



**Appraisal &
Real Estate
Services**

LAND AUCTION

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www.appraisalandrealestateservices.com

40.36 Acres m/l, Tama County, IA

Parcel 1— 40.36 Acres m/l
Charlotte E. Stoakes Trust Farm

Date: February 8, 2018

Time: 10:05 am

Auction Site: North Tama Activity Center (North Side of Traer)

Address: 212 N Main St., Traer, IA 50675

Auction Information

Method of Sale:

This property will be offered at PUBLIC AUCTION as a single parcel. The bid will be per acre and will be multiplied by 40.36 acres to determine total sale price. If you can not be present at this auction, you may bid online, by phone, or by a confidential proxy bid. Please contact agents to make arrangements prior to auction day.

Seller:

Charlotte E. Stoakes Trust
Farmers Savings Bank & Trust, Trustee

Agency:

Appraisal and Real Estate Services and their representatives are Agents of the Seller.

Terms:

High bidder of real estate to pay 10% of the purchase price to Appraisal & Real Estate Services Trust Account on February 8, 2018. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before March 9, 2018. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final Settlement and payment of the balance of purchase price to be by cashier's check or wire transfer at closing on March 9, 2018. Formal termination of the lease has been made.

Buyer will take full possession at closing, March 9, 2018. Sellers have every intention of selling this property, but reserves the right to reject any and all bids.

Possession:

At Closing on or before March 9, 2018.

Farm Located: Section 32 of Geneseo Township in Tama County, Iowa. Farm is located 4 miles northeast of Traer, Iowa.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by ARES or its staff.

Jammie W. Howard, Broker

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jwhoward@traer.net

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Contact for more Information:

Appraisal & Real Estate Services

504 Second St Traer, IA 50675

Office: 319-478-2990

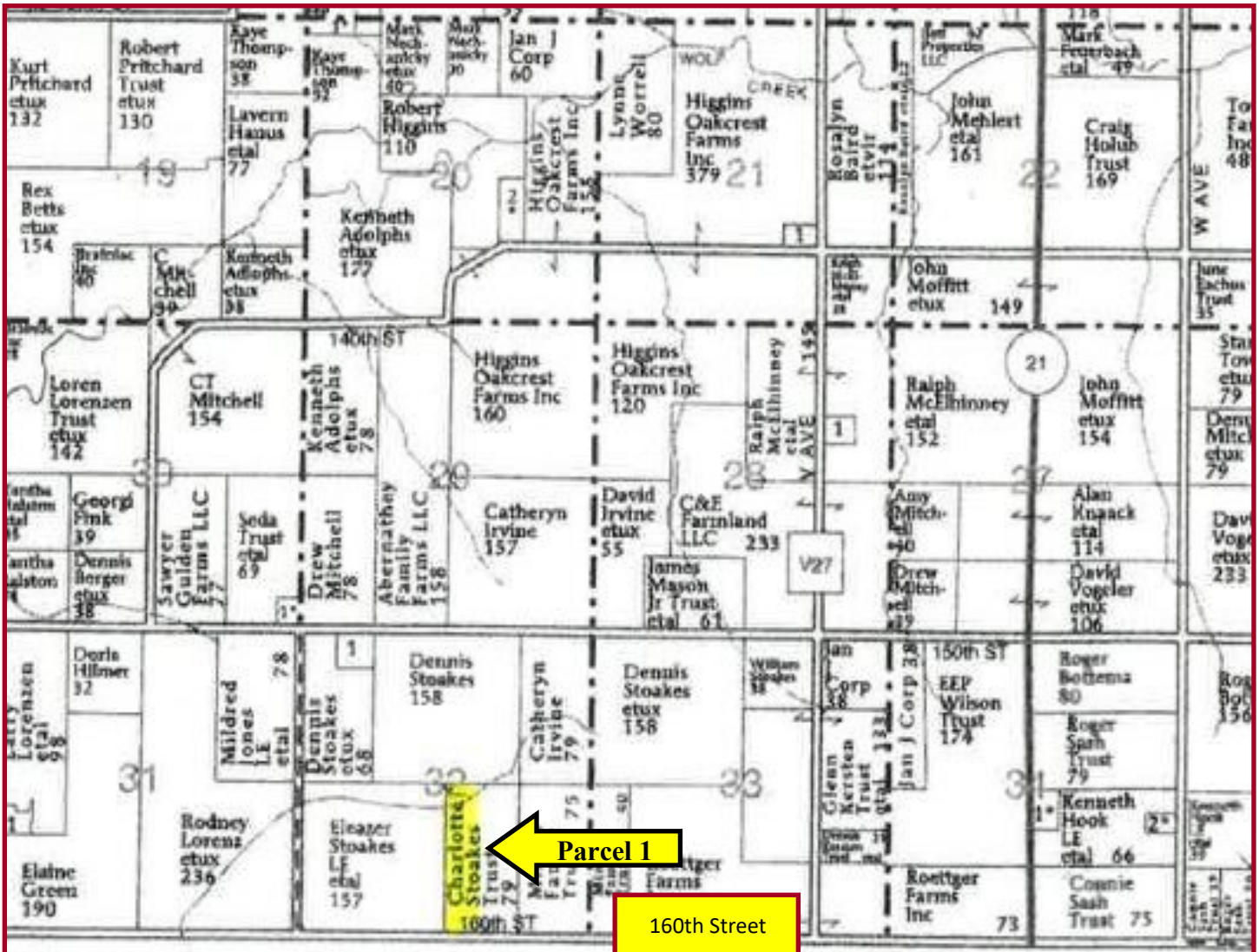
Keith Sash , Auctioneer

Cell: 641-751-8541

Jason Lekin, Agent/Auctioneer

Cell: 641-751-4227

Plat Map: All Parcels



Announcements:

Property information provided herein was obtained from sources deemed reliable, but Appraisal and Real Estate Services makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. The property is being sold “As Is—Where Is” and the buyers are purchasing subject to any easements or restrictions recorded.

Any announcements made auction day by Appraisal and Real Estate Services will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.

<p>Jammie W. Howard, Broker Cell: 319-231-4484 jwhoward@traer.net www.appraisalandrealestateservices.com</p>	<p>Contact for more Information: Appraisal & Real Estate Services 504 Second St Traer, IA 50675 Office: 319-478-2990</p>	<p>Keith Sash, Auctioneer Cell: 641-751-8541 Jason Lekin, Agent/Auctioneer Cell: 641-751-4227</p>
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Aerial Photo: All Parcels



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FSA Farm Data: All Parcels

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 : 7219 Prepared : Dec 22, 2017 Crop Year : 2018
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Operator Name : JOHN E STOAKES
Farms Associated with Operator : 19-171-7219
CRP Contract Number(s) : None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.88	79.88	79.88	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. Related Activity	
0.00	0.00	79.88	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	CTAP Yield	PLC Yield	HIP
Corn	43.42	0.00	0	185	
Soybeans	35.45	0.00	0	52	
TOTAL	78.87	0.00			

NOTES

Tract Number : 13462
Description : W1/2 SE1/4 Sec.32 Geneseo
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : CHARLOTTE E STOAKES TRUST U/W
Other Producers : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.88	79.88	79.88	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	79.88	0.00	0.00	0.00	0.00	

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Aerial Photo/Soil Map: Parcel 1



Property Information:

Parcel 1– 40.36 Acres m/l

- 40.36 acres taxable +/-
- 40.36 acres tillable +/-
- No CRP
- Tillable CSR2 90.9
- NHEL

Legal Description:

W 1/2 of the W 1/2 of the SE 1/4 of Section 32, Township 86 North, Range 13 West of the 5th P.M., Tama County, Iowa. Actual Legal to be determined by survey.

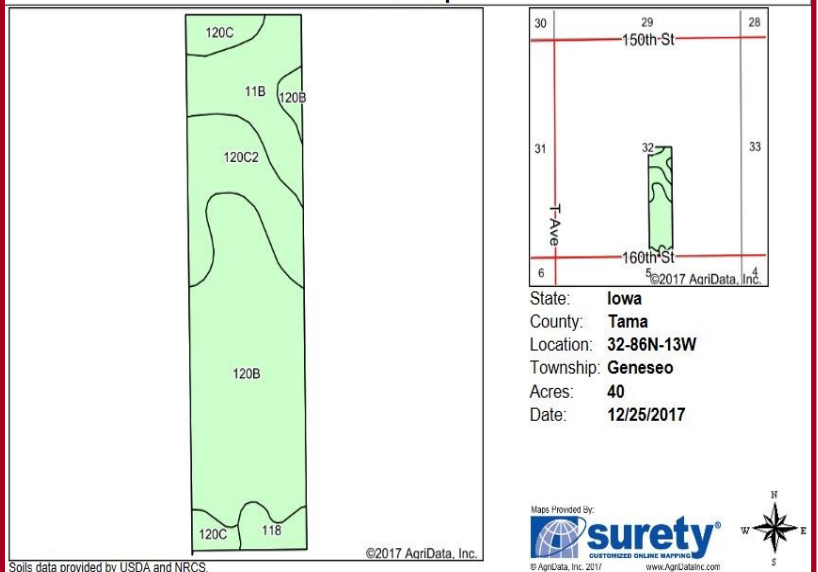
Real Estate Taxes– Estimated:

Approximately \$1,270/year, parcel to be split out of larger parcel.

FSA Data– Estimated:

To be split from the total

Soils Map



Area Symbol: IA171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	21.34	53.4%	IIe	95	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	7.33	18.3%	IIIe	87	78
11B	Colo-Ely complex, 0 to 5 percent slopes	7.02	17.5%	IIw	83	68
120C	Tama silty clay loam, 5 to 9 percent slopes	2.64	6.6%	IIIe	90	80
118	Garwin silty clay loam, 0 to 2 percent slopes	1.67	4.2%	IIw	90	95
Weighted Average					90.9	86.2

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Parcel 1: Photos



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Reasons to Choose Appraisal & Real Estate Services

- Over 50 years of combined Experience Residential, Commercial & Ag Properties
- Expertise in Local Market gives you an educated Market Analysis at no Charge.
- Large Marketing Area since we are a Member of both, Northeast Iowa Regional Board of Realtors MLS and Mid-Iowa Regional Board of Relators MLS.
- Successful Record Auctioning Farm Land with Online Bidding
- Large Community Performance with Small Town Charm

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