



Appraisal &  
Real Estate  
Services

504 Second St. Traer, IA 50675

# LAND AUCTION

## 78.62 Acres m/l, Tama County, IA Dick Paustian Estate



**Date:** Thursday June 16, 2022

**Time:** 10:05 am

**Auction Site:** Tama Livestock  
Auction Tama, IA

**Method of Sale:**

This property will be offered at PUBLIC AUCTION. The bid will be per acre and will be multiplied by 78.62 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. Auctioneer, reserves the right, to make final decision that all bidders have had ample time to place bids, either in person or online. Auction company is not responsible for any technical difficulties with internet access or hardware related issues

**Seller:**

Dick Paustian Estate

**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 June 16, 2022. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before Sept 1, 2022. 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. 1, 2022.

Sale is subject to terms and provisions of existing farm lease until Mar. 1, 2023, with seller retaining all of the 2022 Cash Rent.

Formal termination has been completed for the 2023 crop year. Sellers have every intension of selling this property, but reserves the right to reject any and all bids.

**Possession:**

At Closing on or before Sep. 1, 2022  
Subject to lease until Mar. 1, 2023

**Farm Located:**

Sect. 12 Howard Township Tama County, Iowa

*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](http://midwestlandauctions.com) or [appraisalandrealestateservices.com](http://appraisalandrealestateservices.com)

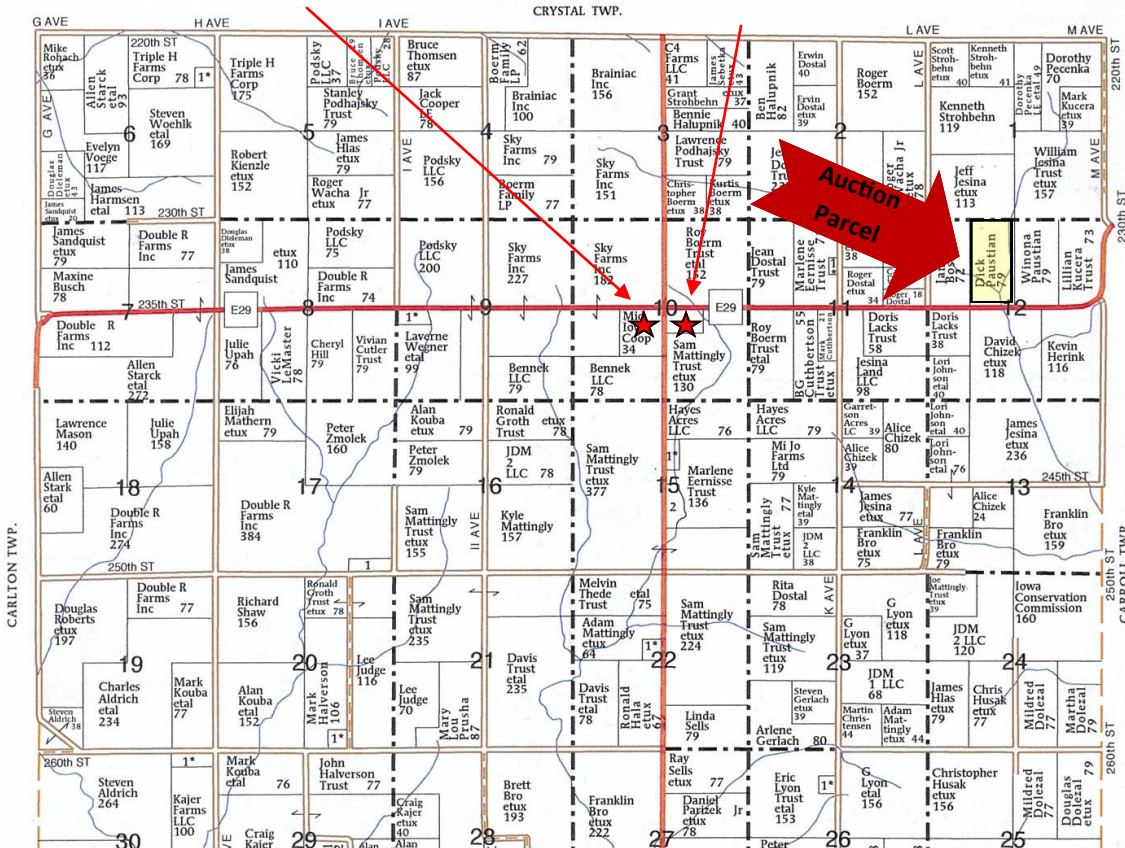
CONTACT FOR MORE INFO  
APPRAISAL & REAL  
ESTATE SERVICES  
504 SECOND ST. TRAER, IA 50675  
OFFICE: 319-478-2990

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

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# PLAT MAP

T-84-N Mid Iowa Coop HOWARD PLAT VanWall Equipment R-15-W  
 Midway Location (Landowners) Toledo Location





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Jammie W. Howard 319-231-4484  
 Certified General Real Estate Appraiser, Real Estate Broker  
 Jason Lekin Real Estate  
 504 Second Street Traer, Iowa 50675  
 (319) 478-2990 Fax: (319) 478-2991  
 Toll Free: (877) 844-SOLD  
 Email: [jwhoward@ares-ia.com](mailto:jwhoward@ares-ia.com)

*"Professional and Experienced People  
Giving You Results"*

## 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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# AERIAL MAP


**United States Department of Agriculture**  
**Tama County, Iowa**



**Legend**  
 Non-Cropland    CRP    Iowa PLSS  
 Cropland    Tract Boundary    Iowa Roads

2022 Program Year  
 Map Created April 04, 2022

**Farm 4655**  
**Tract 11028**

**Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 71.29 acres

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# FSA FARM DATA

IOWA TAMA Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 4655 Prepared : 4/22/22 9:35 AM Crop Year : 2022
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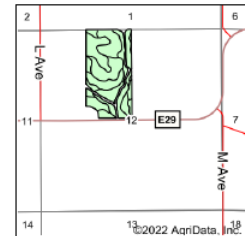
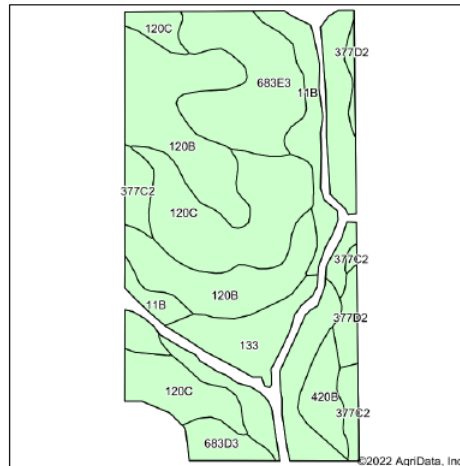
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.37	71.29	71.29	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	71.29	0.00		0.00		0.00	0.00	0.00
Crop Name		Base Acres	CCC-505 CRP Reduction Acres		PLC Yield		HIP		
Corn		44.80	0.00		166				
Soybeans		26.49	0.00		49				
<b>TOTAL</b>		<b>71.29</b>	<b>0.00</b>						

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.37	71.29	71.29	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	71.29	0.00	0.00	0.00	0.00	0.00
Corn			44.80	0.00		166	
Soybeans			26.49	0.00		49	
<b>TOTAL</b>			<b>71.29</b>	<b>0.00</b>			

# SURETY SOIL MAP

### Property Information:

- 78.62 +/- Taxable Acres according to Tama County Assessor
- 71.29 Acres Crop Land according to USDA
- 80.0 CSR 2 according to Surety Maps
- Net Property Taxes \$2808.00/year
- Legal Description: briefly described E1/2 of NW 1/4 12-84-15



State: Iowa  
 County: Tama  
 Location: 12-84N-15W  
 Township: Howard  
 Acres: 71.29  
 Date: 4/22/2022



Code	Soil Description	Acres	Percent of field	Non-Irr Class "c	CSR2**	CSR	*n NCCPI Soybeans	
120B	Tama silty clay loam, 2 to 5 percent slopes	16.12	22.6%		Ile	95	80	
120C	Tama silty clay loam, 5 to 9 percent slopes	15.50	21.7%		IIIe	90	77	
11B	Colo-Ely complex, 0 to 5 percent slopes	10.68	15.0%		IIw	86	76	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.37	14.5%		IIw	78	75	
683E3	Liscomb loam, 14 to 18 percent slopes, severely eroded	9.44	13.2%		VIe	38	50	
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	2.83	4.0%		IIIe	85	63	
420B	Tama silty clay loam, terrace, 2 to 5 percent slopes	2.62	3.7%		Ile	95	80	
683D3	Liscomb loam, 9 to 14 percent slopes, severely eroded	2.00	2.8%		IVe	48	53	
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	1.73	2.4%		IIIe	62	60	
<b>Weighted Average</b>						<b>2.87</b>	<b>80</b>	<b>*n 72.1</b>

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