



Appraisal &
Real Estate
Services

504 Second St. Traer, IA 50675

LAND AUCTION

99.74 Acres m/l, Tama County, IA Lucille Cooper Revocable Trust Farm



Date: Thursday July 12, 2018

Time: 10:05 am

Auction Site: Community Center
in Garwin, IA

Method of Sale:

This property will be offered at PUBLIC AUCTION. The bid will be per acre and will be multiplied by 99.74 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:

Lucille Cooper Revocable Trust

Agency:

Appraisal & 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 July 12, 2018. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before Sep 7, 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 or before Sept 7, 2018. Sale is subject to terms and provisions of existing farm lease until Mar. 1, 2019, with seller retaining all of the 2018 Cash Rent. Formal termina-

tion has been completed for the 2018 crop year. Sellers have every intention of selling this property, but reserves the right to reject any and all bids.

Possession:

At Closing on or before Sep. 7, 2018
Subject to lease until Mar. 1, 2019

Farm Located:

Section 19 Carleton Township in
Tama County, Iowa
3 miles West of Garwin, Ia on Hwy
E27, 1 1/2 mile South on B Ave.

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

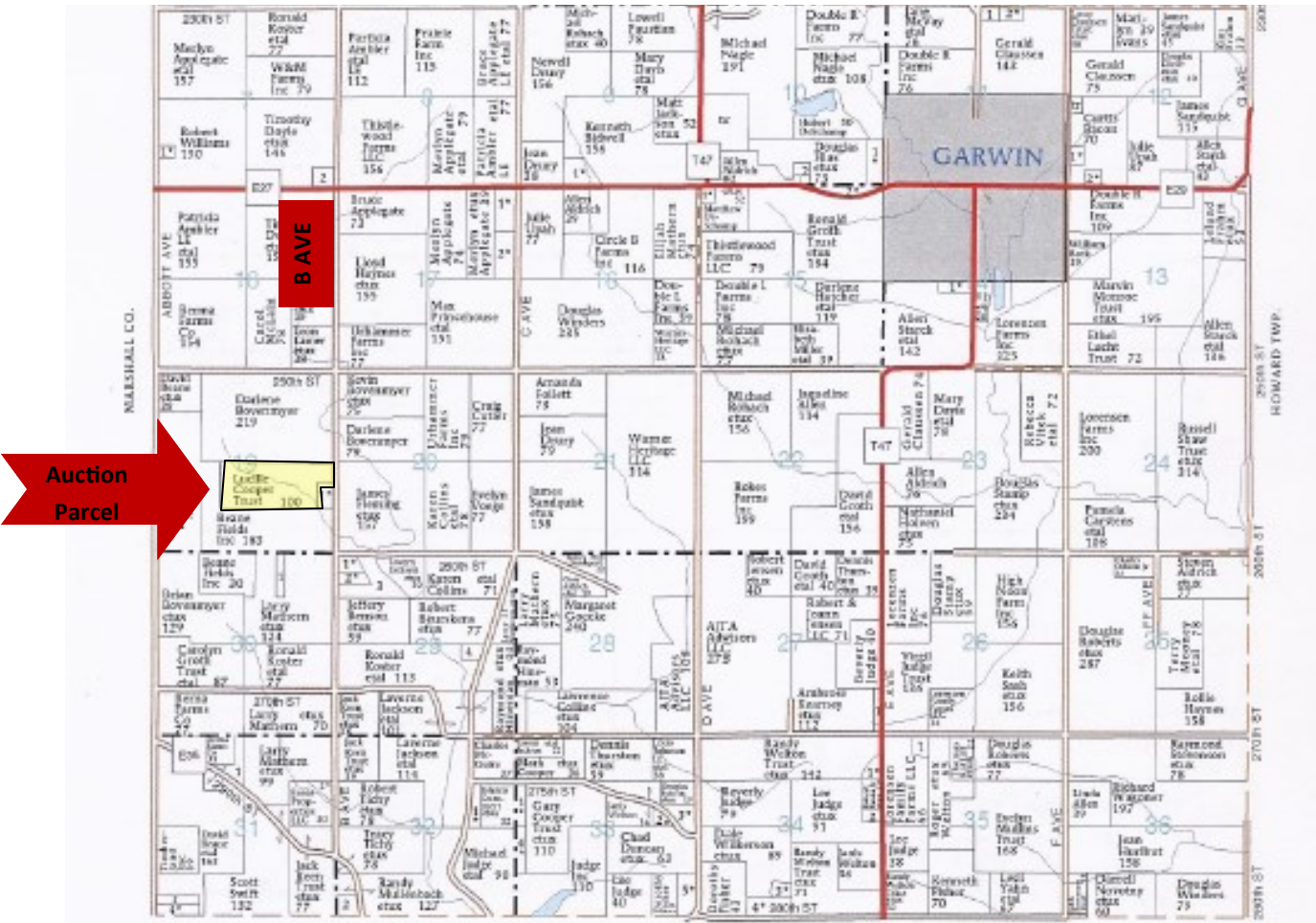
View auction details, updates, and more pictures at midwestlandauctions.com or appraisalandrealestateservices.com

CONTACT FOR MORE INFO
APPRAISAL & REAL
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504 SECOND ST. TRAER, IA 50675
OFFICE: 319-478-2990

JAMMIE HOWARD, BROKER
319-231-4484
JASON LEKIN, AUCTIONEER
641-751-4227

Midwestlandauctions.com

PLAT MAP



Announcements:

Property information provided herein was obtained from sources deemed reliable, but Appraisal & 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 conclusions. The property is being sold "As Is – Where Is" and the buyers are purchasing subject to any easements or restrictions of record. Any announcements made auction day by the auctioneer 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.

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United States Department of Agriculture
Tama County, Iowa



Legend
 Non-Cropland
 Cropland
 CRP
 Tract Boundary
 Iowa PLBS
 Iowa Roads

Wetland Determination Identifiers
 ● Restricted Use
 ▽ Limited Restrictions
 □ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 96.82 acres

2018 Program Year
 Map Created March 07, 2018

Farm 6968
Tract 1608

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Tract Number : 1608
Description : SE1/4 SW1/4 Sec.19 Carlton
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 : LUCILLE V COOPER REVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
97.71	96.82	96.82	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	96.82	0.00	0.00	0.00	0.00	0.00

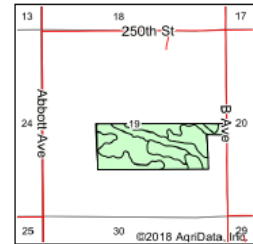
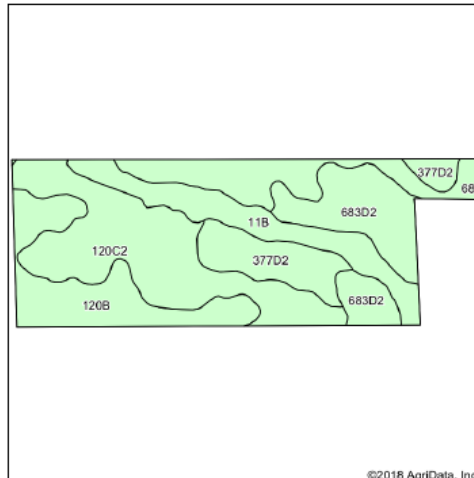
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	48.38	0.00	0	132
Soybeans	48.35	0.00	0	44

SURETY SOIL MAP

Property Information:

- 99.74 +/- Taxable Acres according to Tama County Assessor (79.64 CSR)
- 96.82 Acres Crop Land according to USDA
- 79.7 CSR 2 according to Surety Maps
- Net Property Taxes \$3098.00/year
- Legal Description: Briefly described as NE SW of 19-84-16, NW SE 19-84-16, and NE SE of 19-84-16(except Pcl A)



State: Iowa
County: Tama
Location: 19-84N-16W
Township: Carlton
Acres: 96.82
Date: 5/11/2018



Soils data provided by USDA and NRCS.

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Area Symbol: IA171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class 'c	CSR2**	CSR
120C2	Tama silt clay loam, 5 to 9 percent slopes, eroded	40.39	41.7%		IIIe	87 78
120B	Tama silt clay loam, 2 to 5 percent slopes	16.50	17.0%		IIIe	95 95
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	16.09	16.6%		IIIe	55 59
11B	Colo-Ely complex, 0 to 5 percent slopes	13.08	13.5%		IIw	83 68
377D2	Dinsdale silt clay loam, 9 to 14 percent slopes, eroded	10.76	11.1%		IIIe	62 63
Weighted Average						79.7 74.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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**REASONS TO CHOOSE
APPRAISAL & REAL ESTATE SERVICES**

- *All of the tools to produce your next successful auction
- *Over 50 years of combined Marketing Experience in Residential, Commercial, & Ag Properties
- *20 years of full time auction experience to ensure your success (Jason Lekin) Licensed Real Estate Agent
- *During Real Estate Auctions, having a certified general real estate appraiser and broker (Jammie Howard) on your side, from the day you list your property, to the day you receive your check.
- *Premium Sound Equipment for any size venue
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- *Online video streaming to market your property to the world
- *Advertising on multiple website, regional sites, and news print to ensure buyers attend your auction
- *Pre-qualified buyers for your property
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