

# Appraisal & Real Estate Services

## 79 ac. +/- Land for Sale w/ 2 Large Ponds

- 79 Taxable Acres +/-
- 56.32 Tillable Acres +/-
- 89.5 CSR<sub>2</sub> according to Surety Maps on Cropland
- 87.5 CSR according to Surety Maps on Cropland
- 32.1 acre corn base
- 164 bu./ac. PLC Corn Yield
- Net Taxes \$1,742/yr.
- Located 1 mile South-east of Traer, Iowa
- 22.68 acres include 2 Ponds, Trees, & Shed



### Powell Farm

**\$691,250**

North 1/2 Southwest Quarter Section 14,  
Township 85 North, Range 14 West of 5th  
P.M., Tama County, Iowa

## Appraisal & Real Estate

### Services



504 Second Street

Traer, Iowa 50675

Office 319.478.2990

Toll Free 877.844.7653

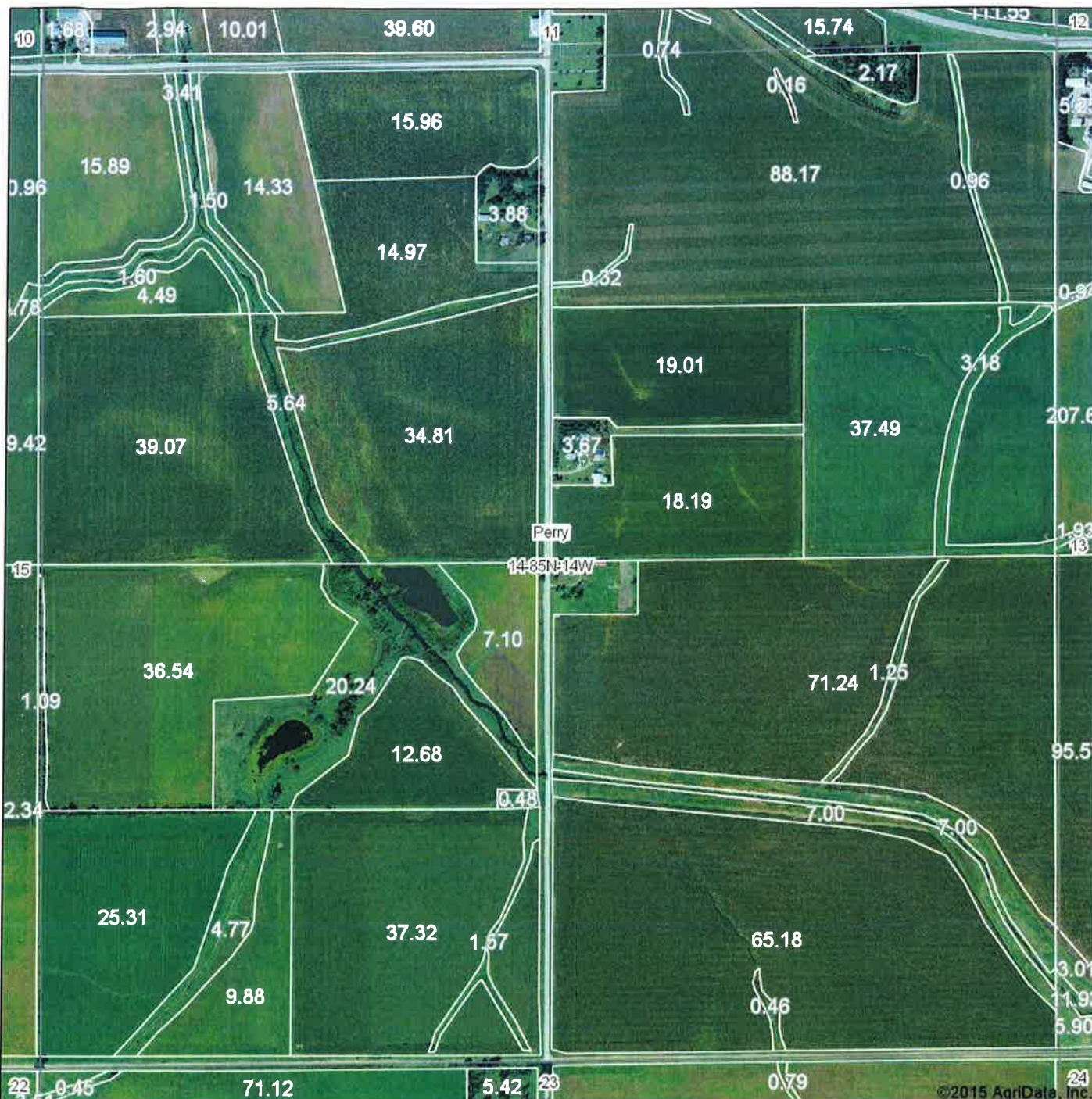
Contact Persons:

Jammie Howard 319.231.4484

Jason Lakin 641.751.4227



# Aerial Map



©2015 AgriData, Inc.

map center: 42° 10' 26.41, 92° 26' 44.91  
scale: 9461

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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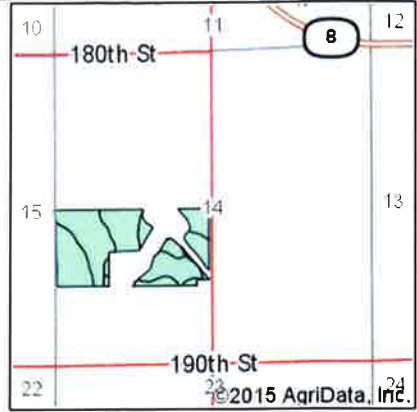
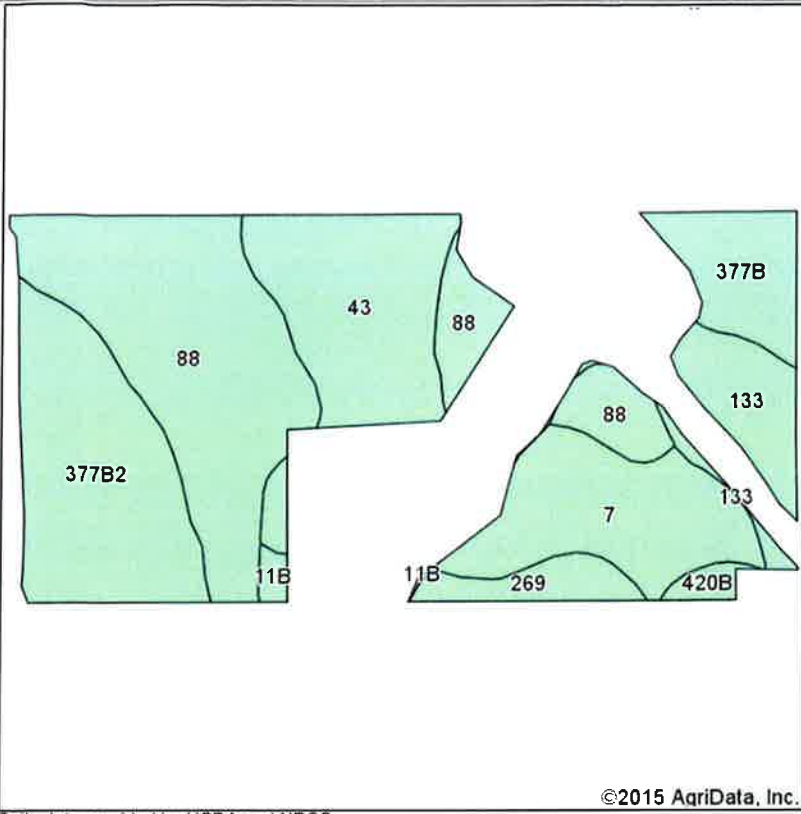
**14-85N-14W**  
**Tama County**  
**Iowa**



8/10/2015

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

# Soils Map-CSR2



State: **Iowa**  
 County: **Tama**  
 Location: **14-85N-14W**  
 Township: **Perry**  
 Acres: **56.32**  
 Date: **8/10/2015**



Area Symbol: IA171, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR
88	Nevin silty clay loam, 0 to 2 percent slopes	18.05	32.0%	lw	95	90
377B2	Dinsdale silty clay loam, 2 to 5 percent slopes, moderately eroded	10.70	19.0%	lle	92	88
43	Bremer silty clay loam, 0 to 2 percent slopes	9.23	16.4%	llw	74	82
7	Wiota silt loam, 0 to 2 percent slopes	7.86	14.0%	I	100	95
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	3.83	6.8%	lle	95	90
133	Colo silty clay loam, 0 to 2 percent slopes	3.81	6.8%	llw	76	85
269	Humeston silt loam, 0 to 2 percent slopes	1.86	3.3%	lllw	72	58
420B	Tama silty clay loam, benches, 2 to 5 percent slopes	0.57	1.0%	lle	95	95
11B	Colo-Ely complex, 2 to 5 percent slopes	0.41	0.7%	lle	79	68
<b>Weighted Average</b>					<b>89.5</b>	<b>87.5</b>

\*\*IA has updated the CSR values for each county to CSR2.  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

# HEARTLAND CO-OP

www.heartlandcoop.com

**Traer**  
319-478-2147

**Lincoln**  
641-473-2640

**Chelsea**  
641-489-2724

**Elberon**  
319-439-5382

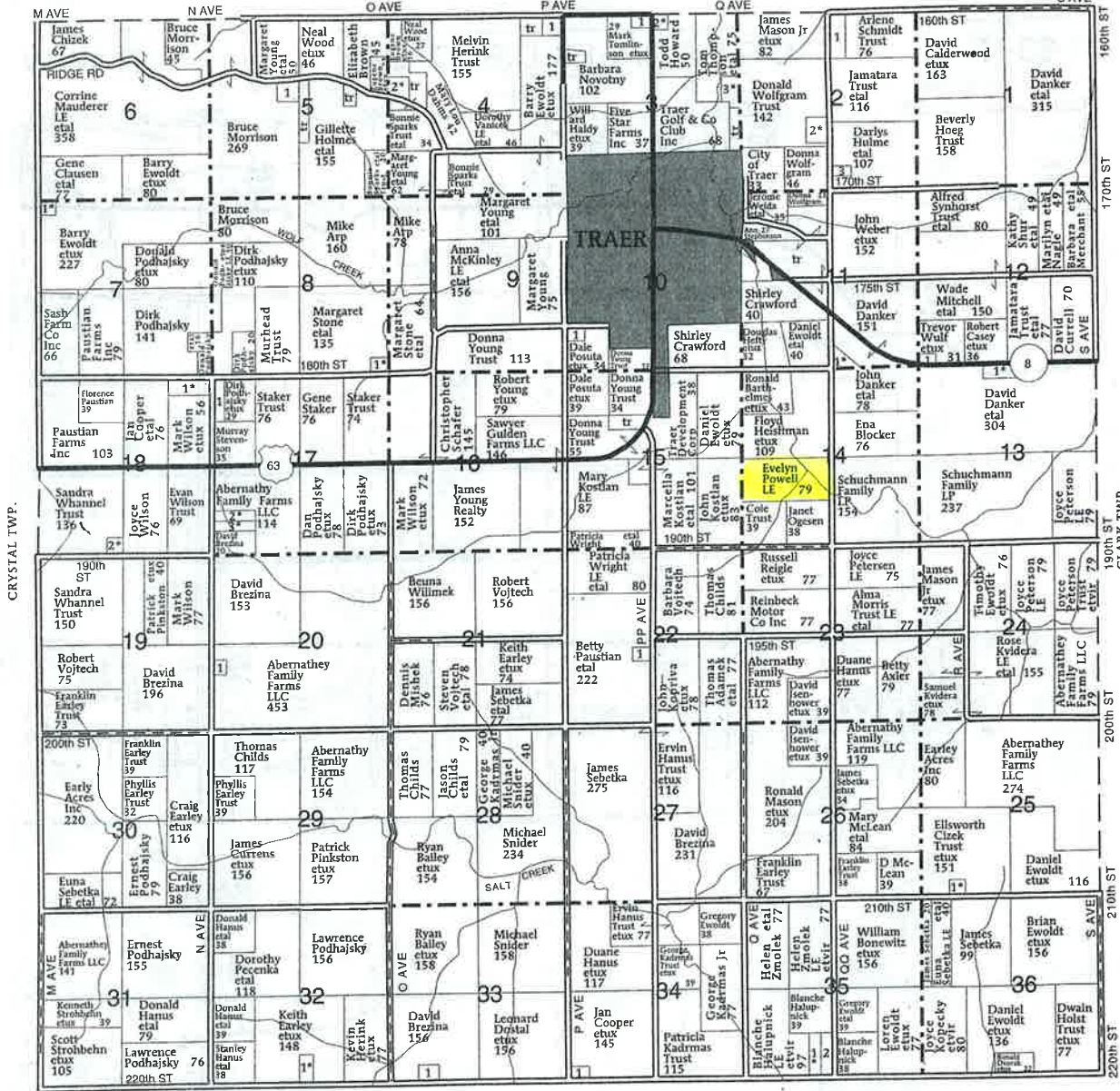
T-85-N

**PERRY PLAT**  
(Landowners)

R-14-W



BUCKINGHAM TWP.



- PERRY TOWNSHIP**
- SECTION 2**
1. Anderson, LeAllen 9
  2. Stansbery, Ivan 14
  3. Philp, Tony 5
- SECTION 3**
1. Wolfgram Trust, Donald 7
  2. Ketter, Kurt 10
  3. Kucera, Dennis 12

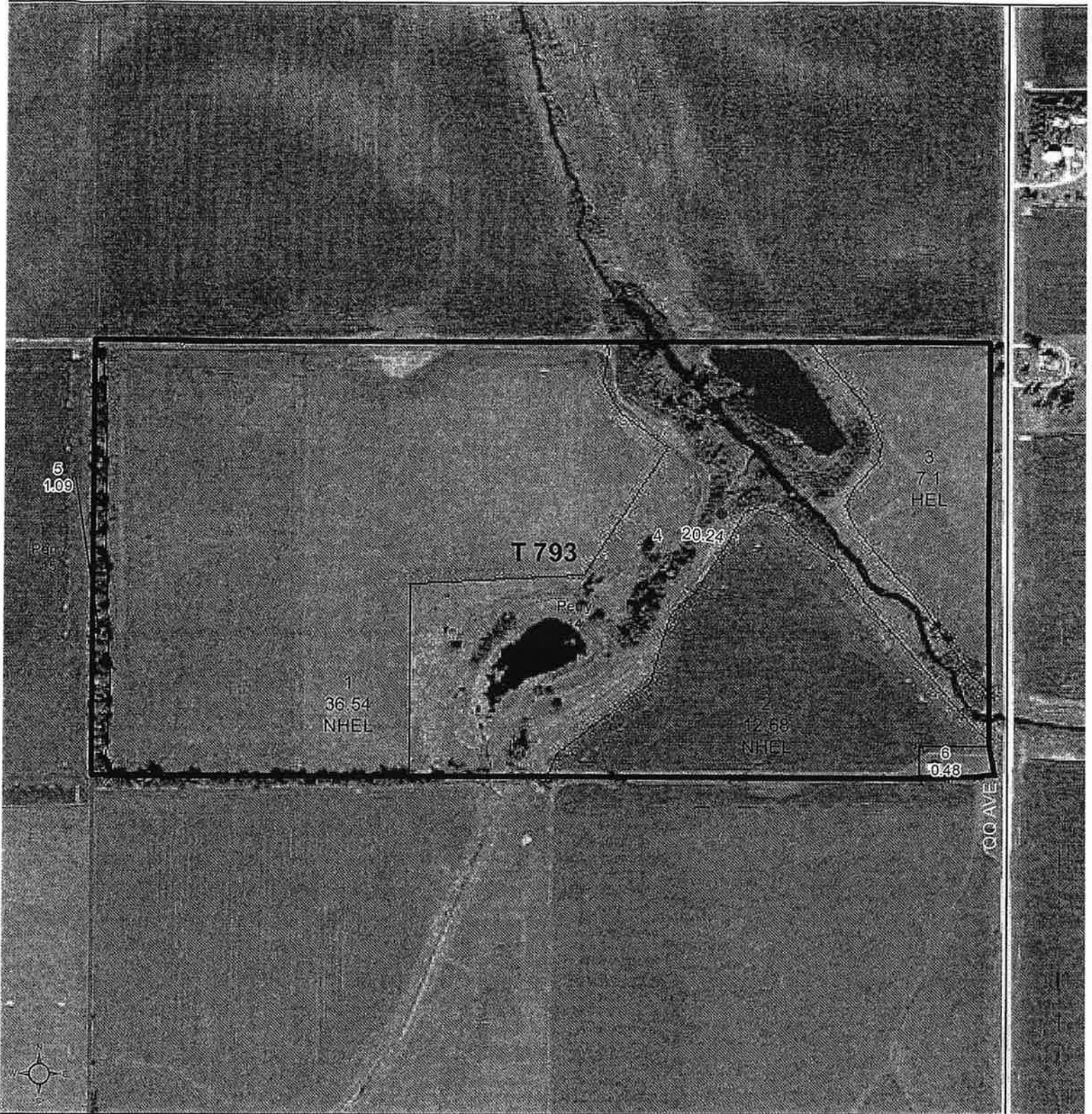
- SECTION 4**
1. Buffington, Martin 8
  2. Bradley, Lynus 9
- SECTION 5**
1. Kladivo, Thomas 10
- SECTION 7**
1. Bradley, John 6
- SECTION 8**
1. McKinley, David 9

- SECTION 10**
1. Franklin, Shane 5
- SECTION 11**
1. Danker, John 14
- SECTION 12**
1. Danker, David 9
- SECTION 13**
1. Danker, John 12
- SECTION 17**
1. Podhajsky, Dirk 9

- SECTION 18**
1. Espenscheid, Ben 18
  2. Wagner, John 9
- SECTION 20**
1. Ewoldt, Faye 7
- SECTION 22**
1. Axler, David 6

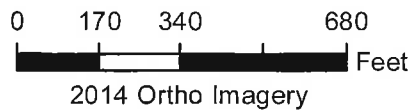
- SECTION 25**
1. McKinley, Victor 7
- SECTION 32**
1. Balley, Ryan 10
- SECTION 33**
1. Tyler, Timothy 8
- SECTION 34**
1. Wrage, Arlene 9

- SECTION 35**
1. Hanus, Duane 10
  2. Halupnick, Jack 8



**Common Land Unit**

- Tract Boundary
- Cropland
- Non-Cropland
- PLSS



2015 Program Year  
Map Created December 31, 2014

**Wetland Determination Identifiers**

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

**Farm 1415**  
**Tract 793**

**Tract Cropland Total: 56.32 acres**

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).

Iowa  
Tama

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 1415  
Prepared: 6/18/15 10:22 AM  
Crop Year: 2015  
Page: 1 of 1

Report ID: FSA-156EZ

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 Farm Identifier Recon Number  
Fm 1415

Farms Associated with Operator:  
1414, 3527, 3930, 6110, 6720

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
78.13	56.32	56.32	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	56.32	0.0	0.0	0.0		N	

ARC/PLC

ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	32.1		164	0.0
SOYBEANS	24.2		50	0.0
<b>Total Base Acres:</b>	56.3			

Tract Number: 793 Description: SW1/4 Section 14 Perry

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

FAV/WR History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
78.13	56.32	56.32	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	56.32	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	32.1		164	0.0
SOYBEANS	24.2		50	0.0
<b>Total Base Acres:</b>	56.3			

Owners: EVELYN POWELL ESTATE

Other Producers: None

Parcel Number:0714300001 Taxing District:330 Status:A Legal Description  
NW SW

Name:POWELL, EVELYN LE Type:Deed

PO BOX 401

TRAER IA Zip:50675 Addr Num:

Tax acct:00000000 Bank Code: Loan #  
Ref Number: Alt Dist:330 Alt Parc:0473000  
Misc Codes 1: 2: 3: 4:TR Change Flag: XX

Legal Info

House/Street:

City/township: PE Addnum /Sect:

Block/township: 85 Lot/Range: 14 S-T-R:14-85-14

	Current Year	Last Year	
Land:	100,300	97,460	
Building:	00	00	
Dwelling:	00	00	
Taxable Tot:	100,300	97,460	
Exempt Value:	0		
Tot Assessed:	100,300		
Bus Property:	0.00	Unit ID: 00-0000-00000-0000-0000	
Military:	0	0	Code: 0
Homestead:	0	0	Code: 0
Agland:	42,297		
Family Farm:	42,297	Owner:	Appr:
DSC:% OF USE:	000	Credit %	Class:A SUB:
Dual Class:	N	Primary Use:	N Dual Parcel:
Gross Acres:	.00	Net acres:	40.00 Exempt:.00
CSR Points:	3275.92	Average CSR per acre:	81.9
Parcel Counts	Units:00	Bldg:00	Dwell:00

	Date	Book	Page	Year	Seq
Deed:	11171997	562	501		

Contract:

Comments: TIF:

Orig Total: 00

Parcel Number:0714300005 Taxing District:330 Status:A Legal Description  
NE SW

Name:POWELL, EVELYN LE Type:Deed

PO BOX 401

TRAER IA Zip:50675 Addr Num:

Tax acct:00000000 Bank Code: Loan #  
Ref Number: Alt Dist:330 Alt Parc:0474000  
Misc Codes 1: 2:OB 3: 4:TR Change Flag: XX  
Legal Info

House/Street: QQ AVE 1874  
City/township: PE Addnum /Sect:  
Block/township: 85 Lot/Range: 14 S-T-R:14-85-14

	Current Year	Last Year	
Land:	85,800	84,370	
Building:	00	00	
Dwelling:	00	00	
Taxable Tot:	85,800	84,370	
Exempt Value:	0		
Tot Assessed:	85,800		
Bus Property:	0.00	Unit ID: 00-0000-00000-0000-0000	
Military:	0	0	Code: 0
Homestead:	0	0	Code: 0
Agland:	36,616		
Family Farm:	36,616	Owner:	Appr:
DSC:% OF USE:	000	Credit %	Class:A SUB:
Dual Class:	N	Primary Use:	N Dual Parcel:
Gross Acres:	.00	Net acres:	39.00 Exempt:.00
CSR Points:	2835.97	Average CSR per acre:	72.7
Parcel Counts	Units:00	Bldg:00	Dwell:00

	Date	Book	Page	Year	Seq
Deed:	11171997	562	501		
Contract:					

Comments: TIF:  
Orig Total: 00



**CONSENT TO DUAL AGENCY**

(To be signed by Seller/Buyer at time specific assistance is first provided)

The term "Seller" shall hereinafter refer to Seller, Landlord, or Optionor. The term "Buyer" shall hereinafter refer to Buyer, Tenant, or Optionee

I have read and understand paragraph IV, Consensual Dual Agency of the Company Policy/Agency Disclosure and Acknowledgement and hereby agree to Consensual Dual Agency representation in those situations.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date

*[Handwritten Signature]* *EX* *8-10-15*

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Company

\_\_\_\_\_  
Appraisal & Real Estate Services  
Company

\_\_\_\_\_  
Licensee Date

\_\_\_\_\_  
Licensee Date

*[Handwritten Signature]* *8/10/15*

**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** Powell Farm Section 14 Perry Township, Tama Co., IA.

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, groundwater 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 this 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

\_\_\_\_\_  
Selling Company

\_\_\_\_\_  
Appraisal & Real Estate Services  
Listing Company

\_\_\_\_\_  
Licensee Date

\_\_\_\_\_  
Licensee Date