



**Appraisal &
Real Estate
Services**

504 Second St. Traer, IA 50675

LAND AUCTION

77.25 GROSS ACRES

68.80 ACRES CROPLAND

**67.7 CSR2 ACCORDING TO
SURETY**

**66.23 CSR ACCORDING TO
TAMA CO ASSESSOR**

ANNUAL TAXES \$3138.00

**CLOSING ON/BEFORE
DEC 22, 2017**

LEASED UNTIL MAR 1, 2018

**3 BEDROOM FARM HOUSE,
OUTBUILDINGS, AND ACREAGE**

**30x60 POLE BUILDING
-DOUBLE WALLED, INSULATED,
AND RADIANT HEAT**



Hilda Jean Hanus Estate

Located in Howard Township in Tama County, Iowa

Thursday Nov. 16, 2017—1:35 pm

**Auction held at Property
-2457 K Ave. Toledo, IA**

View auction details, updates, or more pictures at www.midwestlandauctions.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: 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.



Land Auction
Nov. 16, 2017—1:35 pm
77.25 Acres
Howard Township
Tama County IA

Hilda Jean Hanus Estate
Auction Held on site: 2457 K Ave. Toledo, IA

Farm Located: 2457 K Ave. Toledo, IA Section 14 of Howard Township in Tama County, Iowa
From Traer, IA go S on Highway 63 to 250th St., and then 1 mile E to K Ave. Then N 1/2 mile.
From Toledo, IA go N on Highway 63 to 250th St., and then 1 mile E to K Ave. Then North 1/2 mile.

Legal Description: Briefly described NW SE 14-84-15 and NE SE 14-84-15

FSA Information : Parcel 1 Tract 857

Crop Land: 68.80

Corn Base: 34.4 Corn Direct Yield: 153

Soybean Base: 34.4 Acres Soybean Direct Yield: 47

Conservation plan is from 1993 and is due to be rewritten, but current plan is available, from agent, for inspection

Average CSR: Parcel has an avg. CSR 2 of 67.7 according to Surety, and 66.23 CSR1 according to Tama County Assessor.

Real Estate Taxes: Taxes will be prorated to day of closing

Possession: At Closing on or before Dec 22, 2017 subject to 2017 Cash Rent Lease.

Full possession will be granted March 1, 2018

Method of Sale: This property will be offered at PUBLIC AUCTION The bid will be per acre and will be multiplied by the respective acres (77.25 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.



Land Auction
Nov. 16, 2017—1:35 pm
77.25 Acres
Howard Township
Tama County IA

Hilda Jean Hanus Estate
Auction Held on site: 2457 K Ave. Toledo, IA

Terms:

High bidder of real estate to pay 10% of the purchase price to Appraisal & Real Estate Services Trust Account on Nov. 16, 2017. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before Dec 22, 2017. 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 Dec. 22, 2017. Sale is subject to terms and provisions of existing farm lease until Mar. 1, 2018, with seller retaining all of the 2017 Cash Rent. Formal termination has been completed for the 2018 crop year. Sellers have every intension of selling this property, but reserves the right to reject any and all bids.

Announcements:

Property information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to it's accuracy. All prospective bidders are urged to fully inspect the property, it's 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.

Agency: Appraisal & Real Estate Services and their representative are agents of the seller.

Seller: Hilda Jean Estate

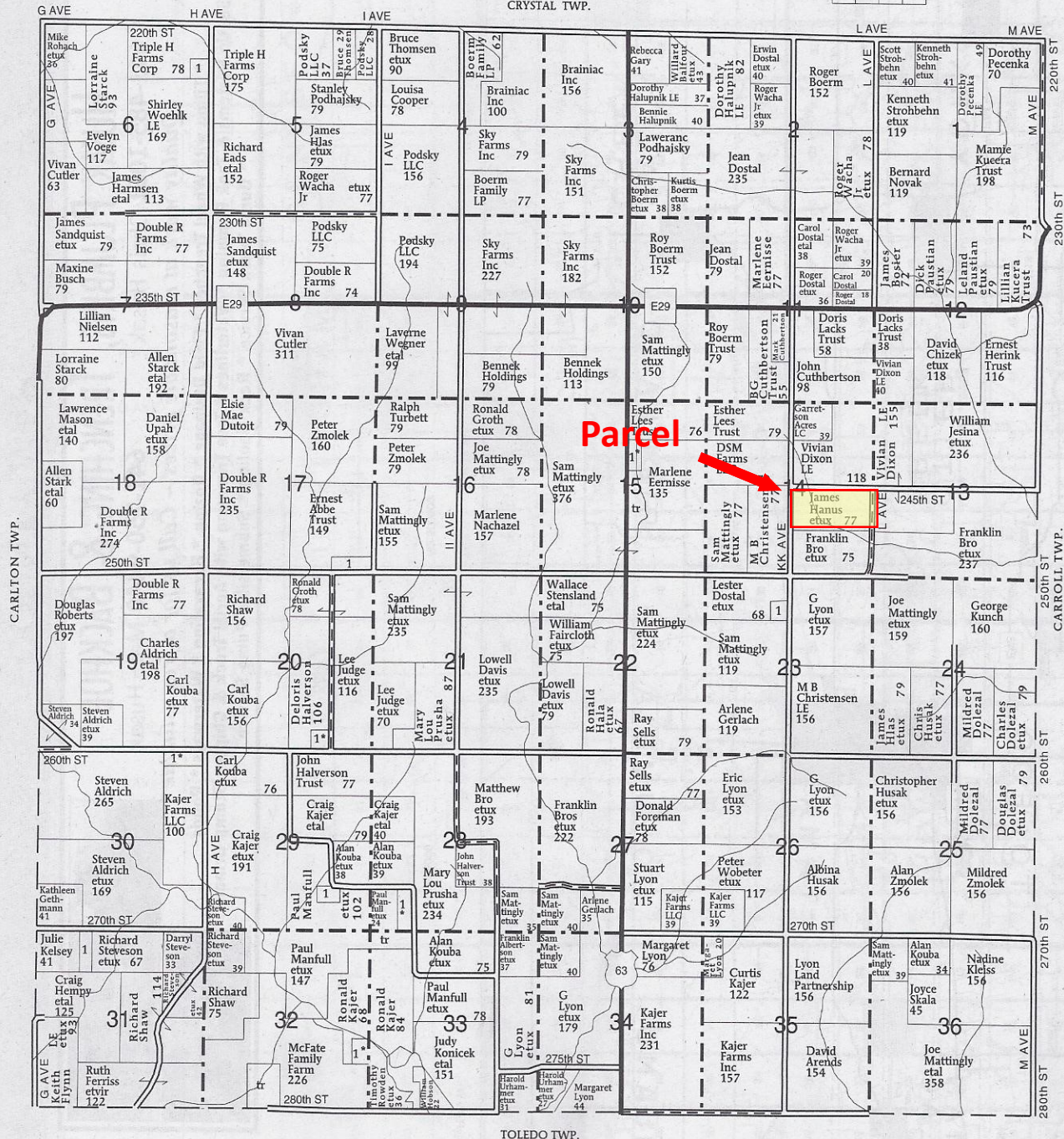
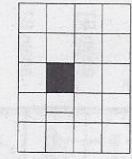
Agents Comments: This is a very high quality Tama County Farm with good soils, conservation practices, and is located in very strong area.

T-84-N

HOWARD PLAT

(Landowners)

R-15-W



HOWARD TOWNSHIP
SECTION 6
 1. Thomsen, Margaret 11
SECTION 15
 1. Balfour, Willard 13
SECTION 17
 1. Shope, Michael 8

SECTION 20
 1. Sheetz, Daniel 8
SECTION 23
 1. Dostal, Rita 10
SECTION 28
 1. McKenzie, Albert 14

SECTION 29
 1. Kouba, Mark 15
SECTION 30
 1. Kouba, Alan 12
SECTION 31
 1. Steveson, Paul 11

SECTION 32
 1. Rowden, Timothy 6

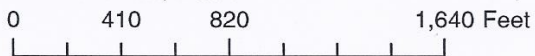


Farm # 857
Tract # 1688

Section: 14
Twp: Howard

Tama Co FSA

March 25, 2008



Legend

fsa_gis_layers.SDE.wet_p_ia171

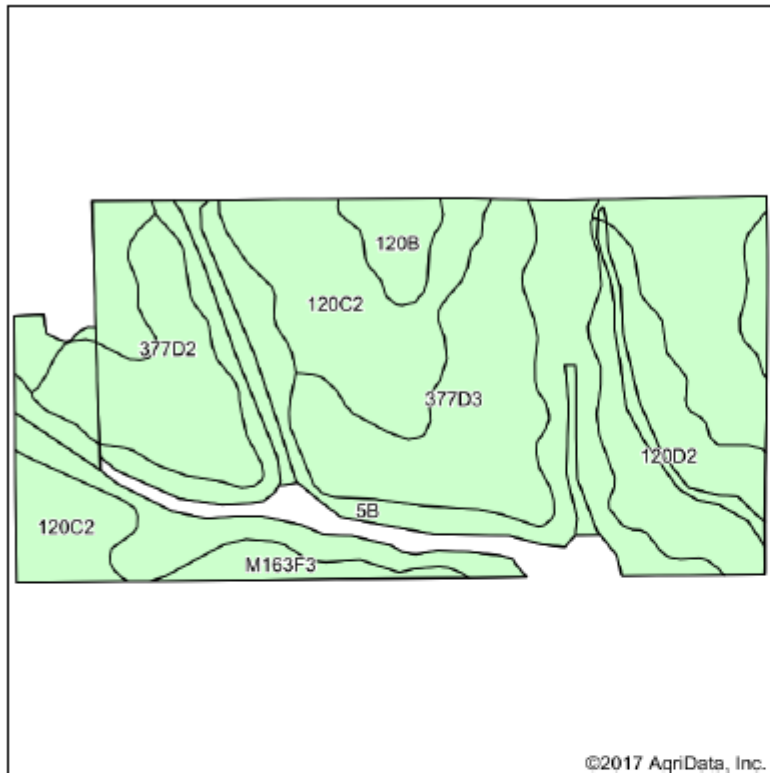
Wetland Determination Identifiers

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



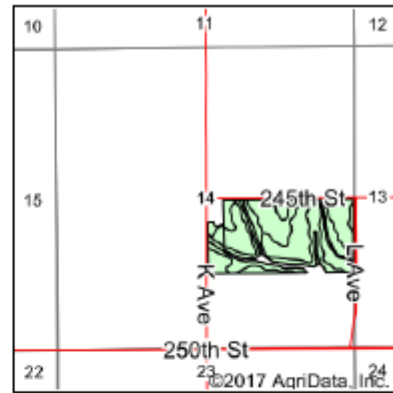
Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NF

Soils Map



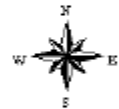
©2017 AqriData, Inc.

Soils data provided by USDA and NRCS.



State: Iowa
 County: Tama
 Location: 14-84N-15W
 Township: Howard
 Acres: 68.8
 Date: 10/24/2017

Map Provided By



Area Symbol: IA171, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	Non-irr Class ^c	CSR2 ^{**}	CSR
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	20.55	29.9%	IIIe	87	78
5B	Ackmore-Colo complex, 2 to 5 percent slopes	18.01	26.2%	IIw	66	68
377D3	Dinsdale silty clay loam, 9 to 14 percent slopes, severely eroded	10.43	15.2%	IVe	43	60
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	8.29	12.0%	IIIe	62	68
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	7.23	10.5%	IIIe	62	63
120B	Tama silty clay loam, 2 to 5 percent slopes	2.65	3.9%	IIe	95	95
M163F3	Fayette silty clay loam, till plain, 18 to 25 percent slopes, severely eroded	1.64	2.4%	VIIe	12	
Weighted Average					67.7	^

^{**}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.

^c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA
TAMA
Form: FSA-156EZ



FARM : 857
Prepared : Feb 13, 2017
Crop Year : 2017

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : J D MATTINGLY FARMS INC
Farms Associated with Operator : 19-171-857, 19-171-5651, 19-171-6100, 19-171-6257, 19-171-6956
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
74.47	68.80	68.80	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. Related Activity	
0.00	0.00	68.80	0.00		0.00	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	34.40	0.00	0	153	
Soybeans	34.40	0.00	0	47	
TOTAL	68.80	0.00			

NOTES

Removed James R Hanus Estate as owner, per Change of Title. Added J D Mattingly Farms Inc as operator, removed Sarah Mattingly & Sam Mattingly Estate.
Kn 02/13/2017

Tract Number : 1688

Description : SE1/4 Sec.14 Howard
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 : HILDA JEAN HANUS
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
74.47	68.80	68.80	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	68.80	0.00	0.00	0.00	0.00	

DCP Crop Data

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NOTES