farm Identifier
Fm 304

Farms Associated with Operator:
None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
158.14	150.44	150.44	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	150.44	0.0	0.0	0.0				

ARC/PLC						
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default	
CORN	SOYBN	NONE	NONE	NONE	NONE	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	84.4	171	0.00
SOYBEANS	58.7	56	0.00
Total Base Acres:	143.1		

Tract Number: 970 Description NW1/4, SW1/4 Section 34 Clark
FSA Physical Location : Tama, IA ANSI Physical Location: Tama, IA

BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Tract contains a wetland or farmed wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
158.14	150.44	150.44	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	150.44	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	84.4	171	0.00
SOYBEANS	58.7	56	0.00
Total Base Acres:	143.1		

Owners: IRENE M. HACH SURVIVOR'S TRUST

115 N. MAIN, TOLEDO, IA 52342
PHONE 641-484-3361

Larry Horbach

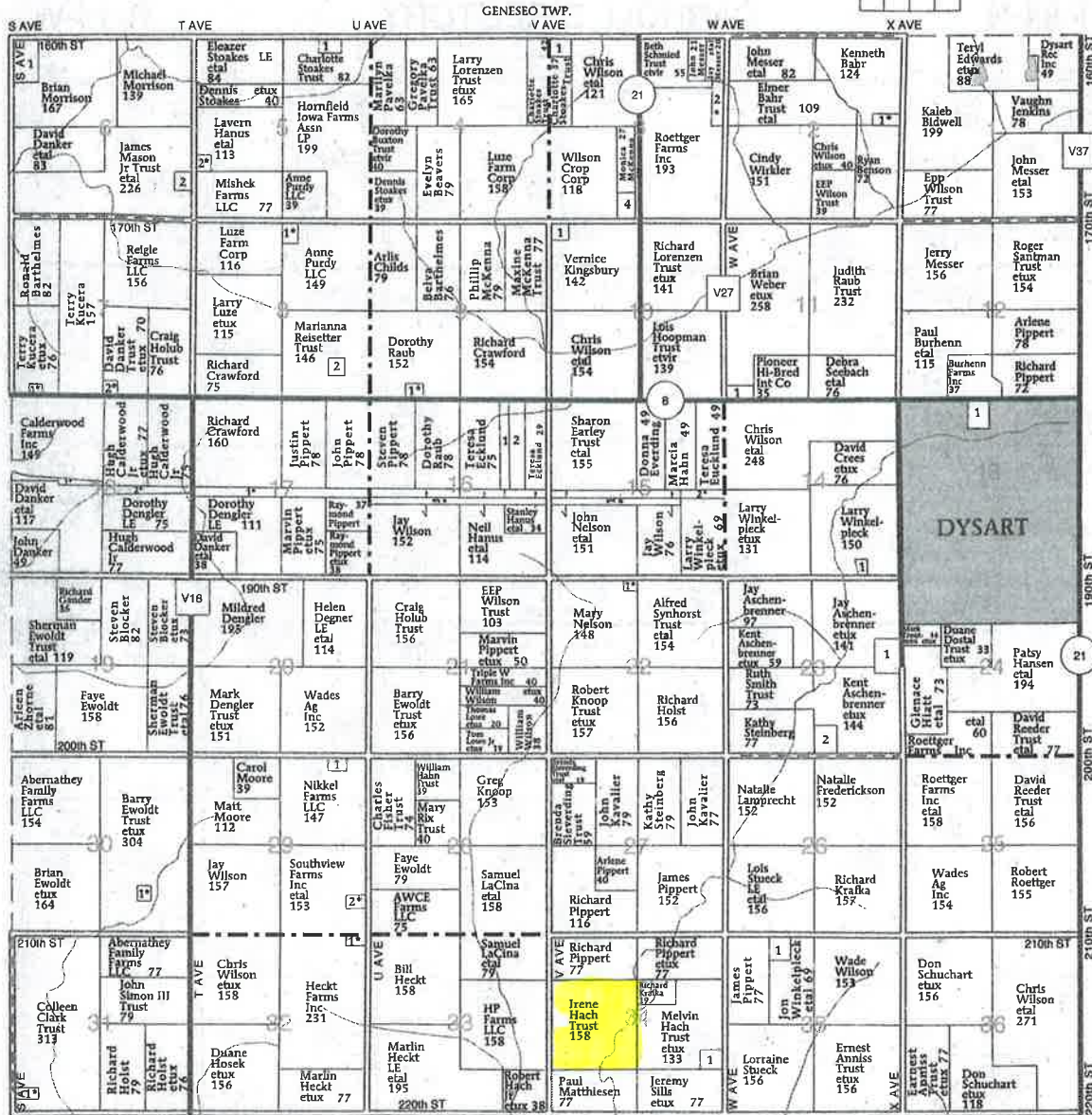
115 N. Main St., Toledo, IA 52342
641.484.4160

T-85-N

CLARK PLAT

(Landowners)

R-13-W



ONIDA TWP.

CLARK TOWNSHIP

SECTION 2

- 1. Ternus, Gregory etux 10

SECTION 3

- 1. Pavelke Trust, Gregory 6
- 2. Vry, Cody etal 9
- 3. McKenna, Harold etux 6
- 4. McKenna, Harold 10
- SECTION 5**
- 1. Allen, Sharon 6

SECTION 6

- 2. Scribner, David etux 6
- SECTION 6**
- 1. Morrison, Susan 17
- 2. Knittel, Kimberly 8
- SECTION 7**
- 1. Ollinger, William etux 5
- 2. Cizek, Jeffery etal 8
- SECTION 8**
- 1. Winter, Michael etux 9
- 2. Zobel, Jeffrey 10
- SECTION 9**
- 1. Isenhower, David etux 5

SECTION 10

- 1. McKenna, Phillip 12
- SECTION 11**
- 1. Valley Lane Farms Inc 14
- SECTION 13**
- 1. NRG Media LLC 13
- SECTION 14**
- 1. City of Dysart 6
- SECTION 15**
- 1. Schilling, Suzette etal 9
- 2. Wilson, Chris etal 7

SECTION 16

- 1. Hahn, Marcia 21
- 2. Eversing, Donna 21
- 3. Schilling, Suzette etal 12
- SECTION 17**
- 1. Schilling, Suzette etal 12
- SECTION 18**
- 1. Danker, John etal 6
- 2. Calderwood Farms Inc 6

SECTION 22

- 1. Lorenzen, Richard etux 5
- SECTION 23**
- 1. Dysart Cemetery Assn 17
- 2. City of Dysart 15
- SECTION 29**
- 1. Country Connection Inc 9
- 2. Wilson, John etux 5
- SECTION 30**
- 1. Ewoldt, Brian etux 7

SECTION 31

- 1. Winkelpleck Jr, Larry etux 6
- SECTION 32**
- 1. Furr, Mark etux 6
- SECTION 34**
- 1. Hach, Marcella 6
- SECTION 35**
- 1. Degner, Dale 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 Irene Hach Farm Sec. 34, Clark Township, Tama Co., IA. (154 +/- acres)
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

- _____ Buyer Exclusive Agency
- _____ Consensual Dual Agency
- _____ Self Representation

Listing Company/Licensee

- _____ 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