



**Appraisal &
Real Estate
Services**

FARM FOR SALE

109.31 ac. +/- Farm

Land for Sale

- 109.31 Taxable Acres+/-
- 101.87 Tillable Acres+/- according to FSA
- 57.9 CSR2 according to Surety Maps
- 78.59 acre corn base
- 123 Bushel per acre PLC Corn Yield
- Net Taxes \$2,262/yr
- Farm is available for 2021 crop season.
- Located 7 miles South of Traer, Iowa



Soska Farm
\$654,000

Great chance at a 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

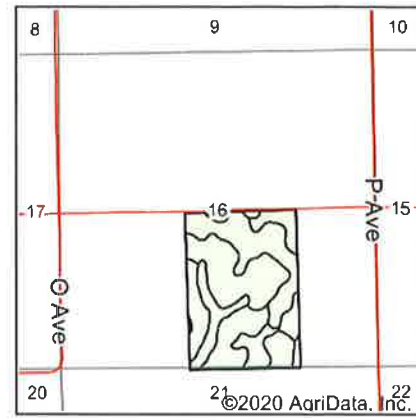
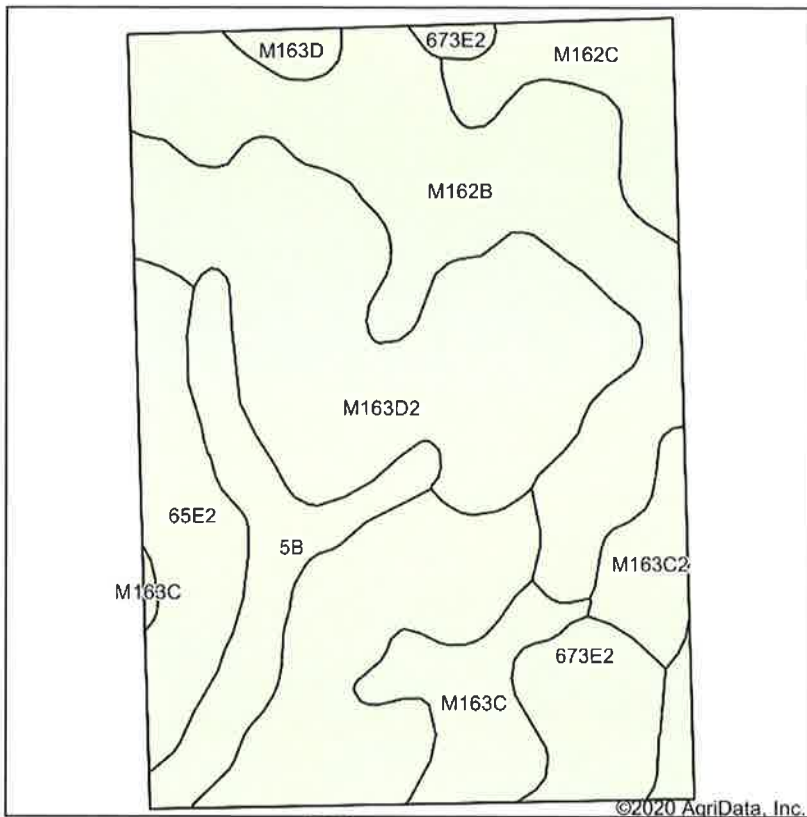
Tract Cropland Total: 101.87 acres

2020 Program Year
 Map Created April 10, 2020
Farm 2221
Tract 1467

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.

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **16-84N-14W**
 Township: **Carroll**
 Acres: **109.31**
 Date: **8/31/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa	Corn	Oats	Soybeans	*n NCCPI Soybeans
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	26.94	24.6%	IIIe	47						63
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	26.23	24.0%	Ile	90						81
673E2	Timula silt loam, 14 to 18 percent slopes, moderately eroded	20.07	18.4%	IVe	16	48					60
5B	Ackmore-Colo complex, 2 to 5 percent slopes	10.43	9.5%	IIw	77	68					69
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	8.60	7.9%	VIe	28	28					51
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	6.28	5.7%	IIIe	79		1	9	4	3	79
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	6.05	5.5%	IIIe	85						79
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	3.58	3.3%	IIIe	76		1	9	4	3	70
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	1.13	1.0%	IIIe	50						72
Weighted Average					57.9	*	0.1	0.8	0.4	0.3	*n 68.5

**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 all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



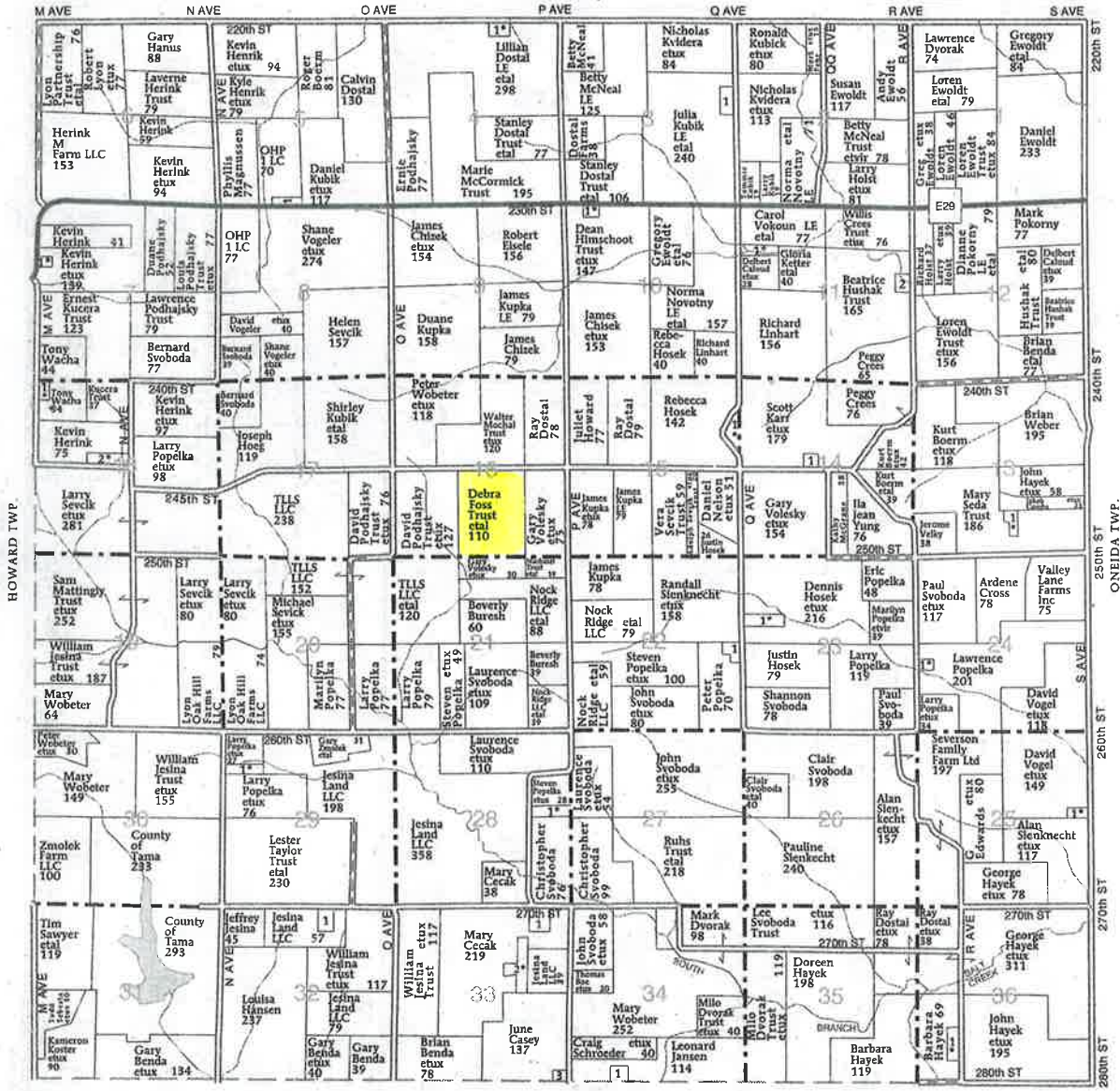
WHEN IT COMES TO WATER, Don't Be A Drip!
 It may seem like a drop in the bucket, but you really can make a difference when it comes to conserving our most precious natural resource.

T-84-N

CARROLL PLAT

(Landowners)

R-14-W



OTTER CREEK TWP.

CARROLL TOWNSHIP

- SECTION 3**
1. Kubik, Ronald 12
- SECTION 4**
1. Cizek, Bryant etux 5
- SECTION 5**
1. Kubik, Tommie 9
- SECTION 7**
1. Kucera, Mark etux 5

- SECTION 10**
1. Feisel, Timmy etux 5
- SECTION 11**
1. Welda, Jerome etux 10
- SECTION 13**
1. Gropper, Joshua etal 10

- SECTION 14**
1. St Wenceslaus Catholic Church 5
- SECTION 15**
1. Monat, Scott etux 9
- SECTION 18**
1. Cizek, Robert etux 10
2. Williams, Dale etux 9

- SECTION 22**
1. Howard, Juliet 8
- SECTION 23**
1. Svoboda, Nicholas etal 11
- SECTION 24**
1. Stacey, Joseph etux 6
- SECTION 25**
1. Hayek, John etux 10

- SECTION 28**
1. Stoakes, Adam etux 10
- SECTION 29**
1. Williams, Phillip etux 10
- SECTION 32**
1. Central Iowa Pork LC 13

- SECTION 33**
1. Popelka, Peter 8
3. Cecak, Joe etux 20
- SECTION 34**
1. Thede, Robert 5
- SECTION 36**
1. Cibula, Matthew etal 8

IOWA

TAMA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 2221

Prepared : 4/17/20 10:32 AM

Crop Year : 2020

Abbreviated 156 Farm Record

Operator Name : **[REDACTED]**
 Farms Associated with Operator : **[REDACTED]**
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
107.28	101.87	101.87	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	101.87	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	78.59	0.00	123	
Soybeans	23.28	0.00	41	
TOTAL	101.87	0.00		

NOTES

Changed operator per owner. -MTK

Tract Number : 1467
Description : SW1/4 SE1/4 Section 16 Carroll
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 : NICHOLAS J SOSKA, BARBARA SEE, DEBRA J FOSS, DONNA BRUNSEN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
107.28	101.87	101.87	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	101.87	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

IOWA
TAMA
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2321
Prepared : 4/17/20 10:32 AM
Crop Year : 2020

Tract 1467 Continued ...

Corn	78.59	0.00	123
Soybeans	23.28	0.00	41
TOTAL	101.87	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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 Soska Farm Section 16, Carroll Township, Tama County, IA (109 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**