



**Appraisal &
Real Estate
Services**

Land For Sale

183 ac. +/- Farm

Land for Sale

- *183 Taxable Acres+/-*
- *128 Tillable Acres+/-*
- *36 CSR2 according to Surety Maps*
- *Tracks are being split so FSA Data to be determined*
- *Tillable/Pond/Timber Ground*
- *Net Taxes to be determined*
- *Farm is available for 2020 crop season.*
- *Located 1 mile north-west of Garwin, Iowa*



Garwin Farm
\$650,000

Great Hunting Potential with Income

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:

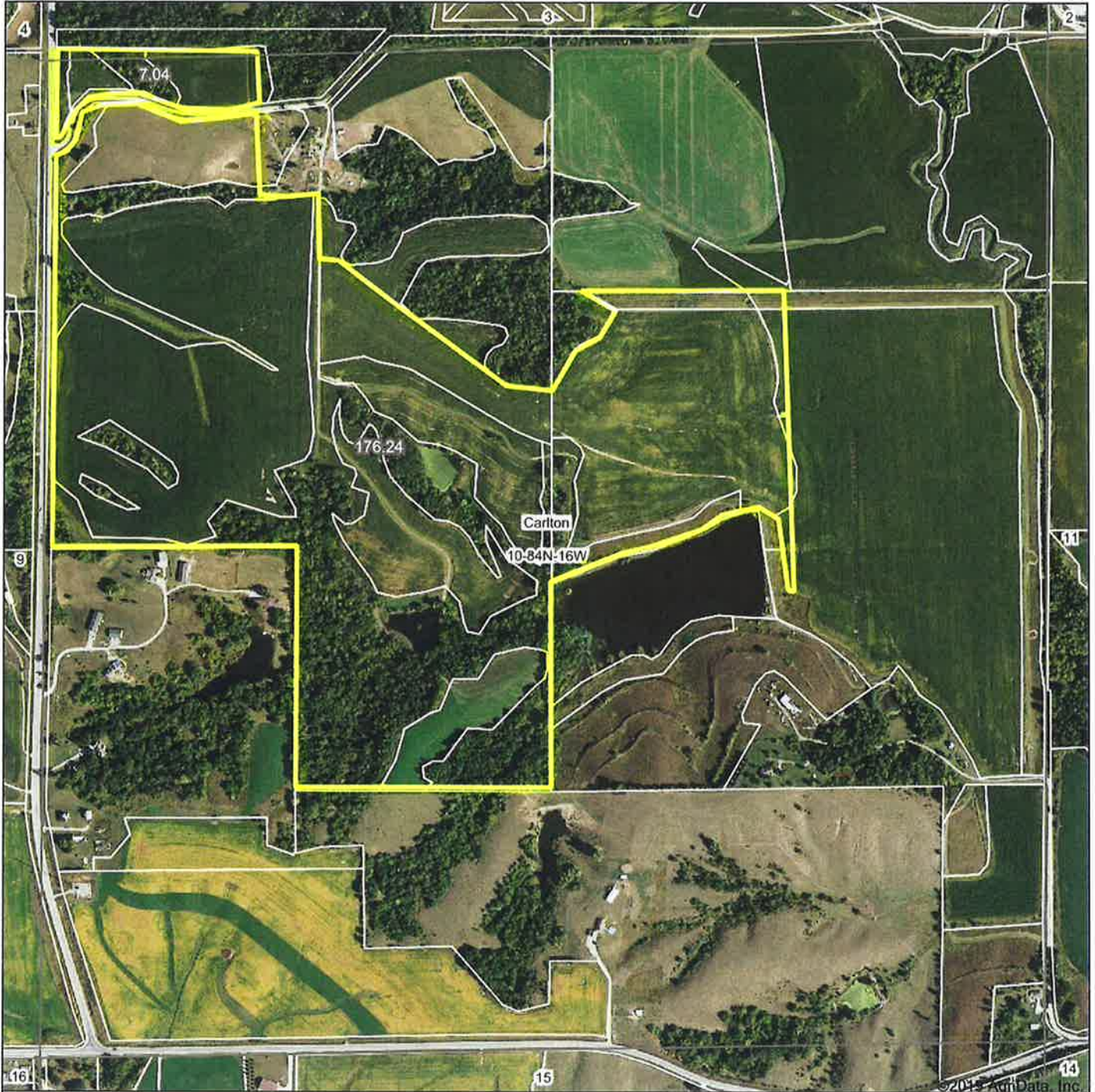
Jammie Howard 319.231.4484

Jason Lakin 641.751.4227

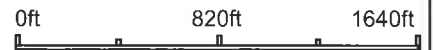


The information gathered for this brochure is from sources deemed reliable, but cannot be Guaranteed by Appraisal & Real Estate Services or its staff.

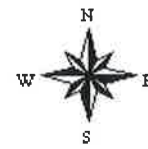
Aerial Map



Map Center: 42° 6' 2.16, -92° 41' 55.14



10-84N-16W
Tama County
Iowa



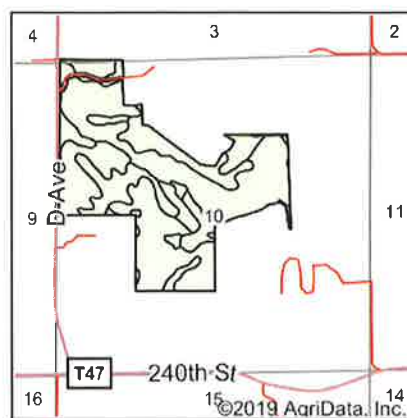
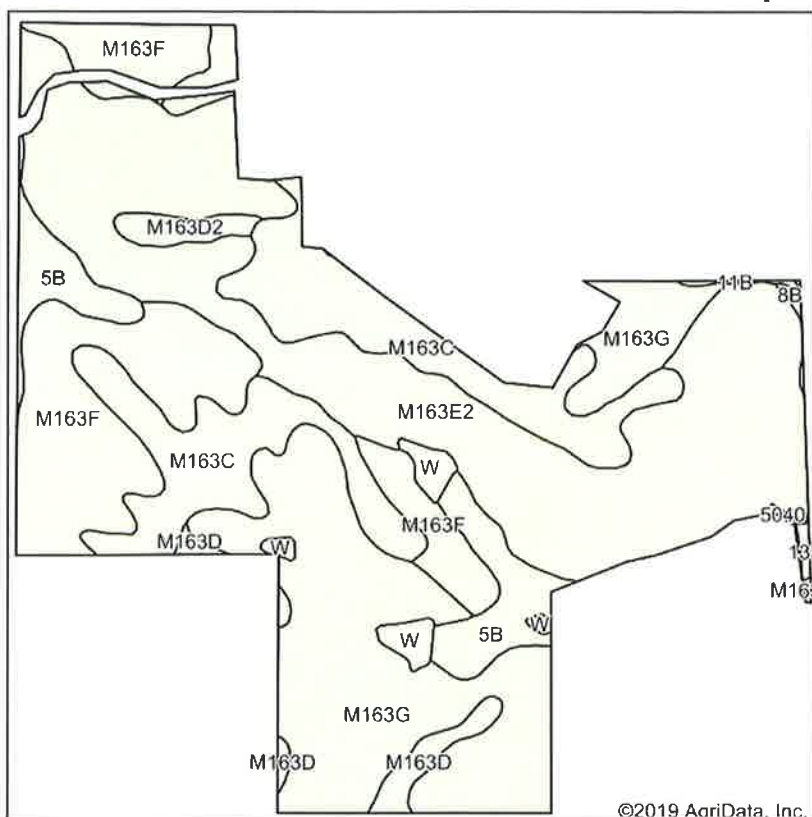
9/26/2019



© AgriData, Inc 2019 www.AgrDataInc.com

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

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **10-84N-16W**
 Township: **Carlton**
 Acres: **183.28**
 Date: **9/26/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans	Oats	Bromegrass alfalfa	*n NCCPI Soybeans
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	62.19	33.9%	Ive	36						56
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	41.94	22.9%	Vlle	5						10
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	31.04	16.9%	Ille	79		9	3	4	1	79
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	29.15	15.9%	Vle	21						49
5B	Ackmore-Colo complex, 2 to 5 percent slopes	10.32	5.6%	Ilw	66	68					64
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	2.96	1.6%	Ille	50						74
W	Water	2.60	1.4%		0	0					0
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	2.01	1.1%	Ille	47						61
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.32	0.2%	Ilw	78	85					71
8B	Judson silty clay loam, 2 to 5 percent slopes	0.28	0.2%	Ile	93	90					81
11B	Colo-Ely complex, 0 to 5 percent slopes	0.22	0.1%	Ilw	86	68					74
5040	Anthropotic Udorthents, 2 to 9 percent slopes	0.16	0.1%	Vls	5	5					69
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	0.09	0.0%	Vle	18						41
Weighted Average					35.5	*-	1.5	0.5	0.7	0.2	*n 48.3

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

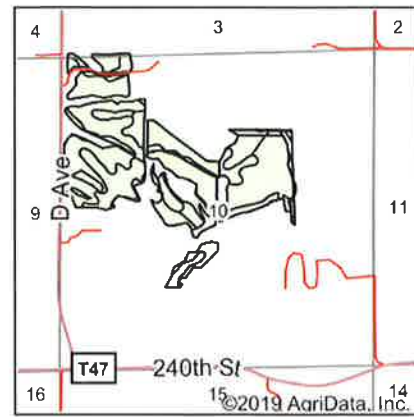
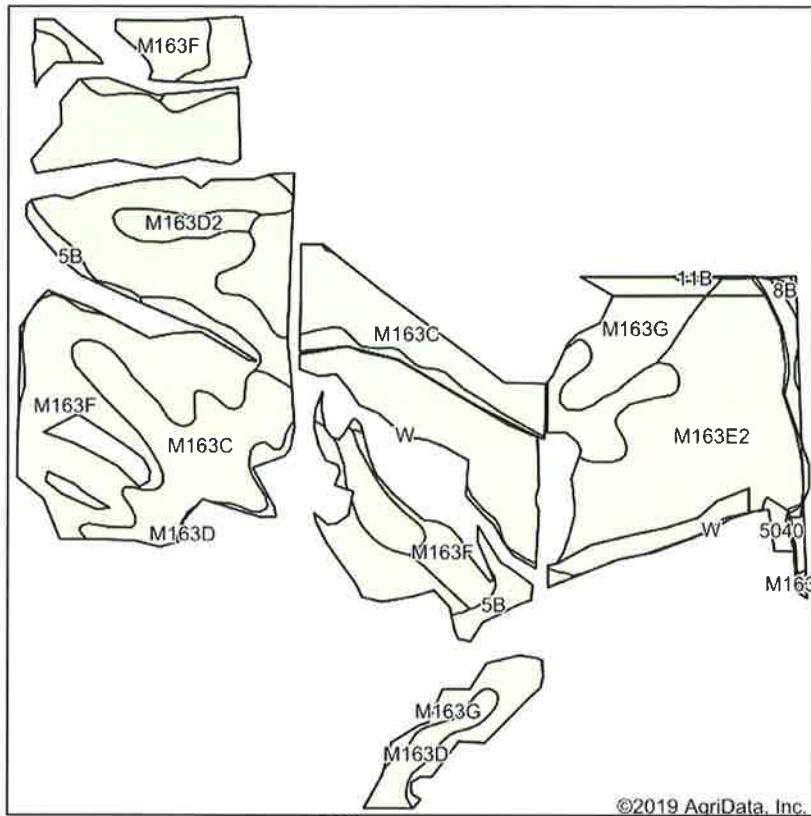
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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: **10-84N-16W**
 Township: **Carlton**
 Acres: **128.12**
 Date: **9/26/2019**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc 2019 www.AgrIDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans	Oats	Bromegrass alfalfa	*n NCCPI Soybeans
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	54.37	42.4%	IVe	36						56
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	29.42	23.0%	IIIe	79		9	3	4	1	79
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	21.61	16.9%	VIe	21						49
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	13.65	10.7%	VIIe	5						10
5B	Ackmore-Colo complex, 2 to 5 percent slopes	3.10	2.4%	IIw	66	68					64
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	2.26	1.8%	IIIe	50						74
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	2.01	1.6%	IIIe	47						61
5040	Anthropotic Udorthents, 2 to 9 percent slopes	0.64	0.5%	VI s	5	5					69
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.34	0.3%	IIw	78	85					71
8B	Judson silty clay loam, 2 to 5 percent slopes	0.32	0.2%	IIe	93	90					81
11B	Colo-Ely complex, 0 to 5 percent slopes	0.18	0.1%	IIw	86	68					74
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	0.11	0.1%	VIe	18						41
W	Water	0.11	0.1%		0	0					0
Weighted Average					41.3	*	2.1	0.7	0.9	0.2	*n 55.9

**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

Soils data provided by USDA and NRCS.

Your Ad Could Be Here

in the Next Plat and Directory Publication.

Contact Farm & Home Publishers 641-444-3508 • Fax 641-444-5150

E-Mail info@farmandhomepublishers.com

to get your business added to the next year's publication

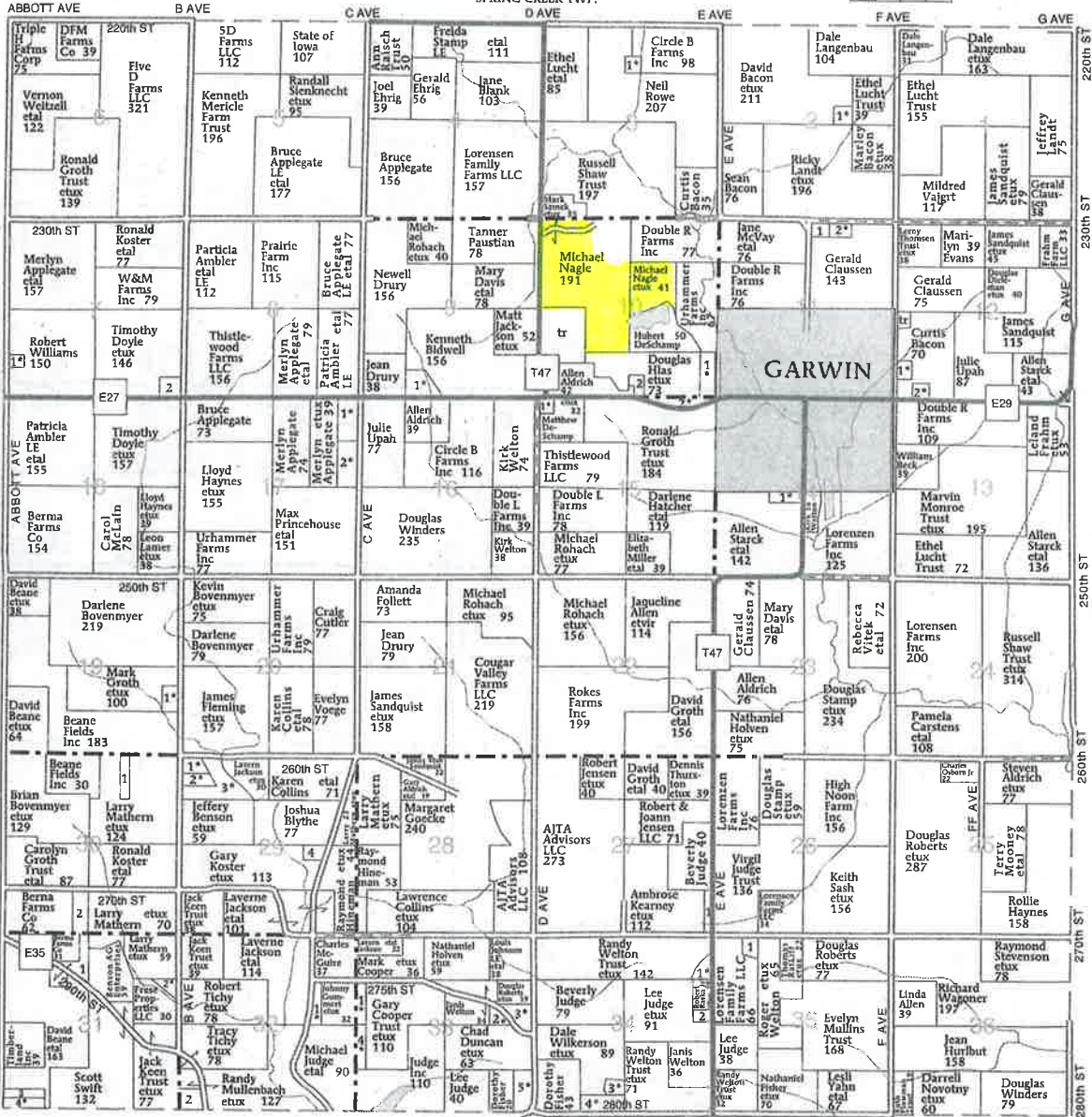
T-84-N

CARLTON PLAT

(Landowners)

R-16-W

SPRING CREEK TWP.



CARLTON TOWNSHIP

SECTION 2

- 1. Gummert, Warren etal 10

SECTION 3

- 1. Bacon, David etux 8

SECTION 7

- 1. Cobb, Nathan etux 6
- 2. Aldrich, Allen 9

SECTION 9

- 1. Ware, Vincent etux 14

SECTION 10

- 1. Slingluff, Keith etux 14

SECTION 11

- 1. Kunch, Michael 10

SECTION 12

- 1. Evans, Marilyn 5
- 2. Thomsen Trust, Leroy etux 5

SECTION 13

- 1. Zielstorf, James etux 8
- 2. Lambertsen, Keith etux 9

SECTION 14

- 1. Duden, Christopher etux 11

SECTION 15

- 1. Crider, Brad etux 6
- 2. Hlas, Douglas etux 8

SECTION 17

- 1. Kienzle, Derek etux 19
- 2. Uphar Trust, Francis etux 19

SECTION 19

- 1. Wisner, Donald etux 11

SECTION 27

- 1. Kearney, Karen 8

SECTION 29

- 1. Jackson, Roger etux 7

SECTION 32

- 2. Black, Robert etux 11
- 3. Kaplan, Barry etux 27
- 4. Slevirding, Eric 9

SECTION 30

- 1. Mathern, Larry 10

SECTION 31

- 1. Bean Fields Inc 21
- 2. Smith, Christine/Fishel etal 9
- 3. Timberland Inc 9
- 4. Hemminger, David etux 9

SECTION 33

- 1. Kulhavy, Kenneth etux 9

SECTION 34

- 2. Rouse, Linda 10

SECTION 35

- 1. Gummert, Johnny etux 9
- 2. Lewis, Christopher etux 5
- 3. Burgess, Rodney etux 7
- 4. Judge, Michael etal 9
- 5. Karr, Todd etux 15

SECTION 36

- 1. Lyon, Joshua etux 12
- 2. Zink, Denise 8
- 3. Waterbeck, Bernard etux 12
- 4. Bohnsack, Gerald etal 14

SECTION 37

- 1. Meekor, Danny 7

INDIAN VILLAGE TWP.



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: 34.87 acres

2019 Program Year

Map Created April 19, 2019

Farm 7387
Tract 13657

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.



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: 113.95 acres

2019 Program Year

Map Created April 18, 2019

Farm 6875

Tract 1184

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.

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN. LOCATION 19 171	2. SIGN-UP NUMBER 44
	3. CONTRACT NUMBER 10177C	4. ACRES FOR ENROLLMENT 3.70
7A. COUNTY OFFICE ADDRESS (Include Zip Code) TAMA COUNTY FARM SERVICE AGENCY 102 HWY 30 W TOLEDO, IA 52342-0000	5. FARM NUMBER 7387	6. TRACT NUMBER(S) 13657
7B. TELEPHONE NUMBER (Include Area Code): (641) 484-2701	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM (MM-DD-YYYY) TO (MM-DD-YYYY) 10-01-2013 09-30-2023

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. **The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.**

10A. Rental Rate Per Acre	\$ 284.33	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 1,052	A Tract No.	B Field No.	C Practice No.	D Acres	E Total Estimated Cost-Share
10C. First Year Payment	\$	13657	0001	CP21	1.79	\$ 249
(Item 10C applicable only to continuous signup when the first year payment is prorated)		13657	0002	CP21	1.36	\$ 189
		13657	21	CP21	0.55	\$ 76

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): MICHAEL LEE NAGLE 1326 230TH ST GARWIN, IA 50632-9507	(2) SHARE 100.00%	(3) SIGNATURE 	(4) DATE (MM-DD-YYYY) 9/10/18
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): MELANIE LOU NAGLE 1326 230TH ST GARWIN, IA 50632-9507	(2) SHARE 0.00%	(3) SIGNATURE 	(4) DATE (MM-DD-YYYY) 9/10/18
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE 	B. DATE (MM-DD-YYYY) 10-10-18
-------------------------	--	----------------------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2 Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

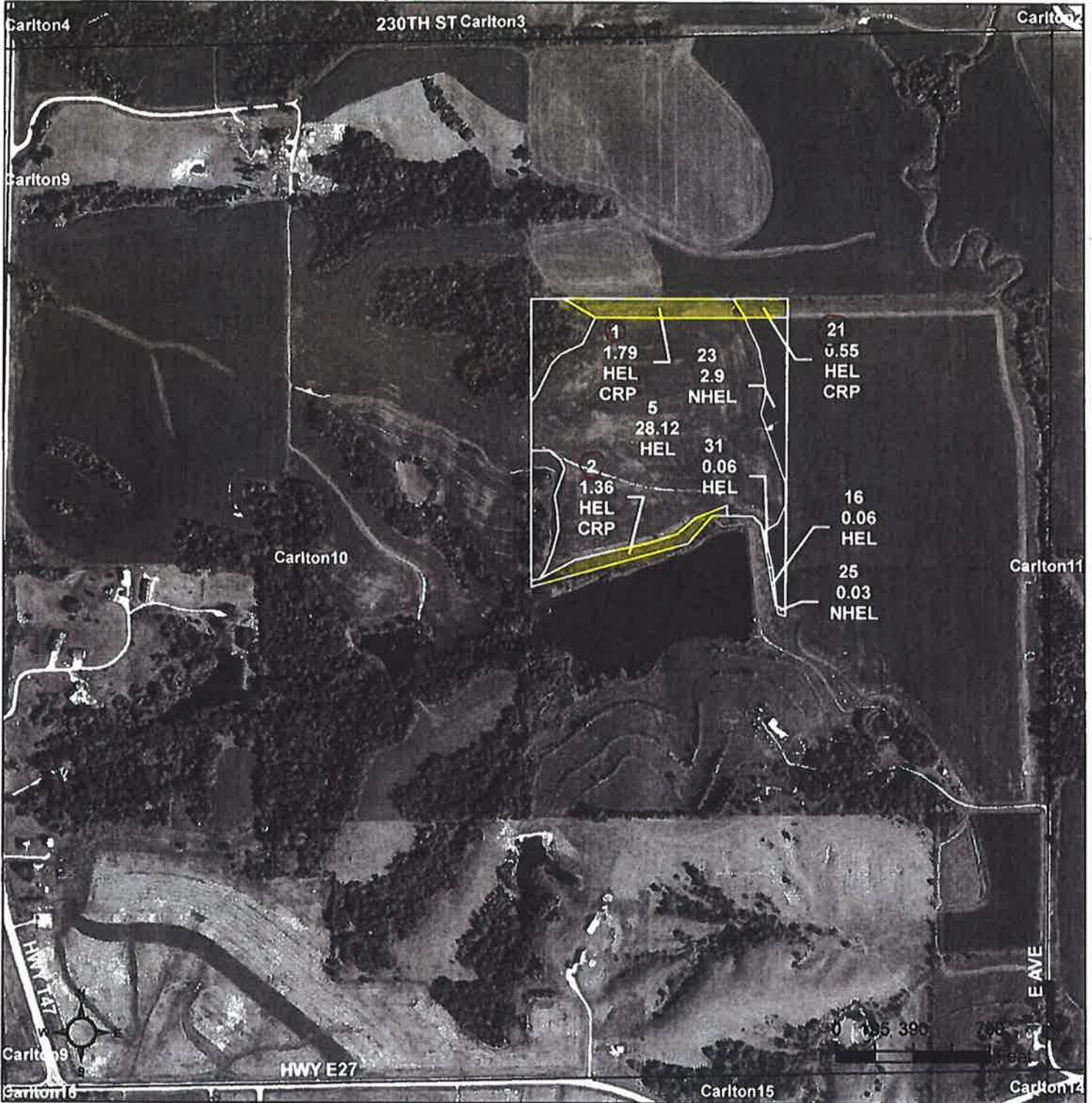
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 832-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue S.W. Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Original - County Office Copy
 Owner's Copy
 Operator's Copy

Co. FSA

10177C

Tama County, Iowa



CLU Field Boundaries

2018 Program Year

Wetland Determination Identifiers

Map Created May 22, 2018

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

Sec: 10
Twp: Carlton

FARM: 7387
TRACT: 13657

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).

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 Availa Bank Farm By Garwin (Refer to plat map, 232.41 taxable 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.

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