



**Appraisal &
Real Estate
Services**

FARM FOR SALE

211.29 ac. +/- Farm

Land for Sale

- *211.29 Taxable Acres+/-*
- *159.4 Tillable Acres+/- according to FSA*
- *88.5 CSR2 on tillable according to Surety Maps*
- *76 acre corn base*
- *184 Bushel per acre PLC Corn Yield*
- *52 +/- acres Timber/Pasture*
- *Net Taxes \$5,084/yr*
- *Farm is leased for 2020 crop season.*
- *Located 2 miles Northeast of Traer, Iowa*



Staveley Farm

\$1,900,000

Great 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: 159.40 acres

2019 Program Year

Map Created April 18, 2019

Farm 5169
Tract 11541

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
Form: FSA-156EZ



FARM : 5169
Prepared : 4/7/20 7:52 AM
Crop Year : 2020

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
Farms Associated with Operator : 19-171-12, 19-171-43, 19-171-595, 19-171-3761, 19-171-3929, 19-171-3930, 19-171-5169, 19-171-6708
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
218.07	159.40	159.40	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	159.40	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	76.00	0.00	184	
Soybeans	77.90	0.00	53	
TOTAL	153.90	0.00		

NOTES

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Tract Number : 11541

Description : E1/2 NE1/4 Sec.34, W1/2 W1/2 Sec.35 Buckingham
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 : PHYLLIS S NORBY, STEVEN G NORBY, JOEL FREDERIC NORBY, RICK E STAVELEY, PAT ELIZABETH MCGINN, KATHRYN JOANN SMITH
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
218.07	159.40	159.40	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	159.40	0.00	0.00	0.00	0.00	0.00

IOWA
TAMA
Form: FSA-156EZ



FARM : 5169
Prepared : 4/7/20 7:52 AM
Crop Year : 2020

Abbreviated 156 Farm Record

DCP Crop Data

Tract 11541 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	76.00	0.00	184
Soybeans	77.90	0.00	53
TOTAL	153.90	0.00	

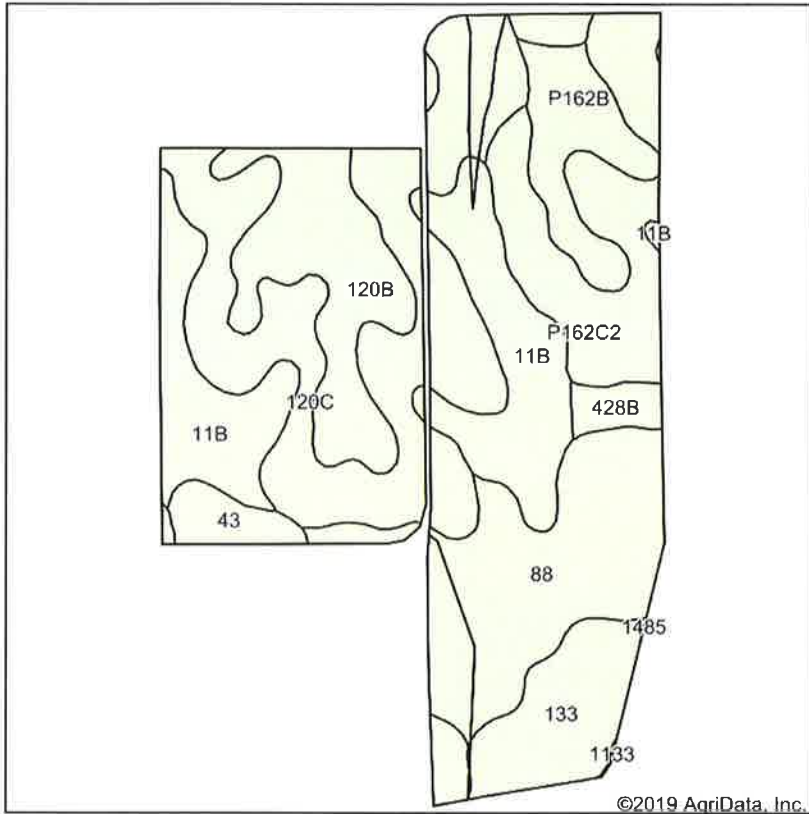
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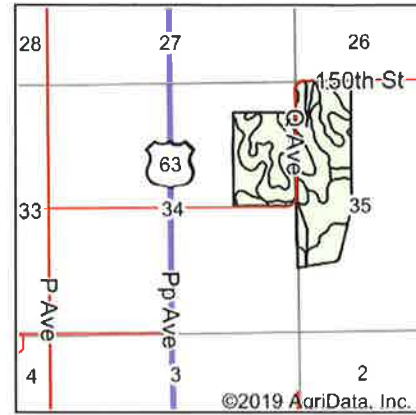
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Tama**
 Location: **34-86N-14W**
 Township: **Buckingham**
 Acres: **159.4**
 Date: **4/9/2020**



Area Symbol: IA171, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
120C	Tama silty clay loam, 5 to 9 percent slopes	41.50	26.0%	IIIe	90	80	76
88	Nevin silty clay loam, 0 to 2 percent slopes	26.31	16.5%	Iw	95	90	86
11B	Colo-Ely complex, 0 to 5 percent slopes	26.04	16.3%	IIw	86	68	74
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	18.95	11.9%	IVe	82		64
120B	Tama silty clay loam, 2 to 5 percent slopes	18.91	11.9%	Ile	95	95	79
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.88	6.8%	IIw	78	85	71
P162B	Downs silt loam, paha, 2 to 5 percent slopes	9.40	5.9%	Ile	90		79
43	Bremer silty clay loam, 0 to 2 percent slopes	5.02	3.1%	IIw	74	82	73
428B	Ely silty clay loam, 2 to 5 percent slopes	2.39	1.5%	Ile	88	88	80
Weighted Average					88.5	*-	*n 76.1

**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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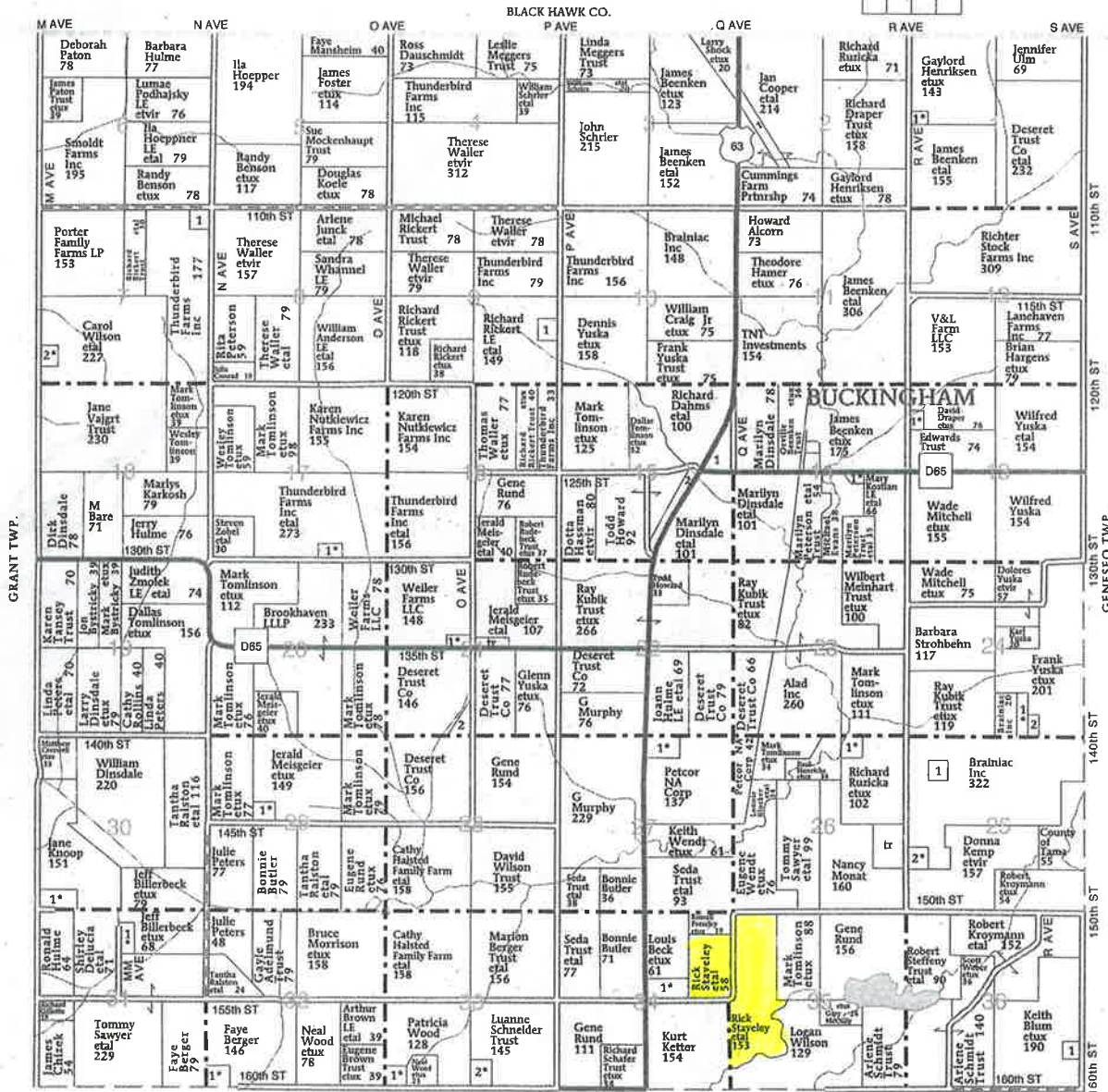
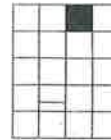
524 River Ave. North • Belmond, IA 50421
641-444-3508

T-86-N

BUCKINGHAM PLAT

(Landowners)

R-14-W



PERRY TWP.

BUCKINGHAM TOWNSHIP

SECTION 1

- 1. Elliott, Bret etux 6

SECTION 2

- 1. Halupnick, Dwayne 9

SECTION 7

- 1. Thoms, Mark 8
- 2. Kubik, Chenille etal 7

SECTION 9

- 1. Thunderbird Farms Inc 9

SECTION 13

- 1. Koenigsfeld, Lee etux 5

SECTION 14

- 1. Peterson Trust, Marilyn etal 11

SECTION 15

- 1. Dahms, Richard 15

SECTION 17

- 2. Dinsdale, Marilyn 16

SECTION 21

- 1. Tomlinson, Mark etux 6

SECTION 24

- 1. Ruzicka, Richard etux 10

SECTION 25

- 2. Yuska, Wilfred 6

SECTION 29

- 1. Minehart, Jill 10

SECTION 30

- 2. Karr, Lonny etal 7

SECTION 33

- 1. Tomlinson, Mark etux 14

SECTION 37

- 1. Stewart, Gregory etux 14

SECTION 39

- 1. Tomlinson, Dallas etux 9

SECTION 41

- 1. Seda, Joshua etux 9

SECTION 31

- 1. Stoyanoff, Benjamin etux 10

SECTION 32

- 1. Berger, Dennis etal 10

SECTION 33

- 1. Brown Trust, Eugene etal 7

SECTION 34

- 2. Bradley, Daniel etux 9

SECTION 36

- 1. Stlenkrecht, Brian etux 7

SECTION 36

- 1. Lang, John 5

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 Staveley Farm Sec34&35 Bckngm Twnshp, Tama Co., IA (211 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

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.

<p>_____</p> <p>Buyer _____ Date</p>	<p style="text-align: center;">See Attached Addendum</p> <p>_____</p> <p>Seller _____ Date</p>
<p>_____</p> <p>Buyer _____ Date</p>	<p>_____</p> <p>Seller _____ Date</p>
<p>_____</p> <p>Buyer _____ Date</p>	<p>_____</p> <p>Seller _____ Date</p>
<p>_____</p> <p>Buyer _____ Date</p>	<p>_____</p> <p>Seller _____ Date</p>
<p>_____</p> <p>Selling Company</p>	<p>_____</p> <p>Listing Company</p>
<p>_____</p> <p>Licensee _____ Date</p>	<p>_____</p> <p>Licensee _____ Date</p>