



**Appraisal &
Real Estate
Services**

FARM FOR SALE

79 ac. +/- Farm

Land for Sale

- 79 Taxable Acres+/-
- 61.11 Tillable Acres+/- according to FSA
- 39.8 CSR2 on tillable acres according to Surety Maps
- 59.4 acre corn base
- Pond along east side
- Net Taxes \$948/yr
- Farm is available for 2020 crop season.
- Located 2 miles West of Clutier, Iowa



Justin Hosek Farm

\$391,050

Great chance at a 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 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: 61.11 acres

2019 Program Year

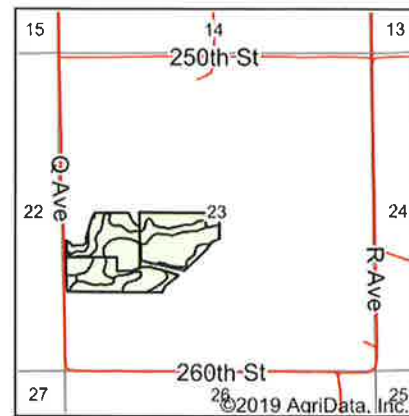
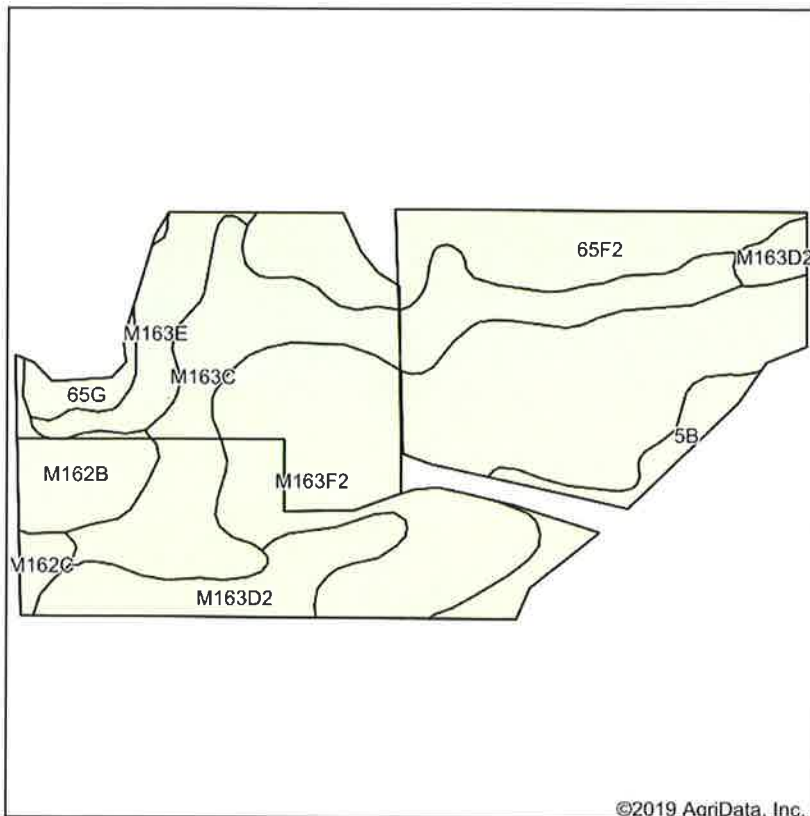
Map Created April 18, 2019

Farm 6844

Tract 1465

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).

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **23-84N-14W**
 Township: **Carroll**
 Acres: **61.11**
 Date: **2/5/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans	Oats	Brome-grass alfalfa	*n NCCPI Soybeans
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	24.46	40.0%	Vle	18						41
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	12.34	20.2%	IIle	79		9	3	4	1	79
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	8.20	13.4%	VIIe	11	8					35
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	5.10	8.3%	IIle	47						61
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	3.23	5.3%	IVe	39						66
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	3.06	5.0%	Ile	90						79
5B	Ackmore-Colo complex, 2 to 5 percent slopes	2.86	4.7%	IIw	77	68					66
65G	Lindley loam, 25 to 40 percent slopes	1.12	1.8%	VIIe	5	5					9
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	0.74	1.2%	IIle	85						78
Weighted Average					39.8	*-	1.8	0.6	0.8	0.2	*n 53.8

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

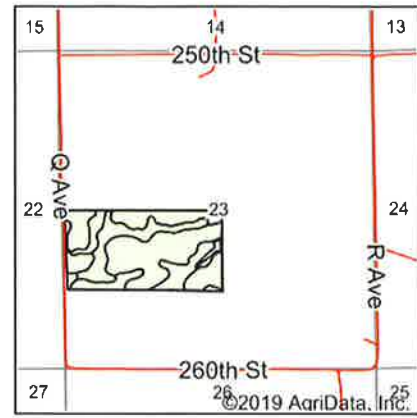
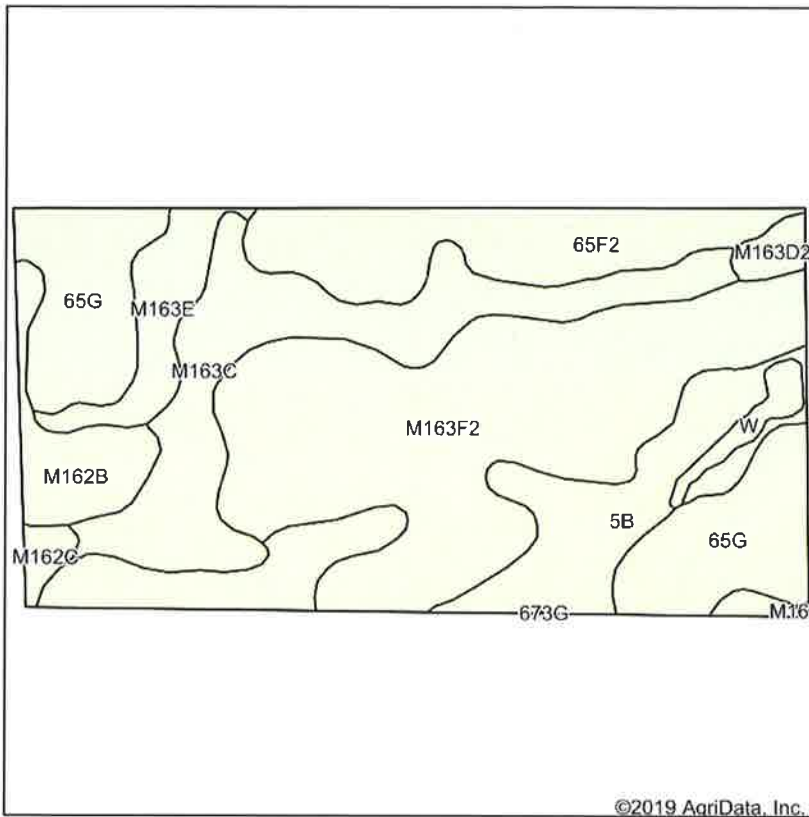
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **23-84N-14W**
 Township: **Carroll**
 Acres: **79**
 Date: **2/5/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans	Oats	Bromegrass alfalfa	*n NCCPI Soybeans
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	25.18	31.9%	Vle	18						41
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	12.39	15.7%	IIle	79		9	3	4	1	79
65G	Lindley loam, 25 to 40 percent slopes	11.16	14.1%	VIIe	5	5					9
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	8.65	10.9%	VIIe	11	8					35
5B	Ackmore-Colo complex, 2 to 5 percent slopes	7.43	9.4%	IIw	77	68					66
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	5.58	7.1%	IIle	47						61
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	3.49	4.4%	Ile	90						79
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	3.36	4.3%	IVe	39						66
W	Water	1.06	1.3%		0	0					0
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	0.70	0.9%	IIle	85						78
Weighted Average					37	*-	1.4	0.5	0.6	0.2	*n 48.1

**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.



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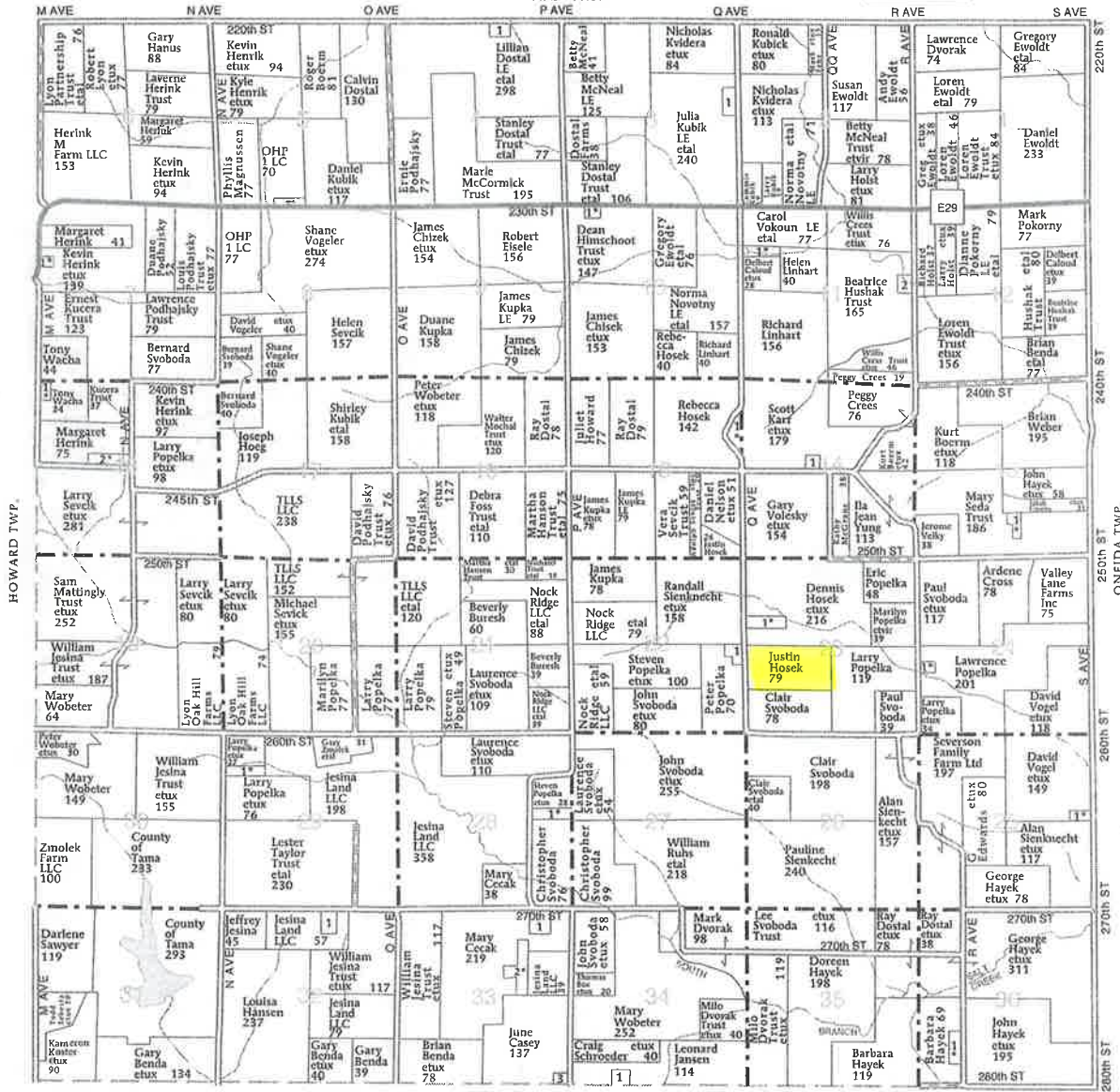
T-84-N

CARROLL PLAT

R-14-W

(Landowners)

PERRY TWP.



OTTER CREEK TWP.

CARROLL TOWNSHIP

SECTION 3

1. Kubik, Ronald 12

SECTION 4

1. Vazquez, Amy 5

SECTION 5

1. Kubik, Tommie 9

SECTION 7

1. Kucera, Mark etux 5

SECTION 10

1. Feisel, Timmy etux 5

SECTION 11

1. Welda, Jerome etux 10

SECTION 12

2. Jones, Timothy 6

SECTION 13

1. Gropper, Joshua etal 10

SECTION 14

1. St Wenceslaus Catholic Church 5

SECTION 15

1. Monat, Scott etux 9

SECTION 18

1. Clzek, Robert etux 10

2. Williams, Dale etux 9

SECTION 22

1. Howard, Judith 8

SECTION 23

1. Svoboda, Nicholas etal 11

SECTION 24

1. Stacey, Joseph etux 6

SECTION 25

1. Hayek, John etux 10

SECTION 28

1. Stoakes, Adam etux 10

SECTION 29

1. Williams, Phillip etux 10

SECTION 32

1. Central Iowa Pork LC 13

SECTION 33

1. Popelka, Peter 8

2. Cecak, Joe etux 20

3. Blocker, Rodney 8

SECTION 34

1. Thede, Robert 5

SECTION 36

1. Cibula, Matthew etal 8

IOWA

TAMA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6844

Prepared : 2/5/20 1:42 PM

Crop Year : 2020

Operator Name : JUSTIN WAYNE HOSEK
Farms Associated with Operator : 19-171-245, 19-171-1187, 19-171-2897, 19-171-2898, 19-171-4108, 19-171-5279, 19-171-6729, 19-171-6844, 19-171-7155
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
78.67	61.11	61.11	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	61.11	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	59.40	0.00	127	
TOTAL	59.40	0.00		

NOTES

Tract Number : 1465

Description : SW1/4 Section 23 Carroll
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 does not contain a wetland
WL Violations : None
Owners : JUSTIN WAYNE HOSEK
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.67	61.11	61.11	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	61.11	0.00	0.00	0.00	0.00	0.00

IOWA
TAMA
Form: FSA-156EZ



FARM : 6844
Prepared : 2/5/20 1:42 PM
Crop Year : 2020

Abbreviated 156 Farm Record

DCP Crop Data

Tract 1465 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	59.40	0.00	127
TOTAL	59.40	0.00	

NOTES

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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 Justin Hosek Farm Sec 23, Carroll Township, Tama Co, Iowa 79ac. +/-
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

Listing Company/Licensee

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

- _____ 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

Listing Company

Licensee Date

Licensee Date