

# Appraisal & Real Estate Services

## 78 ac. +/- Prime Farm Land for Sale

- 78 Taxable Acres+/-
- 77.6 Tillable Acres+/-
- 83.9 CSR2 according to Surety Maps
- 39.3 acre corn base
- 160 bu./ac. PLC Corn Yield
- Net Taxes \$2,378/yr.
- Farm is available for 2017 crop season.
- Located 5 miles West of Garwin, Iowa



*Smaha Farms LLC*

**\$776,100**

*High Quality Productive farm located in a strong farming area, Located close to grain market on Tama/Marshall Co. Line.*



## 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 Lakin 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.







Tama County FSA

**Farm # 7157**  
**Tract # 1126**

**Marshall Co.**  
**Twp: Marion**  
**Section: 24**

March 29, 2016

**Legend**

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

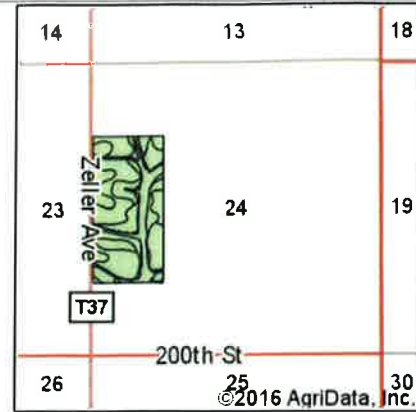
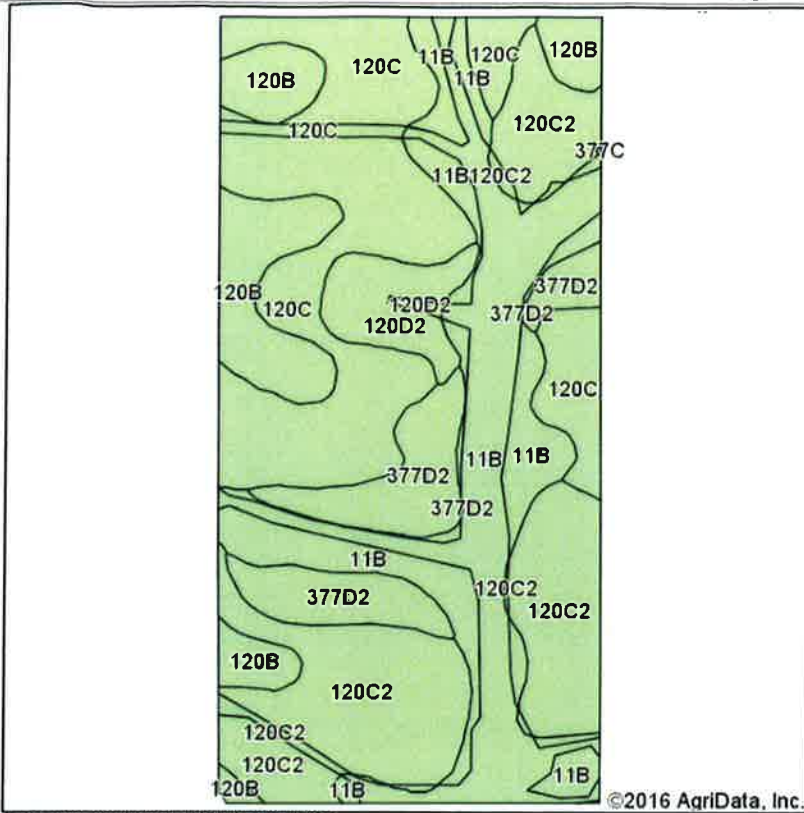


MTK

0 330 660 Feet

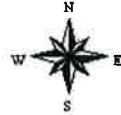
Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

# Soils Map



State: **Iowa**  
 County: **Marshall**  
 Location: **24-84N-17W**  
 Township: **Marion**  
 Acres: **77.55**  
 Date: **7/22/2016**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA127, Soil Area Version: 20

| Code                    | Soil Description  | Acres | Percent of field | Non-Irr Class *c | CSR2**      | CSR         |
|-------------------------|---|-------|------------------|------------------|-------------|-------------|
| 11B                     | Colo-Ely complex, 2 to 5 percent slopes                             | 20.32 | 26.2%            | IIIe             | 82          | 68          |
| 120C                    | Tama silty clay loam, 5 to 9 percent slopes                         | 20.32 | 26.2%            | IIIe             | 90          | 80          |
| 120C2                   | Tama silty clay loam, 5 to 9 percent slopes, eroded                 | 18.11 | 23.4%            | IIIe             | 87          | 78          |
| 120B                    | Tama silty clay loam, 2 to 5 percent slopes                         | 8.18  | 10.5%            | Ile              | 95          | 95          |
| 377D2                   | Dinsdale silty clay loam, 9 to 14 percent slopes, moderately eroded | 7.42  | 9.6%             | IIIe             | 62          | 63          |
| 120D2                   | Tama silty clay loam, 9 to 14 percent slopes, eroded                | 3.20  | 4.1%             | IIIe             | 62          | 68          |
| <b>Weighted Average</b> |   |       |                  |                  | <b>83.9</b> | <b>75.8</b> |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA  
TAMA  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 7157  
Prepared : Mar 28, 2016  
Crop Year : 2016

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : RUSKELL INC  
Farms Associated with Operator : 19-127-5200, 19-171-6038, 19-171-6040, 19-171-6731, 19-171-7157  
CRP Contract Number(s) : None

Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP  | CRP            | GRP           | Sugarcane | Farm Status              | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|----------------|---------------|-----------|--------------------------|------------------|
| 77.60              | 77.60              | 77.60                  | 0.00           | 0.00 | 0.00           | 0.00          | 0.00      | Active                   | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL  | FAV/WR History | Acre Election | EWP       | DCP Ag. Related Activity |                  |
| 0.00               | 0.00               | 77.60                  | 0.00           | 0.00 | No             | 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         | 39.30        | 0.00                        | 0          | 160       |     |
| Soybeans     | 38.30        | 0.00                        | 0          | 50        |     |
| <b>TOTAL</b> | <b>77.60</b> | <b>0.00</b>                 |            |           |     |

**REVISED**

10:55 am, Mar 28, 2016

NOTES

RECON: Split Farm 4569 into Fm7156 & 7157 due to different OW/OP. ~MTK

Tract Number : 11126

Description : NW1/4 SW1/4 Sect 34 MARION TWP, MARSHALL COUNTY FAV/WR History : No  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : SMAHA FARMS LLC  
Other Producers : None

Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                      | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 77.60              | 77.60              | 77.60                  | 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               | 77.60                  | 0.00           | 0.00 | 0.00 | 0.00                     |           |

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NOTES

- \* TERRACE CONSTRUCTION
- \* WATERWAYS
- \* FIELD TILING
- \* BULLDOZING
- \* BACKHOE & BACKFILLER
- \* SCRAPER WORK
- \* EXCAVATOR

# FIELD FARM DRAINAGE

## HOOVER DRAINAGE CO., INC.



**641**  
**479-2646**

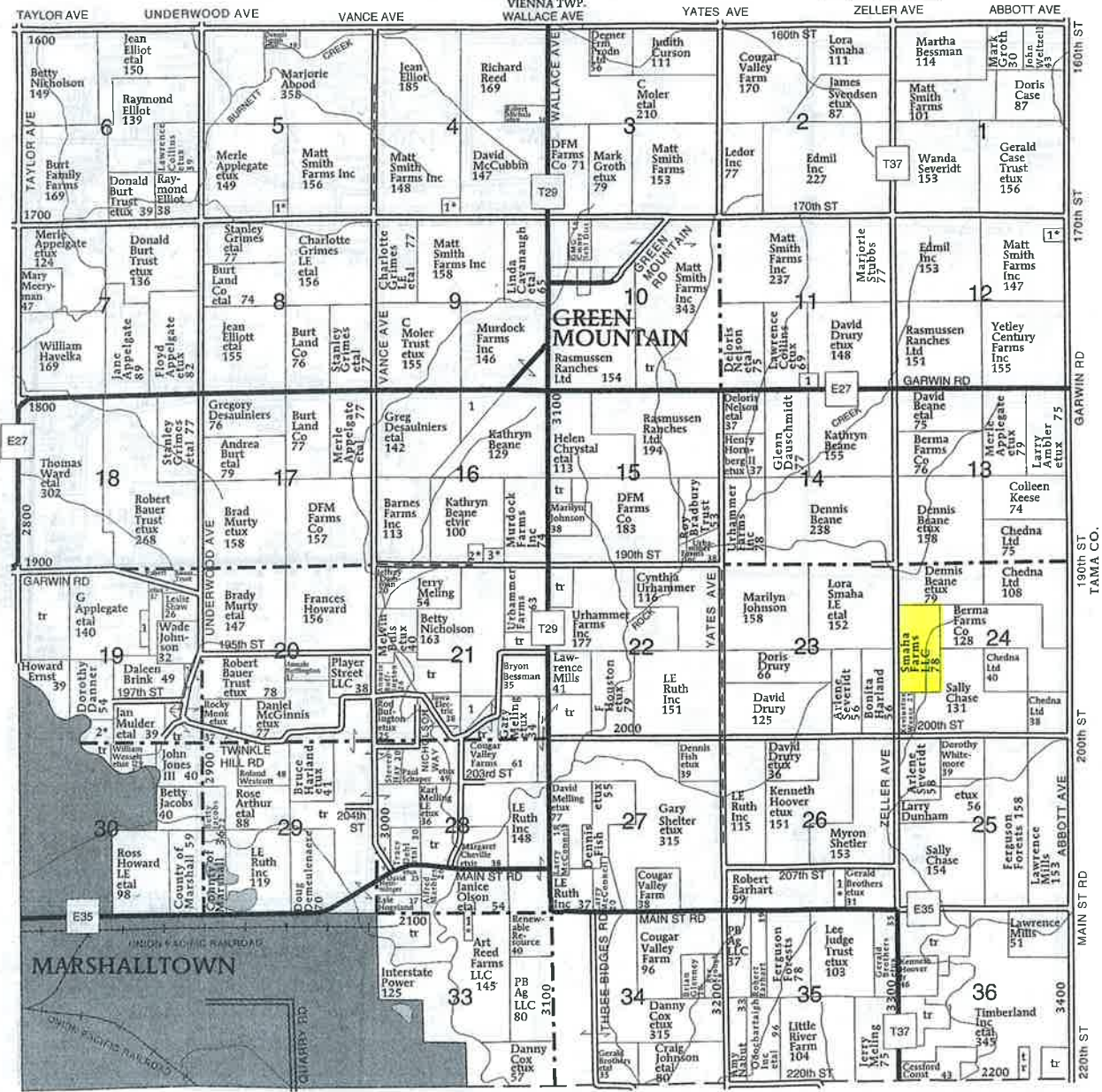
3277 270th St.  
Marshalltown, IA

OUR WHEEL TRENCHER PERMITS LOCATING EXISTING TILE LINES & CONNECTION TO THE NEW LINE

T-84-N

MARION PLAT

R-17-W



**MARION TOWNSHIP**

- SECTION 4**
- 1. Urhammer, Harold 8
- SECTION 5**
- 1. Myers, Edward 7
- SECTION 11**
- 1. Dauschmidt, Glenn 9
- SECTION 12**
- 1. Collins, Philip 9
- SECTION 16**
- 1. Marks, Kevin 7
- 2. Hilsabeck, Dave 9
- 3. Palmer, J 8

**SECTION 19**

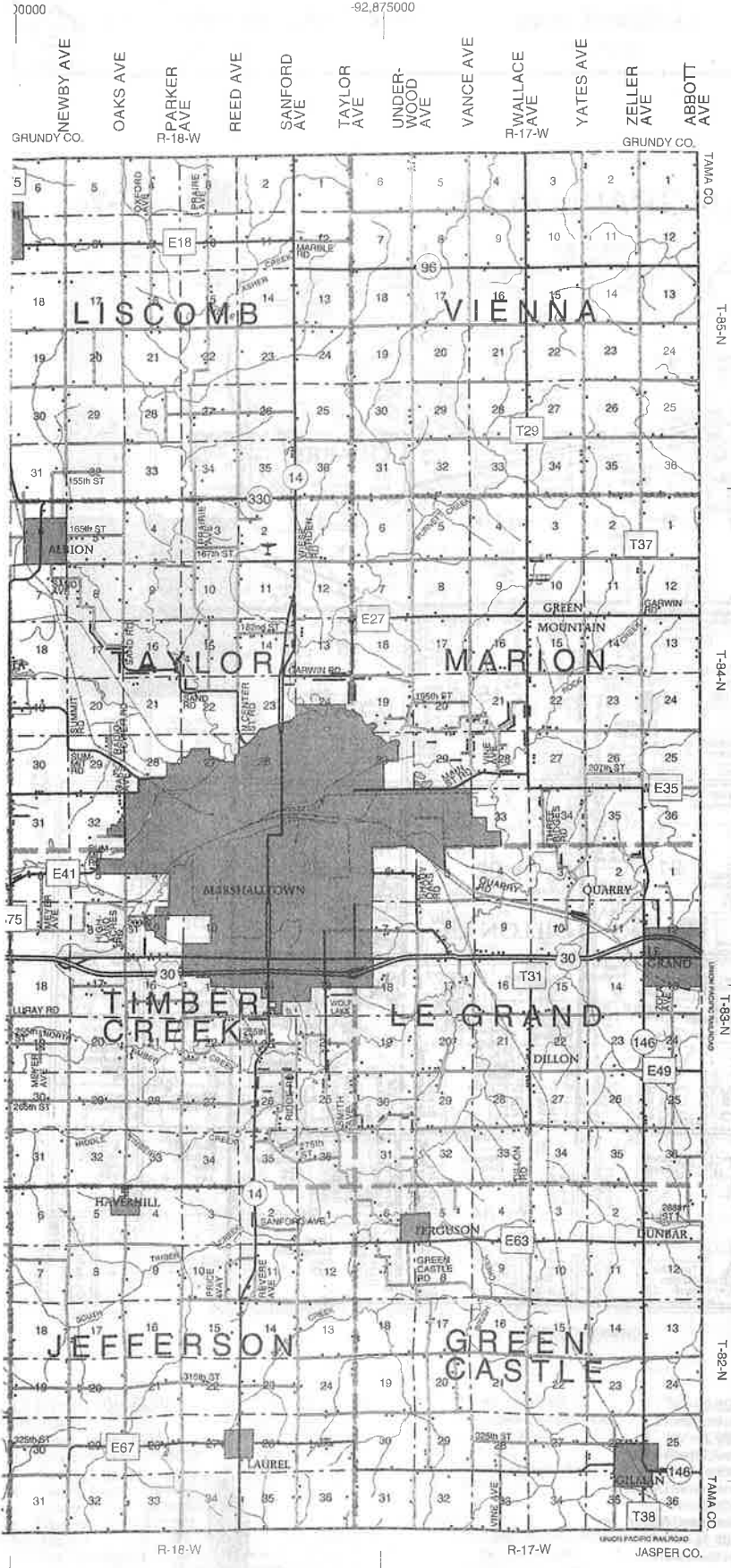
- 1. Luthro Trust, David 10
- 2. Wessels, William 13
- SECTION 21**
- 1. Lynott, Patrick 15
- SECTION 26**
- 1. Brothers, Jeffrey 14
- SECTION 28**
- 1. Olson, Janice 6

LE GRAND TWP.

# Iowa



MARSHALL CO., IA



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**CONSENT TO DUAL AGENCY**

(To be signed by Seller/Buyer at time specific assistance is first provided)

The term "Seller" shall hereinafter refer to Seller, Landlord, or Optionor. The term "Buyer" shall hereinafter refer to Buyer, Tenant, or Optionee.

I have read and understand paragraph IV, Consensual Dual Agency of the Company Policy/Agency Disclosure and Acknowledgement and hereby agree to Consensual Dual Agency representation in those situations.

|                |            |                                  |                    |
|----------------|------------|----------------------------------|--------------------|
| Buyer _____    | Date _____ | <i>X Smaha Farms LLC</i>         | Date <u>8/9/16</u> |
|                |            | Seller DocuSigned by:            | Date               |
|                |            | <i>Cathy Smaha</i>               | 8/9/2016           |
| Buyer _____    | Date _____ | Seller 120PBF2542A3468...        | Date _____         |
| Company _____  |            | Appraisal & Real Estate Services |                    |
|                |            | Company                          |                    |
| Licensee _____ | Date _____ | <i>[Signature]</i>               | Date <u>8/9/16</u> |
|                |            | Licensee                         | Date               |

**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** Smaha Farms LLC, Marion 24, Marshall County, Iowa

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, groundwater 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 this 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

- Buyer Exclusive Agency
- Consensual Dual Agency
- Self Representation

Listing Company/Licensee

- 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 _____ |
| Selling Company _____ |            | Appraisal & Real Estate Services |            |
|                       |            | Listing Company                  |            |
| Licensee _____        | Date _____ | Licensee _____                   | Date _____ |