



**Appraisal &
Real Estate
Services**

FARM FOR SALE

99 ac. +/- Farm Land for Sale

- 98.5 Taxable Acres+/-
- 96.19 Tillable Acres+/- according to FSA
- 87 CSR2 according to Surety Maps
- 58.3 acre corn base
- 11.4 acres in CRP being paid \$300/acre until September 30, 2027
- Net Taxes \$2,940/yr
- Farm is available for 2020 crop season.
- Located 3 miles North-east of Clutier, Iowa



Himschoot Farm **\$1,076,000**

Great CSR2 on this 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
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 96.19 acres

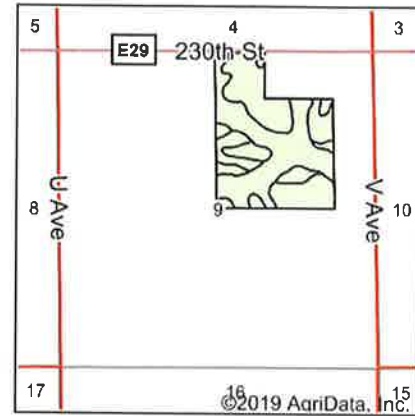
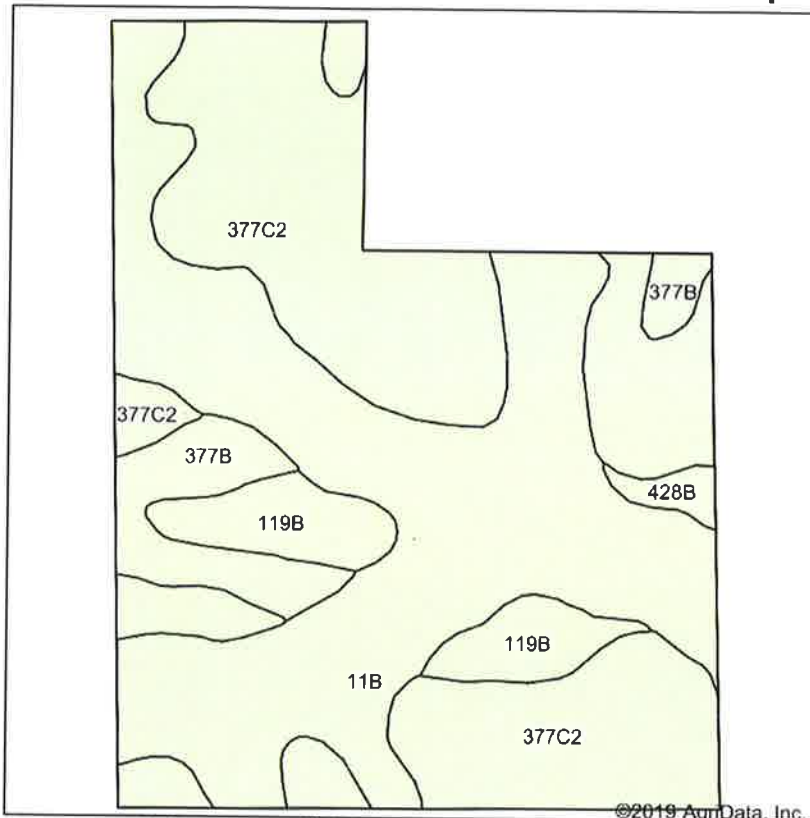
2019 Program Year

Map Created April 18, 2019

Farm 4315
Tract 10805

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Soils Map



State: **Iowa**
 County: **Tama**
 Location: **9-84N-13W**
 Township: **Oneida**
 Acres: **98.5**
 Date: **1/20/2020**



Soils data provided by USDA and NRCS.

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Area Symbol: IA171, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
11B	Colo-Ely complex, 0 to 5 percent slopes	41.94	42.6%	IIw	86	68	74
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	41.50	42.1%	IIIe	85	73	61
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	7.32	7.4%	Ile	94	90	75
119B	Muscataine silty clay loam, 2 to 5 percent slopes	6.76	6.9%	Ile	95	95	89
428B	Ely silty clay loam, 2 to 5 percent slopes	0.98	1.0%	Ile	88	88	80
Weighted Average					86.8	73.8	*n 69.7

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

HATCH GRADING & CONTRACTING

hgc@fctc.coop

Over 20 Years Experience

- Grading
 - Ag Work
 - Excavating
 - Demolition
- Developments & Site Work
- 319-476-2626**

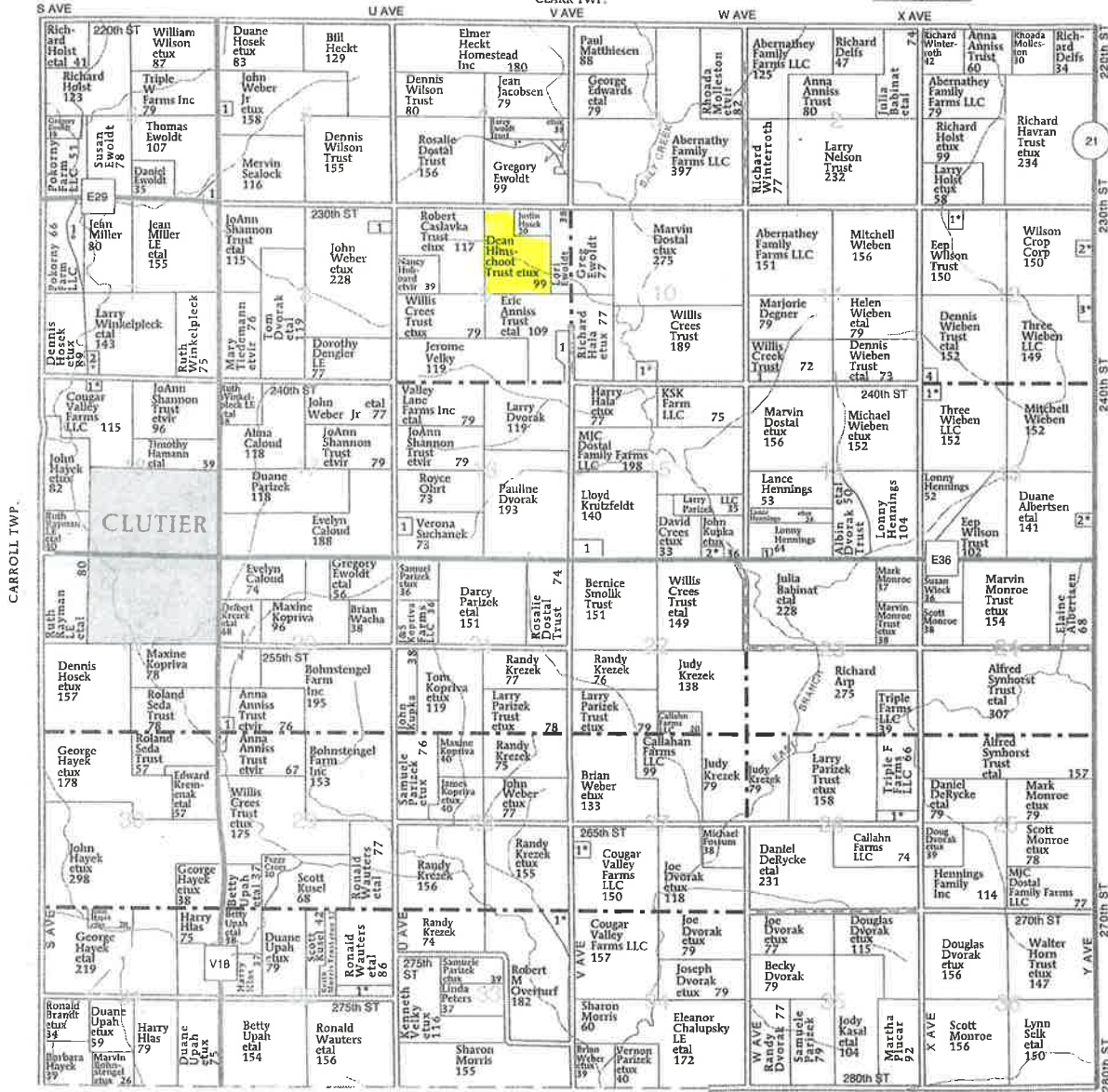
T-84-N

ONEIDA PLAT

R-13-W

(Landscape)

CLARK TWP.



YORK TWP.

ONEIDA TOWNSHIP

- SECTION 4**
1. Hach, Richard et ux 18
- SECTION 5**
1. Volante, Joshua 5
- SECTION 6**
1. Binder, Connie 6
- SECTION 7**
1. Shannon Trust, Donald et ux 15

- SECTION 8**
1. Harrison, Steve et ux 7
- SECTION 9**
1. Pinnacle Pork Inc 7
- SECTION 10**
1. Degner, David 9
- SECTION 11**
1. Babinat, Leo et ux 6
- SECTION 12**
1. Strait, Glenn 5

- SECTION 13**
1. Hennings, Willis et ux 6
- SECTION 14**
1. Hadachek, Jon et ux 5
- SECTION 15**
1. Whipple, Robert et ux 6
- SECTION 16**
1. Wieben, Mitchell 6
- SECTION 17**
1. Wieben, Michael et ux 6
- SECTION 18**
1. Sebetka, Steve et ux 5
- SECTION 19**
1. Family Livestock LLC 10

- SECTION 20**
1. Fehr, Viki 14
- SECTION 21**
1. Upah, Nathan et al 10
- SECTION 22**
1. Wood, Paul 7
- SECTION 23**
1. Snyder, Scott et al 5
- SECTION 24**
1. Fehr, Viki 15

- SECTION 25**
1. DeRycke, Daniel et al 11
- SECTION 26**
1. Johnson, Larry et ux 6
- SECTION 27**
1. Walker, James et ux 11
- SECTION 28**
1. Weber, Brian et ux 8

Tract Number : 10805
Description : NE1/4 Sec.9 Oneida
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 : DEAN WHITMORE HIMSCHOOT LIVING TRUST, GLADINE HIMSCHOOT TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
98.37	96.19	96.19	0.00	0.00	11.40	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	84.79	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	58.30	5.70	124
Soybeans	26.49	5.70	39
TOTAL	84.79	11.40	

NOTES

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CRP-1 (10-22-15) CONSERVATION RESERVE PROGRAM CONTRACT	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 19 171	2. SIGN-UP NUMBER 50
			3. CONTRACT NUMBER 11321A	4. ACRES FOR ENROLLMENT 11.40

7A. COUNTY OFFICE ADDRESS (Include Zip Code) TAMA COUNTY FARM SERVICE AGENCY 102 HWY 30 W TOLEDO, IA 52342-0000	5. FARM NUMBER 4315	6. TRACT NUMBER(S) 10805
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) 10-01-2017 TO (MM-DD-YYYY) 09-30-2027

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	\$ 300.00	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 3,420	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	10805	0001	CP21	5.60	\$ 778
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		10805	0002	CP21	5.80	\$ 806

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

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): GLADINE HIMSCHOOT TRUST C/O JODY ROBERTS 3301 WINGED FOOT CV JONESBORO, AR 72401-8052	(2) SHARE 50.00%	(3) SIGNATURE <i>Gladine Himschoot</i>	(4) DATE (MM-DD-YYYY) 12-6-17
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): DEAN WHITMORE HIMSCHOOT LIVING TRUST C/O JODY ROBERTS 3301 WINGED FOOT CV JONESBORO, AR 72401-8052	(2) SHARE 50.00%	(3) SIGNATURE <i>Dean Whitmore</i>	(4) DATE (MM-DD-YYYY) 12-6-17
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 <i>Kelly Cameron, Acting As</i>	B. DATE (MM-DD-YYYY) 3/29/2018
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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 (16 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.

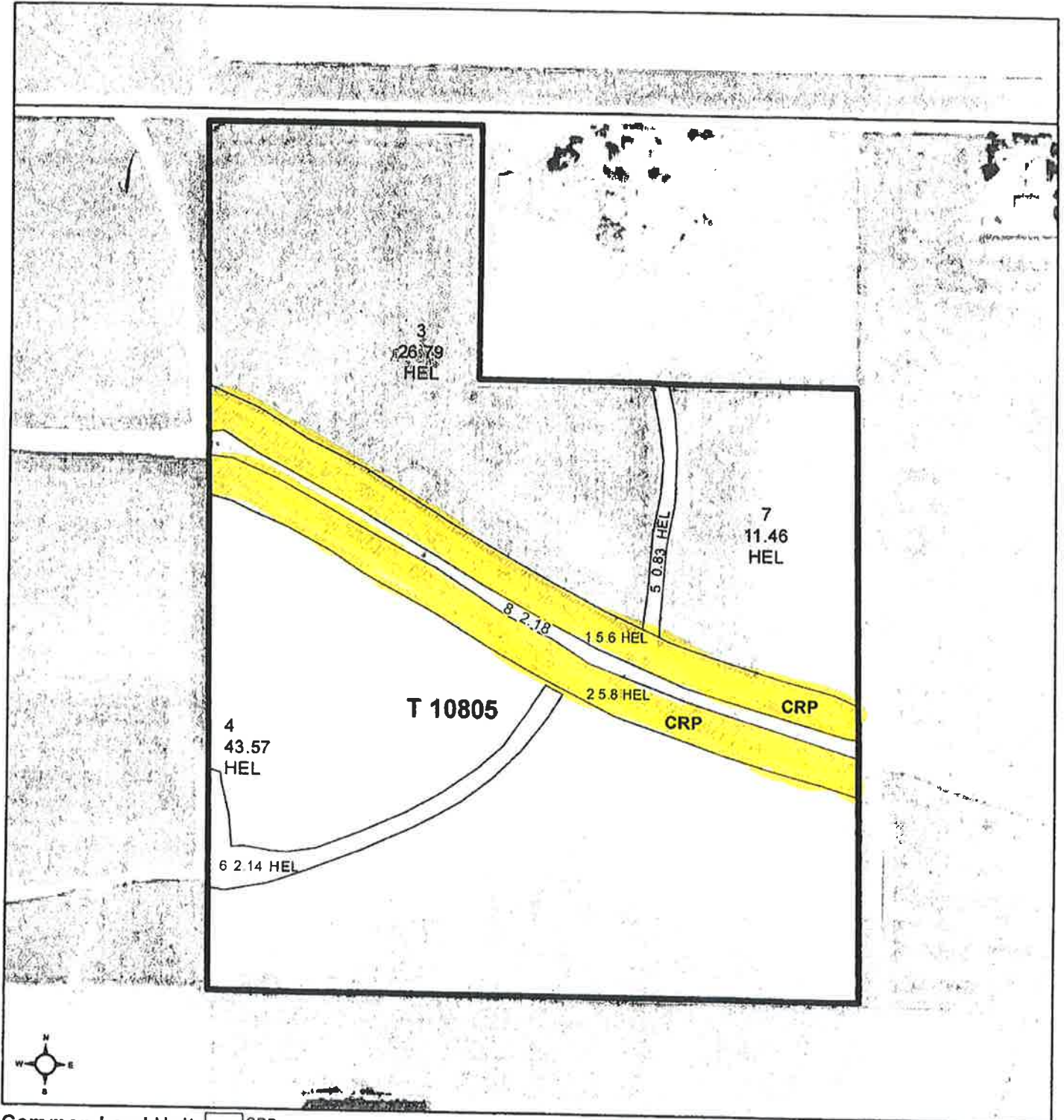
This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided.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

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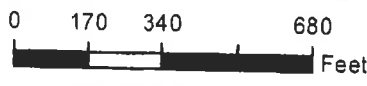
Original - County Office Copy
 Owner's Copy
 Operator's Copy

JAN 17 2018



Common Land Unit

- CRP
- Non-Cropland
- Cropland
- Tract Boundary



2017 Program Year
Map Created October 25 2016

Wetland Determination Identifiers

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

2015 Ortho Imagery

Farm 4315
Tract 10805

Tract Cropland Total: 96.19 acres

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