



**Appraisal &  
Real Estate  
Services**

**504 Second St. Traer, IA 50675**

# Farm For Sale

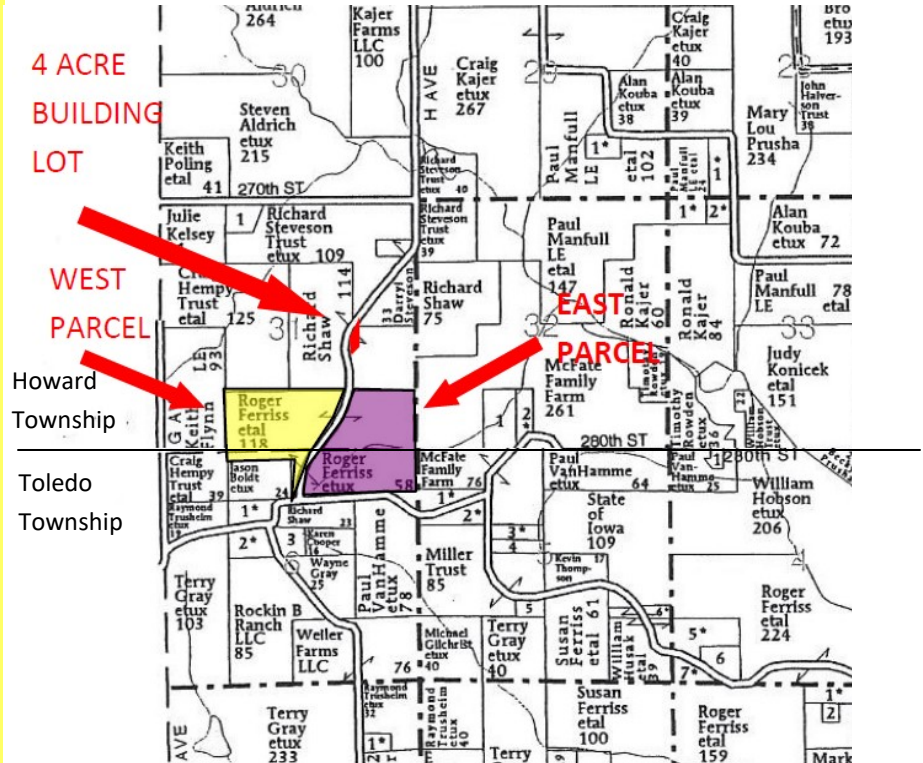
**4 ACRE BUILDING LOT  
LIST PRICE \$30,000  
TAXES \$98  
3.21 ACRES TILLABLE WITH 71.3  
CSR2, ACCORDING TO SURETY**

**WEST PARCEL  
LIST PRICE: \$275,000  
70 ACRES +/- PASTURE  
PONDS, SPRING FED CREEK  
TAXES: \$808  
35.2 ACRES TILLABLE WITH  
40.6 CSR2 ACCORDING TO  
SURETY**

**EAST PARCEL  
LIST PRICE: \$385,000  
106 ACRES +/- PASTURE,  
TILLABLE, TIMBER, PONDS,  
RECREATIONAL  
TAXES: \$1535  
35.86 ACRES TILLABLE WITH 60.2  
CSR2 ACCORDING TO SURETY**

**Vicki Ferriss, Seller**

Located in Howard and Toledo Township in Tama County, Iowa



View details, updates, or more pictures at [www.midwestlandauctions.com](http://www.midwestlandauctions.com) or [www.ares-ia.com](http://www.ares-ia.com)

**Contact for more Information:  
Appraisal & Real Estate Services**

**504 Second St Traer, Ia 50675**

**Office: 319-478-2990**

**Jammie Howard, Broker: 319-231-4484**

**Jason Lekin, Auctioneer/Agent: 641-751-4227**

*Midwestlandauctions.com*

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

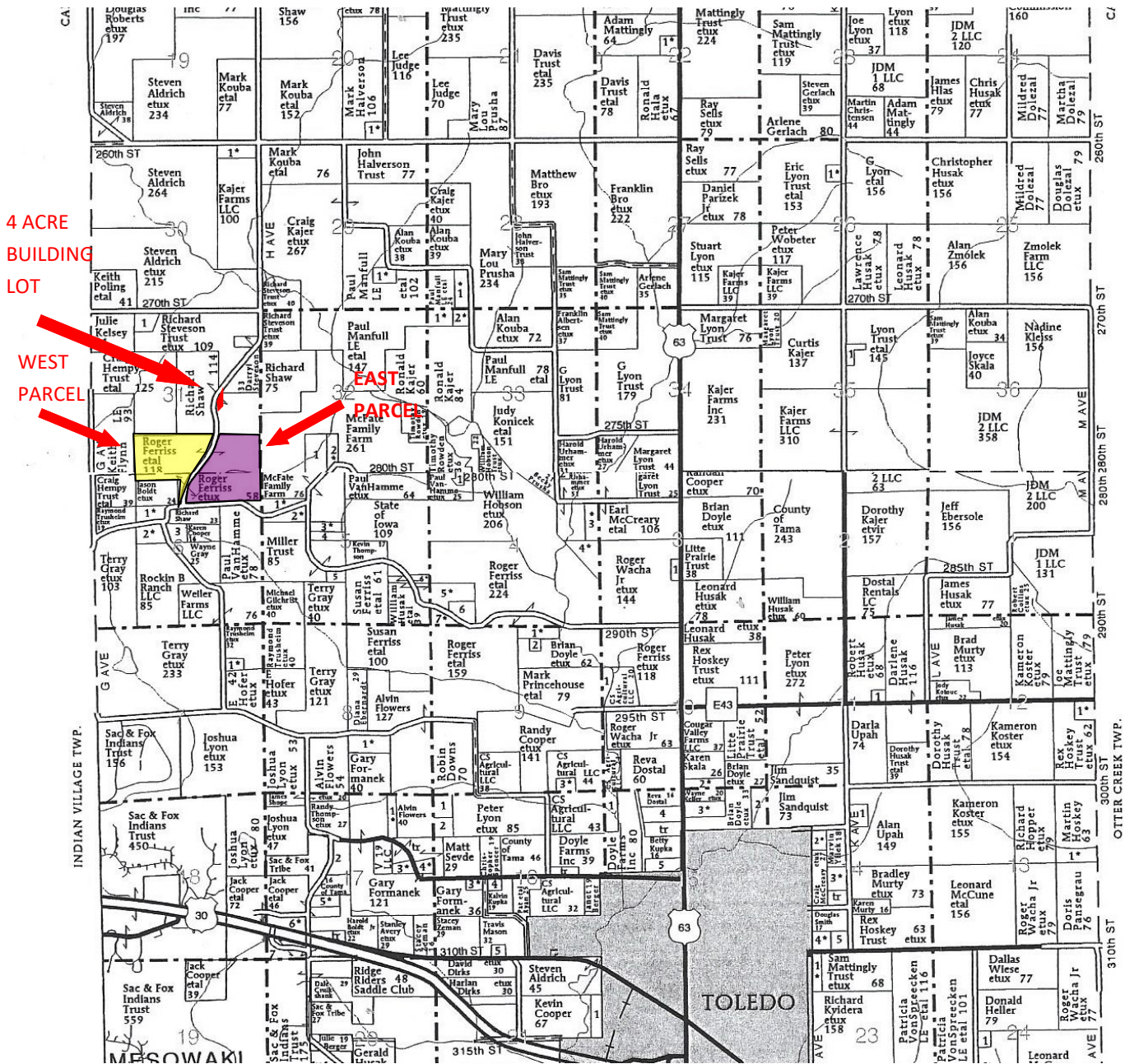


# Appraisal & Real Estate Services

JAMMIE W HOWARD 319-231-4484  
CERTIFIED GENERAL REAL ESTATE APPRAISER REAL ESTATE BROKER  
JASON LEKIN 641-751-4227  
AUCTIONEER/AGENT

504 Second Street Traer, Iowa 50675  
Toll Free (877) 844-SOLD

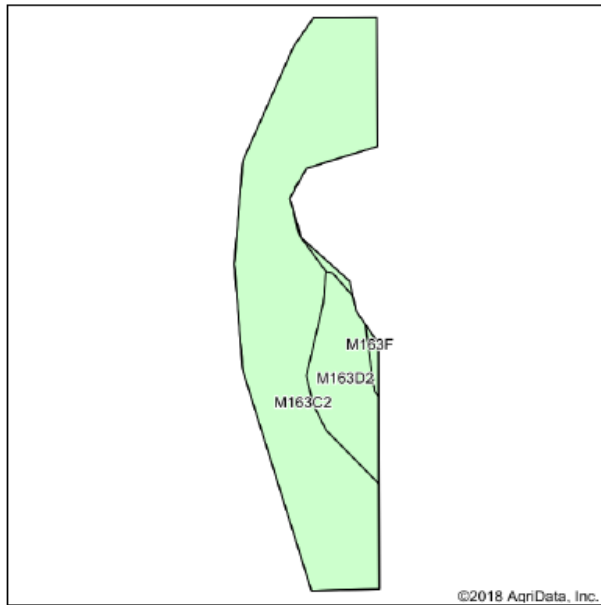
319-478-2990 Fax 319-478-2991  
Email: [jwhoward@ares-ia.com](mailto:jwhoward@ares-ia.com)



**4 ACRE BUILDING LOT**  
**LIST PRICE \$30,000**  
**TAXES \$98**  
**3.21 ACRES TILLABLE WITH 71.3 CSR2,**  
**ACCORDING TO SURETY**



**Soils Map**



State: Iowa  
 County: Tama  
 Location: 31-84N-15W  
 Township: Howard  
 Acres: 3.21  
 Date: 9/25/2018



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	Cor n	Soybeans	Oats	Bromegrass alfalfa	NCCPI Soybeans
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	2.69	83.8%	IIIe	76	9	3	4	1	65
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.52	16.2%	IIIe	47					61
<b>Weighted Average</b>					<b>71.3</b>	<b>7.5</b>	<b>2.5</b>	<b>3.4</b>	<b>0.8</b>	<b>64.4</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.

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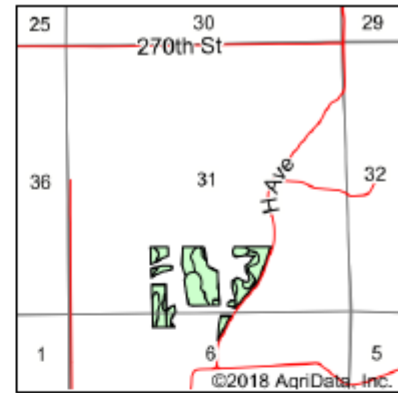
# WEST PARCEL

## Soils Map



Soils data provided by USDA and NRCS.

©2018 AqriData, Inc.



State: Iowa  
 County: Tama  
 Location: 31-84N-15W  
 Township: Howard  
 Acres: 35.2  
 Date: 9/25/2018



Area Symbol: IA171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class <sup>c</sup>	CSR2**	CSR	Cor n	Soybeans	Oats	Bromegrass alfalfa	NCCPI Soybeans
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	8.58	24.4%	IIIe	76		9	3	4	1	65
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	7.83	22.2%	VIe	18						41
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	7.04	20.0%	IIIe	50						74
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	5.33	15.1%	IIIe	47						61
673G	Timua silt loam, 25 to 40 percent slopes	5.30	15.1%	VIIe	5	20					11
65F3	Lindley clay loam, 18 to 25 percent slopes, severely eroded	1.12	3.2%	VIIe	5	5					25
<b>Weighted Average</b>					<b>40.6</b>	<b>*-</b>	<b>2.2</b>	<b>0.7</b>	<b>1</b>	<b>0.2</b>	<b>51.5</b>

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

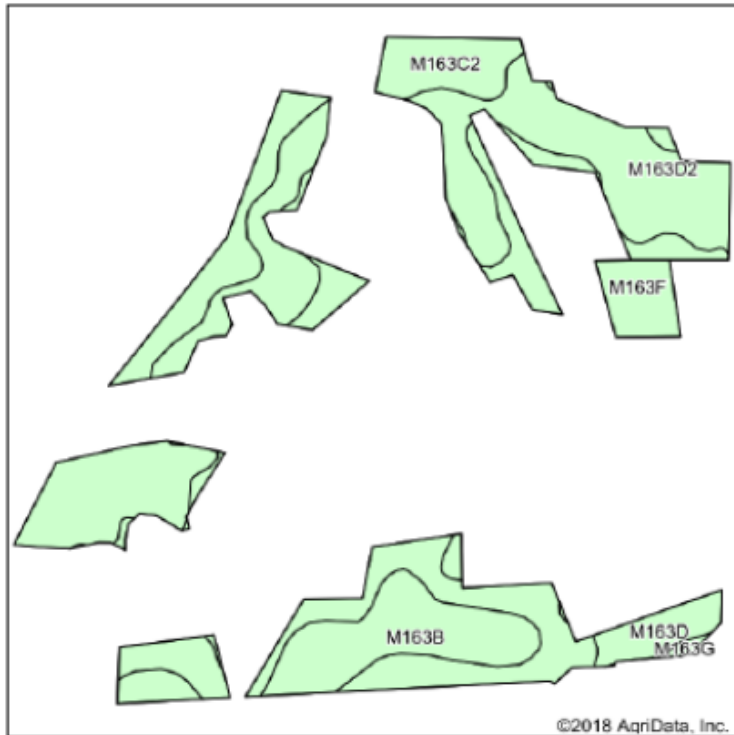
\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

<sup>c</sup>: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

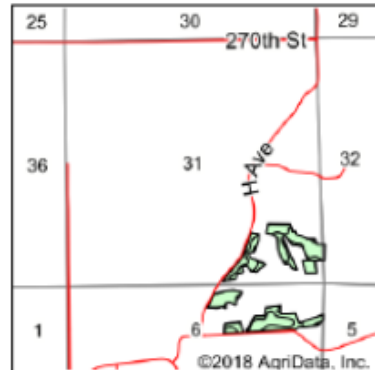
# EAST PARCEL

## Soils Map



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: Iowa  
 County: Tama  
 Location: 6-83N-15W  
 Township: Toledo  
 Acres: 35.86  
 Date: 5/8/2018

Map Provided By:



Area Symbol: IA171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class % <sup>c</sup>	CSR2 <sup>**</sup>	Cor n	Soybeans	Oats	Bromegrass alfalfa	
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	14.22	39.7%	IIIc	76	9	3	4	1	
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	10.07	28.1%	IIIc	47					
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	5.16	14.4%	Ile	84	9	3	4	1	
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	4.91	13.7%	Vle	21					
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	1.36	3.8%	IIIc	50					
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	0.14	0.4%	Vllc	5					
<b>Weighted Average</b>						<b>60.2</b>	<b>4.9</b>	<b>1.6</b>	<b>2.2</b>	<b>0.5</b>

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

<sup>c</sup>: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

**Tract Number** : 2143

**Description** : NE1/4,NW1/4Sec 6Tama/Tldo,SE1/4SW1/4Sec 31 Howard

**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** : Wetland determinations not complete

**WL Violations** : None

**Owners** : VICKI J FERRISS, SAMUEL JOSEPH FERRISS

**Other Producers** :

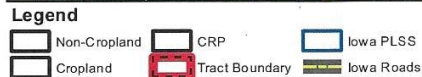
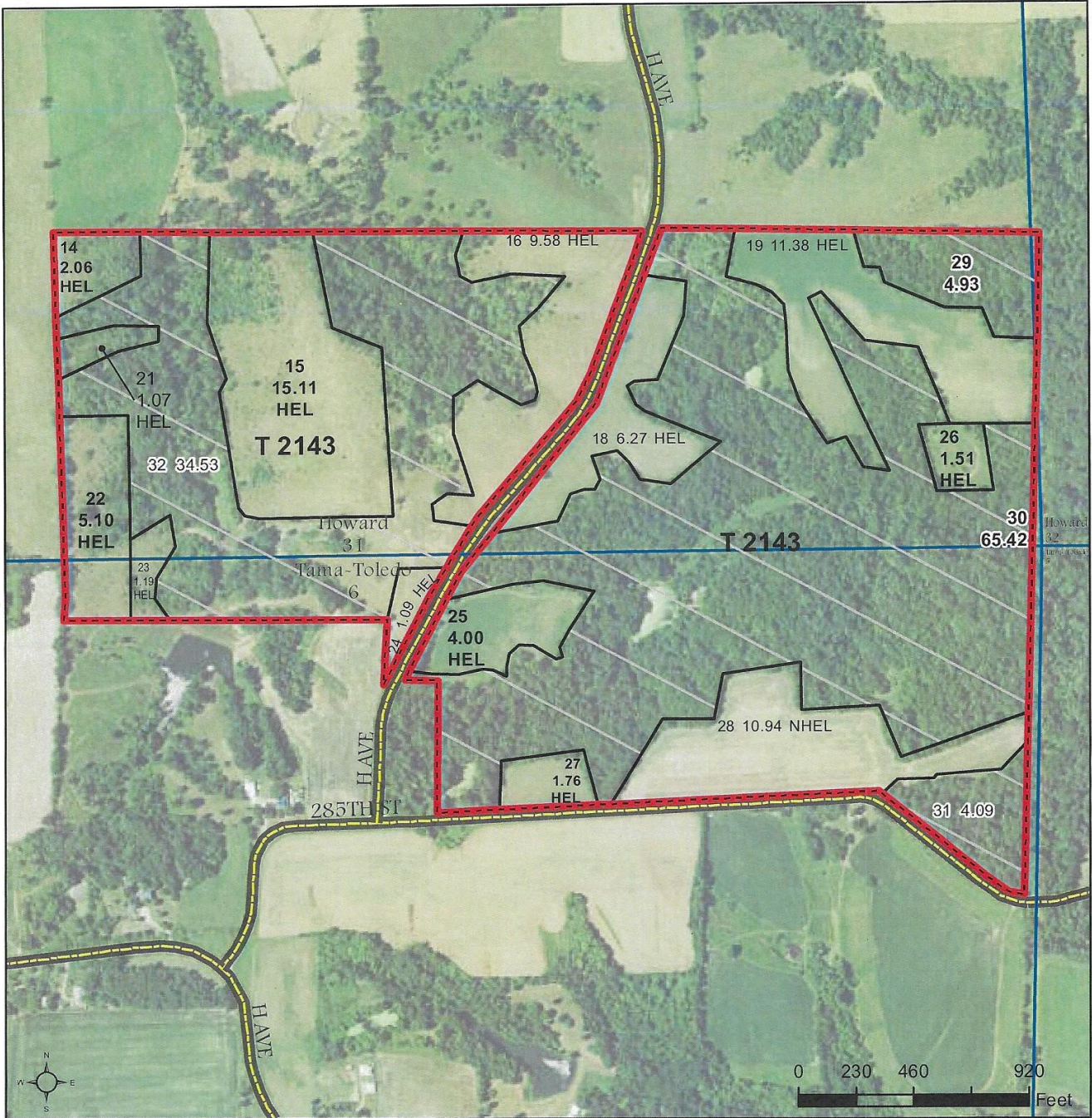
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
180.03	71.06	71.06	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	71.06	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	41.10	0.00	0	126
Soybeans	9.30	0.00	0	36



2018 Program Year  
Map Created March 07, 2018

**Wetland Determination Identifiers**

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

Tract Cropland Total: 71.06 acres

**Farm 5923**  
**Tract 2143**

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