



**Appraisal &  
Real Estate  
Services**

**504 Second St. Traer, IA 50675**

# LAND AUCTION

**107.83 GROSS TAXABLE  
ACRES +/-**

**77.5 CSR2 AND 75 CSR  
ACCORDING TO SURETY**

**77.1 CSR ACCORDING TO  
TAMA COUNTY ASSESSOR**

**CLOSING DEC 22, 2016**

**LEASED UNTIL MAR 1, 2017**

**TAXES: \$4146.00**

**GOOD PRODUCTIVITY**

**Ellen Wilkening & Barry Nielsen**

Parcel located in Howard Township in Tama County, Iowa

**Nov 22, 2016—10:05 am**

**Auction held at Community Center in  
Garwin, IA**



View auction details, updates, or more pictures at [www.midwestlandauctions.com](http://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, Licensed Agent, Auctioneer: 641-751-4227**

**Keith Sash, Auctioneer: 641-751-8541**

*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. 22, 2016—10:05 am**  
**107.83 acres M/L**

**Ellen Wilkening & Barry Nielsen**  
**Sale held at Garwin Community Center - Garwin, Ia**

**Farm Located:** Section 7 Howard, Tama County IA.

**Legal Description:** Briefly described as N 1/2 of SW 1/4 (excluding parcel A) and NW 1/4 of SE 1/4 of Section 7 Township 84 N, Range 15 West, in Tama County Iowa. See abstract for actual.

**FSA Information :** Tract 1350

**Crop Land 112.43 Acres**

**Corn Base: 35.2 Acres      Corn Direct Yield: 127**

**Soybean Base: 14.9 Acres      Soybean Direct Yield: 44**

**These are the current USDA numbers as of Apr 1, 2016. The acreage (4.12 acres) was surveyed off of this property, in June 2016, and is not included in this sale.**

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

**Average CSR:** Avg. CSR 2 of 77.5, CSR of 75 according to Surety, and 77.1 according to Tama County Assessor on the entire farm,

**Real Estate Taxes:** Taxes will be prorated to at the time of Closing

**Estimated Taxes: \$4146 per year**

**Possession:** At Closing on or before      Dec. 22, 1016

**All lease payments for 2016 Crop Year stay with seller.**

**Formal Termination of tenants rights will be executed for 2017 Crop Season.**

**Full possession will be granted March 1, 2017**

**Method of Sale:** This property will be offered at PUBLIC AUCTION The bid will be per acre and will be multiplied by 107.83 acres for each parcel, 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. 22, 2016—10:05 am**  
**107.83 acres M/L**

**Ellen Wilkening & Barry Nielsen**  
**Sale held at Garwin Community Center - Garwin, Ia**

**Terms:**

High bidder of real estate to pay 10% of the purchase price to Appraisal & Real Estate Services Trust Account on Nov. 22, 2016. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before Dec 22, 2016. 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, 2016. Sale is subject to terms and provisions of existing farm lease until Mar. 1, 2017, with seller retaining all of 2016 Lease Payments. Formal termination of the lease for 2017 Crop year will be completed prior to sale. 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.

**Easement:**

This property is selling subject to any recorded easements which may include, but is not limited to, two underground pipelines easements that will be conveyed with the sale of this property.

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

**Seller:** Ellen Wilkening and Barry Nielsen

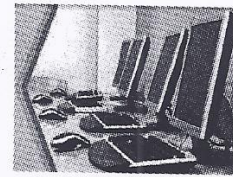
**Agents Comments:** This is a very high quality Tama County Farm with good soils, conservation practices, and is located in very strong area.





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info@farmandhomepublishers.com



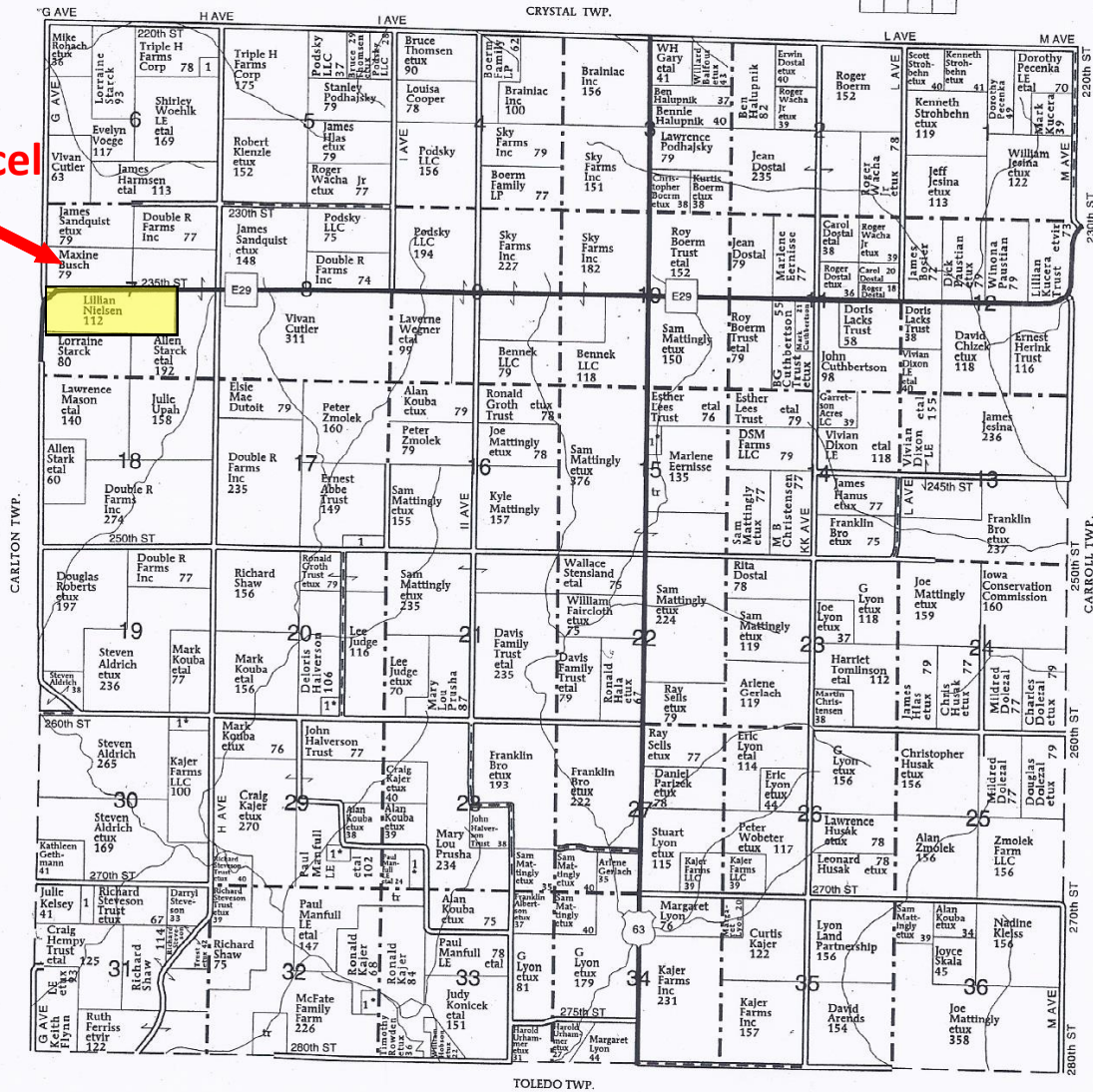
T-84-N

HOWARD PLAT

(Landowners)

R-15-W

Parcel



HOWARD TOWNSHIP

SECTION 6

1. Thomsen, Margaret 11

SECTION 15

1. Balfour, Willard 13

SECTION 17

1. Shope, Stacey 8

SECTION 20

1. Sheetz, Daniel 8

SECTION 28

1. McKenzie, Albert 14

SECTION 29

1. Kouba, Mark 15

SECTION 30

1. Kouba, Alan 12

SECTION 31

1. Steveson, Paul 11

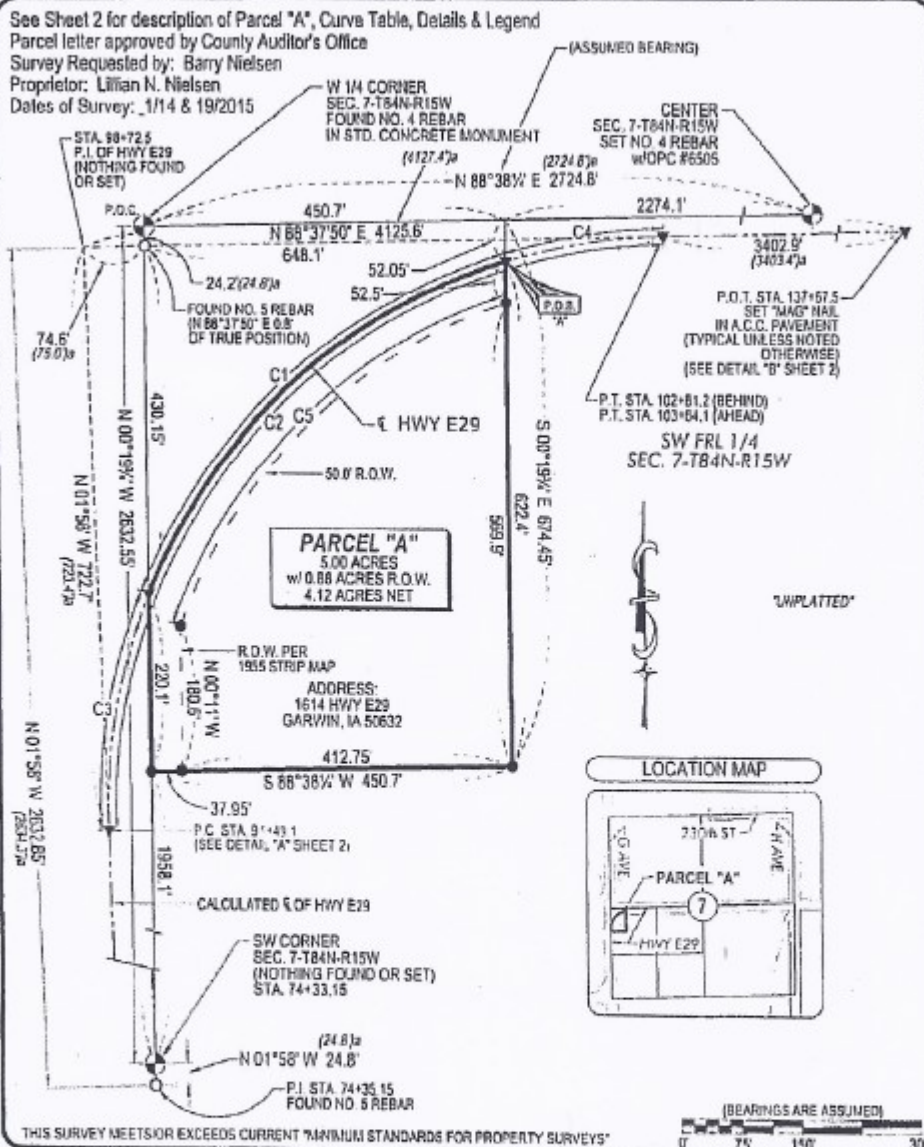
SECTION 32

1. Rowden, Timothy 6

# Acreage has been surveyed off and is not included in this auction

E-FILED 2015 OCT 29 4:12 PM TAMA - CLERK OF DISTRICT COURT

Paul H. Helland, 1107 Technology Parkway, Cedar Falls, Iowa 50613-6951, (319)-266-0161



**HES** HELLAND ENGINEERING & SURVEYING, LTD.  
1107 Technology Parkway  
Cedar Falls, Iowa 50613-6951  
(319)-266-0161

SET NO. 4 REBAR X 24" LONG WIDRANGE PLASTIC CAP #6505  
(00) RECORDED AS FILE NAME: 15-105A DWR  
SCALE: 1" = 150' PROJECT #15-105 DRAWN BY: JAL  
OPC PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)

SHEET 1 OF 2



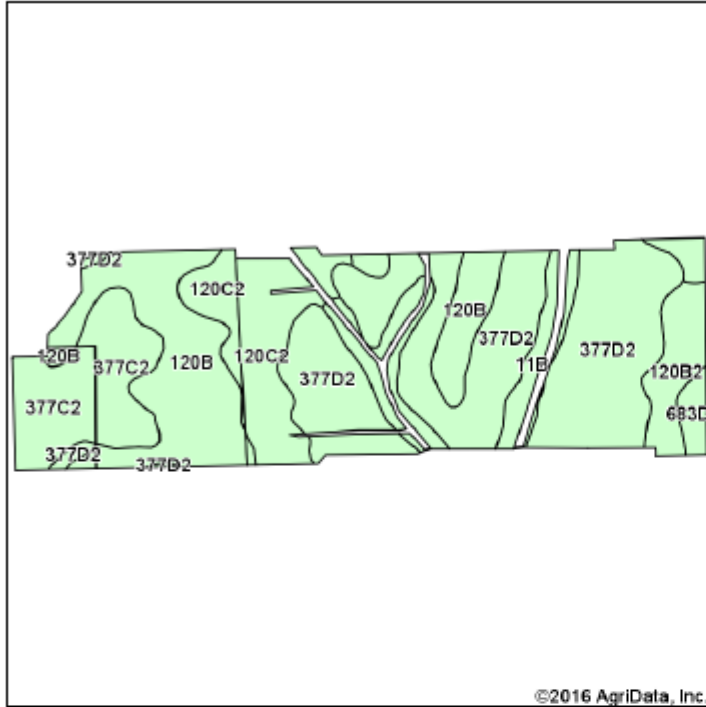
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

*Paul H. Helland* 1/29/15  
Paul H. Helland  
License Number 6505  
My license renewal date is December 31, 2015.  
All pages or sheets are covered by this seal except:

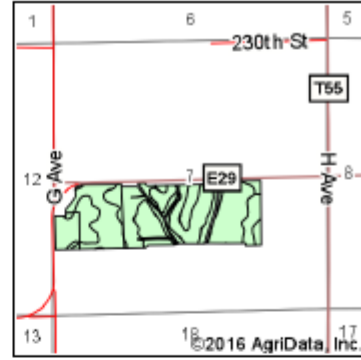
PLAT OF SURVEY  
OF  
PART OF SW FRL 1/4  
SEC. 7-T84N-R15W  
TAMA COUNTY, IOWA  
FOR  
LILLIAN N. NIELSEN



## Soils Map

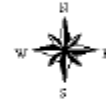


Soils data provided by USDA and NRCS.



State: Iowa  
 County: Tama  
 Location: 7-84N-15W  
 Township: Howard  
 Acres: 103.74  
 Date: 9/23/2016

Maps Provided By:  
**surety**  
ADVANCED ONLINE MAPPING  
 © AgriData, Inc. 2016    www.AgriDataInc.com



Area Symbol: IA171, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class <sup>c</sup>	CSR2**	CSR
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, moderately eroded	40.83	39.4%	IIIe	61	63
120B	Tama silty clay loam, 2 to 5 percent slopes	22.97	22.1%	IIe	95	95
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	13.19	12.7%	IIIe	85	73
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	12.72	12.3%	IIIe	87	78
11B	Colo-Ely complex, 2 to 5 percent slopes	7.25	7.0%	IIe	79	68
120B2	Tama silty clay loam, 2 to 5 percent slopes, eroded	5.22	5.0%	IIe	92	93
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	1.56	1.5%	IIIe	55	59
<b>Weighted Average</b>					<b>77.5</b>	<b>75</b>

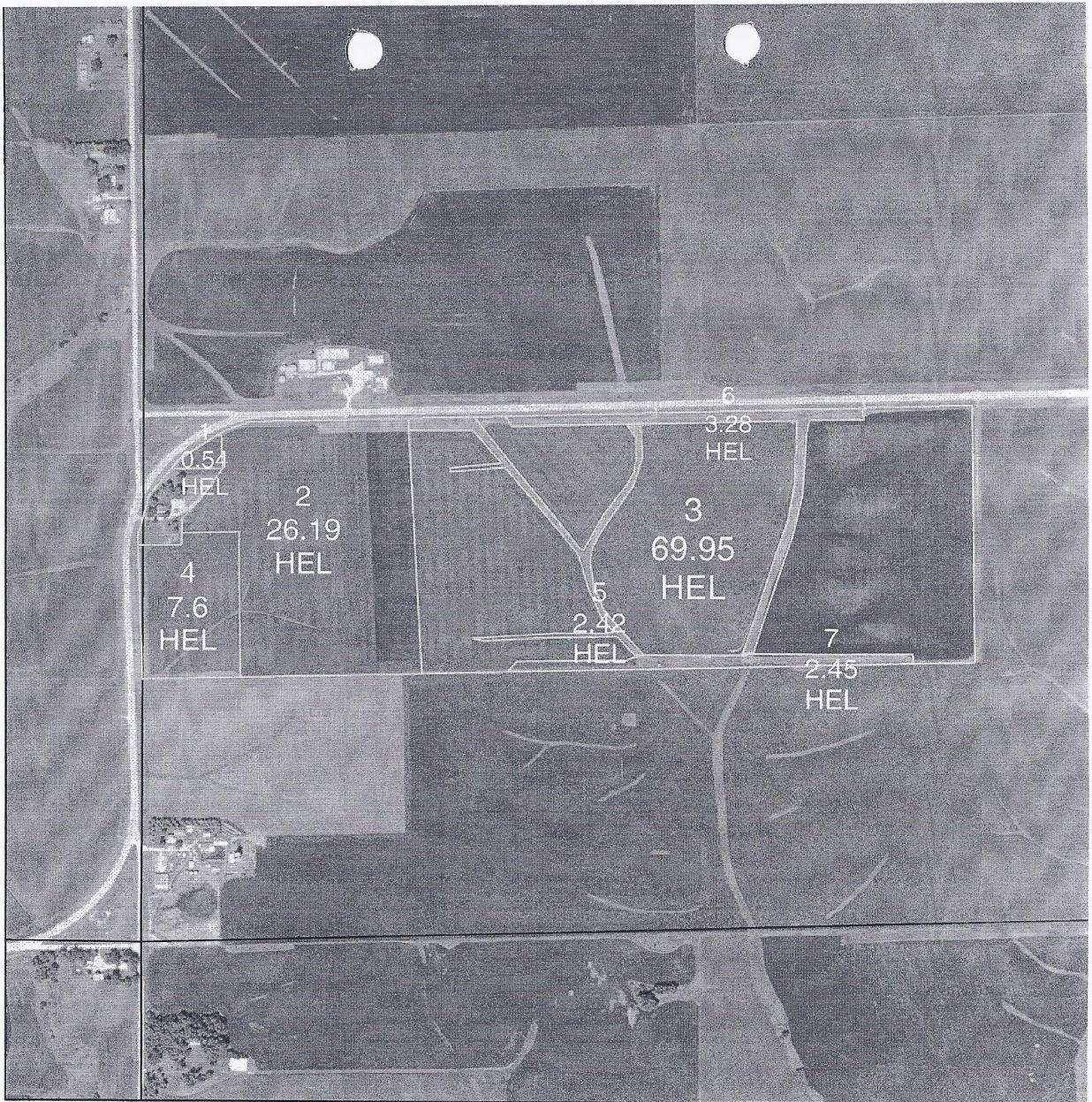
Area Symbol: IA171, Soil Area Version: 20

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

<sup>c</sup>: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





**Farm #163**  
**Tract #1350**

**Section: 7**  
**Township: Howard**

**Tama Co FSA**

March 14, 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 NR



**Tract Number** : 1350  
**Description** : SW 1/4 Sec 7 Howard **FAV/WR History** : No  
**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** : LILLIAN N NIELSEN ESTATE  
**Other Producers** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
114.41	112.43	112.43	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	112.43	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	35.20	0.00	0	127
Soybeans	14.90	0.00	0	44
<b>TOTAL</b>	<b>50.10</b>	<b>0.00</b>		

**NOTES**





