



**Appraisal &
Real Estate
Services**

FARM FOR SALE

97 ac. +/- Farm Land for Sale

- 96.56 Taxable Acres+/-
- 65.67 Tillable Acres+/- according to FSA
- 51 CSR2 Tillable Acres according to Surety Maps
- 1,176 sqft Ranch House
- Machine Shed & Barn
- Tillable, Pasture, & Farmstead
- Net Taxes \$2,700/yr
- Farm is rented for 2020 crop season.
- Located 4 miles South-west of Garwin, Iowa



Hineman Farm **\$557,750**

Great Farm with House & Buildings!

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

Wetland Determination Identifiers

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

Tract Cropland Total: 65.67 acres

2019 Program Year

Map Created April 18, 2019

Farm 2535

Tract 1601

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).

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IOWA
TAMA
Form: FSA-156EZ



FARM : 2535
Prepared : 3/11/20 9:56 AM
Crop Year : 2020

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : [REDACTED]
 Farms Associated with Operator : 19-171-156, 19-171-2535, 19-127-3794, 19-171-4799
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
94.82	65.67	65.67	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	65.67	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	OATS, CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	1.00	0.00	57	
Corn	15.20	0.00	117	
Soybeans	3.50	0.00	36	
TOTAL	19.70	0.00		

NOTES

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Tract Number : 1601
 Description : E1/2 SE1/4 Sec.29 & W1/2 SW1/4 Sec.28 Carlton
 FSA Physical Location : IOWA/TAMA
 ANSI Physical Location : IOWA/TAMA
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : RAYMOND L HINEMAN ESTATE
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
94.82	65.67	65.67	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	65.67	0.00	0.00	0.00	0.00	0.00

IOWA
TAMA
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2535
Prepared : 3/11/20 9:56 AM
Crop Year : 2020

DCP Crop Data

Tract 1601 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	1.00	0.00	57
Corn	15.20	0.00	117
Soybeans	3.50	0.00	36
TOTAL	19.70	0.00	

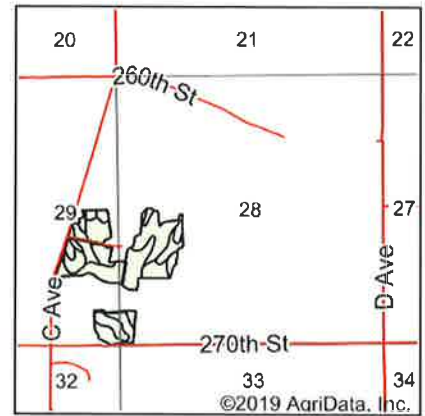
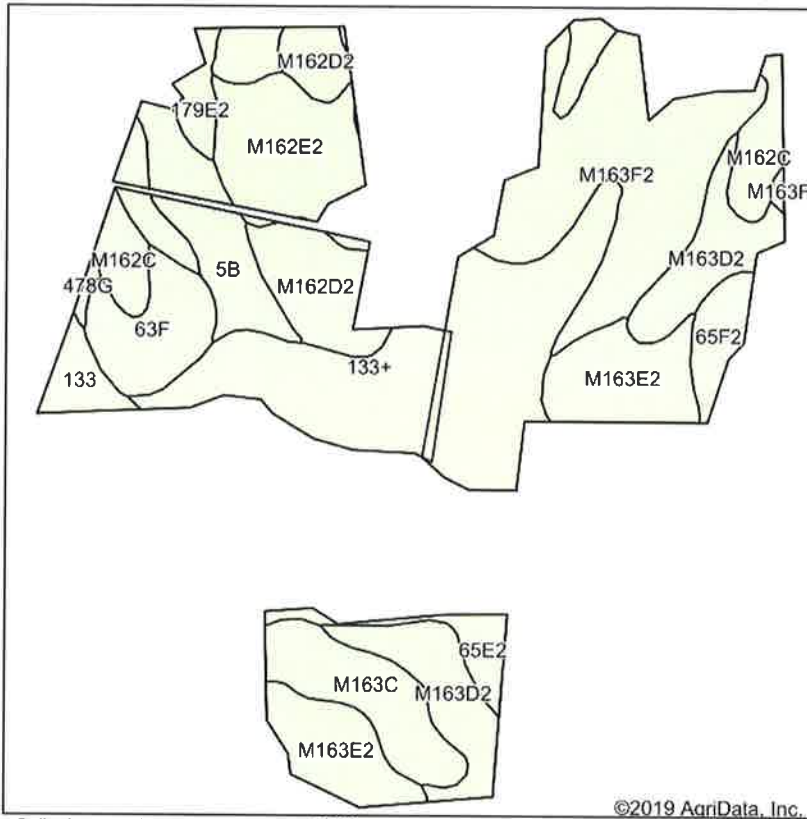
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Soils Map



State: **Iowa**
 County: **Tama**
 Location: **29-84N-16W**
 Township: **Carlton**
 Acres: **65.67**
 Date: **3/16/2020**



Soils data provided by USDA and NRCS.

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Area Symbol: IA171, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa	Corn	Oats	Soybeans	*n NCCPI Soybeans
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	13.73	20.9%	IIw	78	80					78
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	10.16	15.5%	VIe	18						41
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	6.23	9.5%	IVe	36						56
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	5.72	8.7%	IIIe	47						61
M162E2	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	4.75	7.2%	IVe	45						56
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	4.30	6.5%	IIIe	85						78
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	4.05	6.2%	IVe	57						60
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	3.80	5.8%	IIIe	79		1	9	4	3	79
5B	Ackmore-Colo complex, 2 to 5 percent slopes	3.59	5.5%	IIw	77	68					66
63F	Chelsea loamy fine sand, 14 to 25 percent slopes	3.16	4.8%	VIIIs	5	5					21
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	1.98	3.0%	VIe	34	33					49
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	1.45	2.2%	VIIe	11	8					35
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.25	1.9%	VIe	28	28					48
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.19	1.8%	IIw	78	85					71

Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa	Corn	Oats	Soybeans	*n NCCPI Soybeans
478G	Emeline-Rock outcrop complex, 25 to 60 percent slopes	0.20	0.3%	VIIIs	5	5					1
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	0.11	0.2%	VIe	21						49
Weighted Average					51.2	*	0.1	0.5	0.2	0.2	*n 59.9

**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

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in the Next Plat and Directory Publication.

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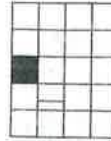
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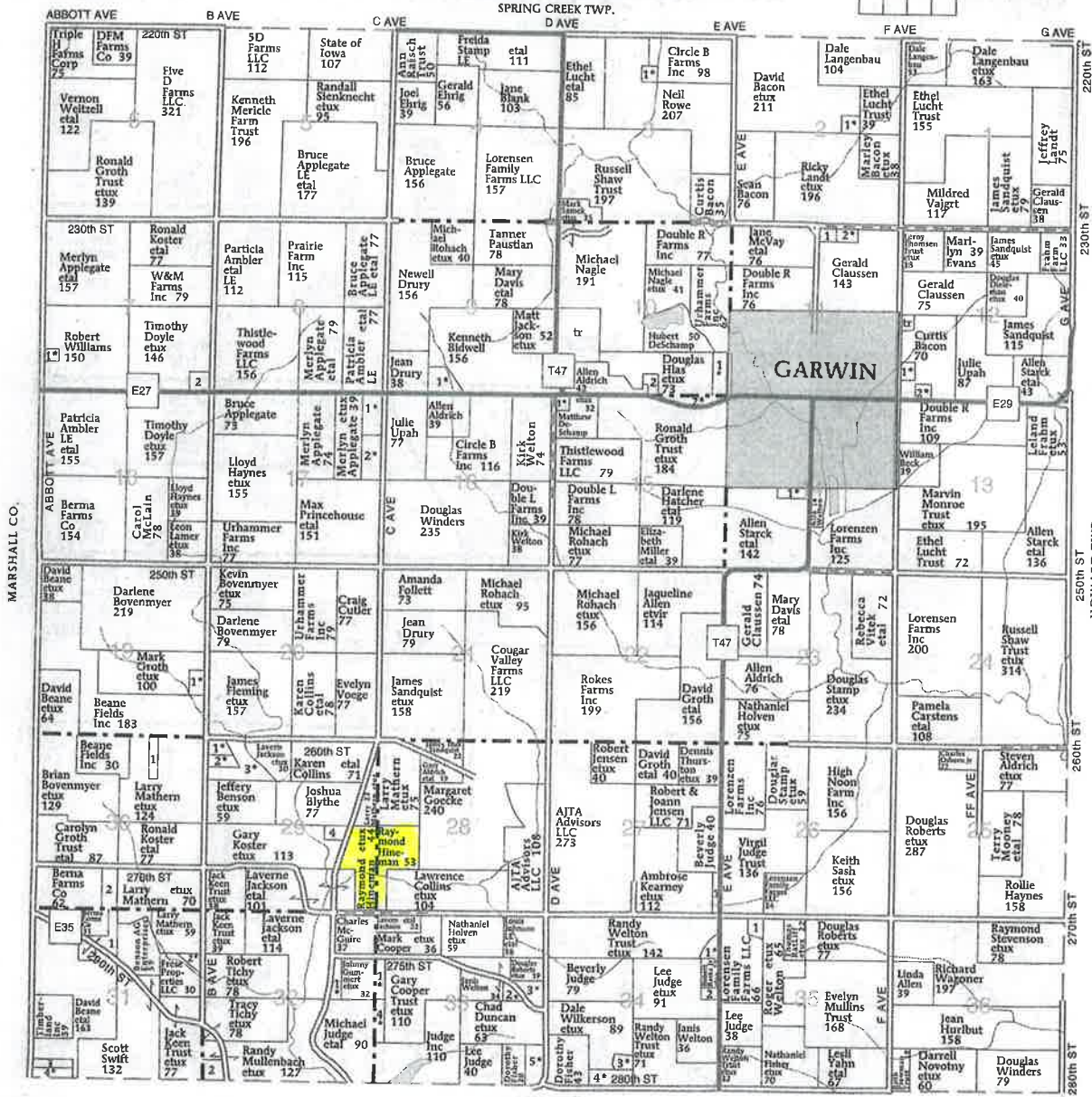
T-84-N

CARLTON PLAT

(Landowners)



R-16-W



INDIAN VILLAGE TWP.

CARLTON TOWNSHIP

SECTION 2

- Gummert, Warren etal 10

SECTION 3

- Bacon, David etux 8

SECTION 7

- Cobb, Nathan etux 6
- Aldrich, Allen 9

SECTION 9

- Ware, Vincent etux 14

SECTION 10

- Slingluff, Keith etux 14

- Kunch, Michael 10

SECTION 11

- Evans, Marilyn 5
- Thomsen Trust, Leroy etux 5

SECTION 12

- Zielstorf, James etux 8
- Lambertson, Keith etux 9

SECTION 14

- Duden, Christopher etux 11

SECTION 15

- Crider, Brad etux 6
- Hlas, Douglas etux 8

SECTION 17

- Klenzle, Derek etux 19
- Upah Trust, Francis etux 19

SECTION 19

- Wlaer, Donald etux 11

SECTION 27

- Kearney, Karen 8

SECTION 29

- Jackson, Roger etux 7

- Black, Robert etux 11
- Kaplan, Barry etux 27
- Sieverding, Eric 9

SECTION 30

- Mather, Larry 10
- Beane Fields Inc 15

SECTION 31

- Bean Fields Inc 21
- Smith, Christine/Fishel etal 9
- Timberland Inc 9
- Hemming, David etux 9

SECTION 32

- Kulhavy, Kenneth etux 9

SECTION 33

- Rouse, Linda 10

SECTION 34

- Gummert, Johnny etux 9
- Lewis, Christopher etux 5
- Burgess, Rodney etux 7
- Judge, Michael etal 9
- Karr, Todd etux 15

- Lyon, Joshua etux 12
- Zink, Denise 8
- Waterbeck, Bernard etux 12
- Bohnsack, Gerald etal 14

SECTION 35

- Meeker, Danny 7