

# FARM FOR SALE

154.08 ac. +/- Farm Land for Sale

- 154.08 Taxable Acres+/-
- 137.53 Tillable Acres+/-according to FSA
- 71.4 CSR2 according to Surety Maps
- 132.7 acre corn base
- 160 Bushel per acre PLC Corn Yield
- Net Taxes \$4,902/yr
- Farm is available for 2021 crop season.
- Located 3 miles North of Toledo, Iowa



Kajer Farm

\$1,062,600

Great chance at a farm in strong area!

Full Packets of Information at: www.ares-ia.com

www.midwestlandauctions.com

# Appraisal & Real Estate Services

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Traer, Iowa 50675

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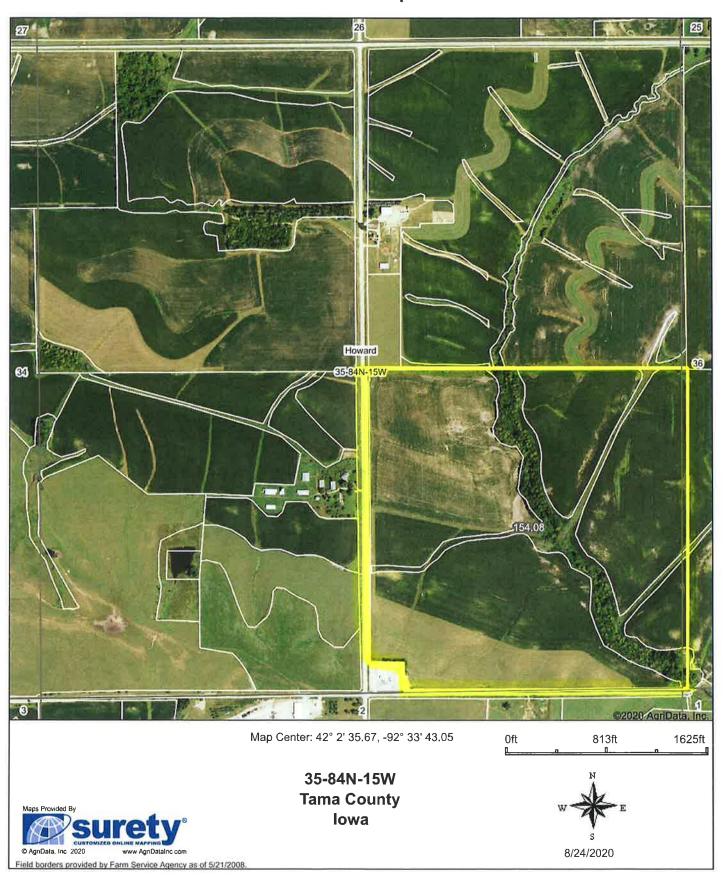
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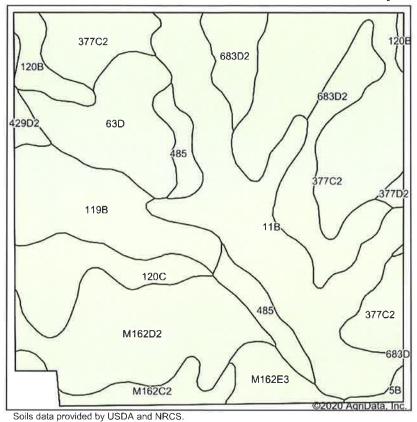
The information gathered for this brochure is from sources deemed reliable, but cannot be Guaranteed by Appraisal & Real Estate Services or its staff.

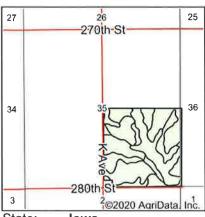
8/24/2020 FSA Map

## **Aerial Map**



### Soils Map





State: Iowa County: **Tama** 

Location: 35-84N-15W

Township: Howard Acres: 154.08 8/24/2020 Date:





Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR	*n NCCPI Soybeans
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	32.77	21.3%	Ille	85	73	63
11B	Colo-Ely complex, 0 to 5 percent slopes	29.62	19.2%	llw	86	68	76
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	20.00	13.0%	IVe	57		65
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	15.06	9.8%	Ille	55	59	56
119B	Muscatine silty clay loam, 2 to 5 percent slopes	13.99	9.1%	lle	95	95	89
63D	Chelsea loamy fine sand, 5 to 14 percent slopes	12.50	8.1%	VIs	5	11	28
120C	Tama silty clay loam, 5 to 9 percent slopes	8.97	5.8%	llle	90	80	77
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	5.93	3.8%	llw	76	92	74
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	4.53	2.9%	llle	82		69
M162E3	Downs silty clay loam, till plains, 14 to 18 percent slopes, severely eroded	4.23	2.7%	Vle	39		50
120B	Tama silty clay loam, 2 to 5 percent slopes	3.78	2.5%	lle	95	95	80
429D2	Downs-Lamont complex, 9 to 14 percent slopes, moderately eroded		0.9%	Ille	42	48	58
5B	Ackmore-Colo complex, 2 to 5 percent slopes	0.73	0.5%	llw	77	68	69
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	0.63	0.4%	Ille	62	63	61
**IA has updated the CSR values for each county to CSR2. Weighted Average							*n 66

<sup>\*-</sup> CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

Soils data provided by USDA and NRCS.

<sup>\*</sup>n: The aggregation method is "Weighted Average using all components"

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



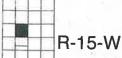
## FOR COUNTIES AND PRODUCTS AVAILABLE VISIT OUR WEB SITE AT:



www.farmandhomepublishers.com



### **HOWARD PLAT**



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Starck Starck	Triple H Farms 78 11* Steven Woehlk etal 169	Triple H Farms Corp 175	Axe Doll Stanley Podhalsky 79	Bruce Thomsen etux 87 Louisa Cooper 78	Brainiac Inc 100	Brainiac Inc 156	Shele Anderson 3: Bennie Halupnik 40	Roger Wacha	Roger 4 Boerm 152	Scott Krupeth Stroh- behn stroh- behn behn ehnz 40 tux Kenneth Strohbehn 119	Dorothy Pecenka 70 Mark Kucera etux
Evelyn Voege 117 James Harms etal		Robert Kienzie etux 152	lames Has etux 79 Roger Wacha ir etux 77	Podsky LLC 156	Sky Farms Inc 79 Boerm Family LP 77	Sky Farms Inc 151	Lawrence Podhajsky Trust 79 Chete tophe Boern chux 18 35	Jean Dostal 235	Moger Jr	Jeff Jesina etux 113	William Jestina Trust etux 157
omes andquist hux 9 faxine usch 8	Double R Farms Inc 77	James Sandquist etux 148	Podsky LLC 75 Double R Farms Inc 74	Podsky (LLC (200	Sky Farms Inc 227	Sky Farms Inc 182	Roy Boerm Trust etal 152	Jean Dostal Property 179	Carol Roger Wacha etal at 138 ctus 100	Bosier 72 Dick Paustlan	Winona Paustian 79 Lillian Kuccera
farms	Il 112 Ullen Starck tal	ozgile addin yicki kemaster 78	Cheryl Vivian Hill Trust 79 Trust 79	Laverne Wegmer etal	Bennek LLC 79	Mid Iowa Coop 34 Bennek LLC 78	Sam Mattingly Trust etux 130	Roy Bourne Ctal Ctal Ctal Ctal Ctal Ctal Ctal Ctal		Doris Lacks Trust 38 Davi Chiz Logi ctux 118	d Kevin
awrence Mason 40	Julic Upah 158	Elsie Dutoit 79	Peter Zmolek 160	Alan Kouba etux 79 Peter Zmolek 79	Ronald Groth etux Trust 78 JDM 2 LLC 78	Sam Mattingly Trust	David Jencks etal 76	David Jeneks etal 79 Mi Jo Farms Ltd 79	Garret- son Acres LC 19 Alice Chizek 39	John- Son etal 40	lames estna estna 236
Doc Farring 274		Double R Farms Inc 384		Sam Mattingly X Trust X etux =	Kyle Mattingly 157	1 377		A LUCY COLUMN TO THE COLUMN TO	James Jesina etux 77 Franklin Bro etux 75	245th ST ≥ Lori ≥ Lori ≥ Iohnson → etal 78 Franklin Byo ctux 79	Brett Bro ctux 159
ouglas oberts ux 27	Double R Farms Inc 77	156	Renald Groth Irost	Sach Mattingly Trust ofux 235		Melyin Thede etal Trust 75 Adam Mattingly 69 1	Sam Mattingly Frust etux 224	Rita III Dostal 2 78 × Sam Mattingly Trust ctux 119	Joe Lyon etux Lyon etux	JOM JIDM 2 LLC 120	lowa Conservation Commission 160
Stever Aldric etux 234	Mark Kouba etal 77	Mark Kouba etal 152	Mark Halverson 106 116	Lee square Area 28	Davis Trust etal 235	Davis property of the stall of	Ray Sells ctux 79	Steven Gestach etwa 19 Ariene Gerlach 80	JDM 1 LLC 68 Martin Chris- tensen 44 44 44 44	lames Chris Hilas Husak etux 79 77	Mildred Doleral 77 Martha Doleral
Steven Aldrici 264	Kajer Farms LLC 100	Mark Kouba etal 76	John Halverson Trust 77	Oralg Caler tus	Matthew Bro ctux 193	Franklin Bro etux 29,2	Ray Sells etux 77 Daniel Parizek ctux 78	Eric Lyon Trust etal 153	G Lyon etal 156	Christopher Husak etux 156	Mildred Doleral 77 Douglas Doleral etux 79
Steven Aldrich ehux 215		Craig 2  Kajer 2  Kaj	Laring and a state of the state	Gouba dux 19 Mary Lou Prusha 234	ishro- ishro- Post Island Island	trainer Arlema Gerhach St. 25	Stuart Lyon	Peter Wobeter etux 117 Xajer Farms ILC 130	Leonard Husak Thusak Husak Husak etux 78	Alan, Zmolek 156	Zmolek Farm LLC 156
ey 1 Story	109	Richard Shaw 75	Paul Manfull LE tal 147 Paul 1	1* 2* Alar Kou	72 17 11 78 G	G Lyon Trust 179	Margaret Lyon Trust 76	Curtis Kajer 137	Lyon Trust etal 145	Alan Kouba etux 34  Joyce Skala 40	Nadine Klelss 156
Roper Ferriss etal 118	Span	F 9	McFate Family Farm 261	Judy Koni etal 151	cek Frust	275th ST	Kajer Farms LLC 231	Kajer Farms LLC ~	-	JDM 2 LLC 358	W AVE

TOLEDO TWP.

#### **HOWARD TOWNSHIP**

SECTION 1 1. Novak, John 6

Thomsen Trust, Leroy etux 11
SECTION 9

1. Aneweer, Daniel etux 9

SECTION 10

1. VanHouweling Property
LLC 20

SECTION 15
1. Hoskey, Martin etux 13
2. State of Iowa 5

SECTION 17 1. Shope, Stacey 8

SECTION 20 1. Sheetz, Daniel etux 8 SECTION 22

Faircloth, William etux
 10

SECTION 26 1. Lyon, Eric etux 5 SECTION 28 1. McKenzie, Albert etux

14 SECTION 29

1. Kouba, Mark etux 15 SECTION 30 1. Kouba, Alan etux 12

SECTION 31
1. Steveson, Paul 11
SECTION 32
1. State Conservation

Commission 21
2. Gray, Rodney etal 9
SECTION 33
1. Manfull LE, Paul etal 9

2. McKenzie, Albert etux 5 SECTION 35 1. Dvorak, Terry 11



### Tama County, Iowa





Wetland Determination Identifiers

Tract Boundary

lowa Roads

Restricted Use

Cropland

Limited Restrictions

Exempt from Conservation Compliance Provisions

Tract Cropland Total: 137.53 acres

2020 Program Year
Map Created April 10, 2020

Farm 7274 Tract 1867

Compliance Provisions
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FARM: 7274

U.S. Department of Agriculture Farm Service Agency Crop Year: 2021 Prepared: 10/5/20 9:02 AM

**Abbreviated 156 Farm Record** 

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records. Report ID: FSA-156EZ Page: 2 of 3

Other Producers: KAJER, CURTIS A

Tama lowa

Tract Number: 1867 Description SE1/4 Sec.35 Howard

**FSA Physical Location:** Tama, IA ANSI Physical Location: Tama, IA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

SOYBEANS	CORN	Crop		State Conservation		Farmland
0.2	132.7	Base Acreage	0.0	Other Conservation	137.53	Cropland
<b>ن</b>	<del>-</del>		137.53	Effective DCP Cropland	137.53	DCP Cropland
36	160	PLC Yield			0.0	WBP
0.00	0.00	CCC-505	0.0	Double Cropped	0.0	) WRP
			0.0	MPL/FWP	0.0	EWP
			0.0	Native Sod	0.0	CRP Cropland
					0.0	GRP

Owners: KAJER FARMS LLC Total Base Acres:

132.9

Other Producers: KAJER, CURTIS A

### 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 Kajer Farm Section 35, Howard Township, Tama Co, IA (154.08 acres+-)
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 the Agency Disclosure Agreement and confirmation of the representation being provided.

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	Listing Company/Licensee					
y	Seller Exclusive Agency Consensual Dual Agency Self Representation					
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Date	Seller	Date				
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Date	Seller	Date				
Date	Seller	Date				
-	Appraisal & Real Estate Services Listing Company					
Date	Licensee	Date				
	Date  Date  Date	Listing Company/Licensee  Seller Exclusive Agency Consensual Dual Agency Self Representation  THIS DOCUMENT, CONSULT AN ATTORNEY.  Date Seller  Date Seller  Date Seller  Appraisal & Real Estate Services Listing Company				