

LAND AUCTION

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

153.53 Acres m/l, Tama County, IA

Parcel 1-153.53 Acres m/l



Date: November 15, 2018

Time: 10:05 am

Auction Site: Dysart Community

Building

Address: 418 Main St. Dysart, IA

52224

Auction Information

Method of Sale:

This property will be offered at PUB-LIC AUCTION. The bid will be per acre and will be multiplied by their respective acres, (Parcel 1: 153.53 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.

Seller:

Synhorst Farm

Agency:

Appraisal and 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 November 15, 2018. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before January 17, 2019. 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 January 17, 2019. Formal termination of the lease has been made.

Buyer will take full possession at closing, January 17, 2019 subject to lease that expires March 1, 2019. Sellers have every intension of selling this property, but reserves the right to reject any and all bids.

Possession:

At Closing on or before January 17, 2019 subject to lease that expires March 1, 2019.

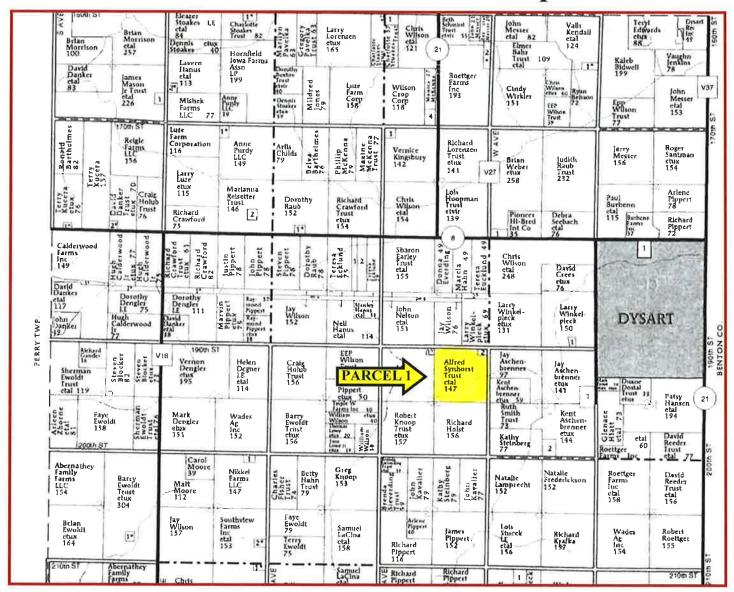
<u>Farm Located:</u> Section 22 of Clark Township in Tama County, Iowa. Farm is located 1 mile west of Dysart, Iowa.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by ARES or its staff.

Jammie W. Howard, Broker
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www.appraisalandrealestateservices.com

Contact for more Information:
Appraisal & Real Estate Services
504 Second St Traer, IA 50675
Office: 319-478-2990

Plat Map: All Parcels



Announcements:

Property information provided herein was obtained from sources deemed reliable, but Appraisal and 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 own conclusions. The property is being sold "As Is—Where Is" and the buyers are purchasing subject to any easements or restrictions recorded.

Any announcements made auction day by Appraisal and Real Estate Services 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 Photo: Parcel 1



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FSA Farm Data: Parcel 1

Operator Name

Farms Associated with Operator

19-171-3949, 19-171-5287, 19-171-6361, 19-171-6419, 19-171-6645, 19-171-7295

CRP Contract Number(s)

None

Recon ID

None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
148.03	148.03	148 03	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	148.03	0.00		0.00		0.00	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	70 60	0.00	0	180	
Soybeans	64 00	0.00	0	53	

TOTAL

134.60

0.00

NOTES

Tract Number

: 10321

Description

NE1/4 Section 22 Clark

FSA Physical Location : ANSI Physical Location : IOWA/TAMA

IOWATAMA

BIA Unit Range Number :

HEL Status

: NHEL No agricultural commodity planted on undetermined fields

Wetland Status

: Wetland determinations not complete

WL Violations

Owners

: A P SYNHORST TRUST, PAUL C SYNHORST, LYNN E KATZ

Other Producers Recon ID

None None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	
148 03	148.03	148 03	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	148.03	0.00	0.00	0.00	0.00	0.00	

DCP Crop Data

Tract 10321 Continued ...

TOTAL

134.60

0.00

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, manital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities.

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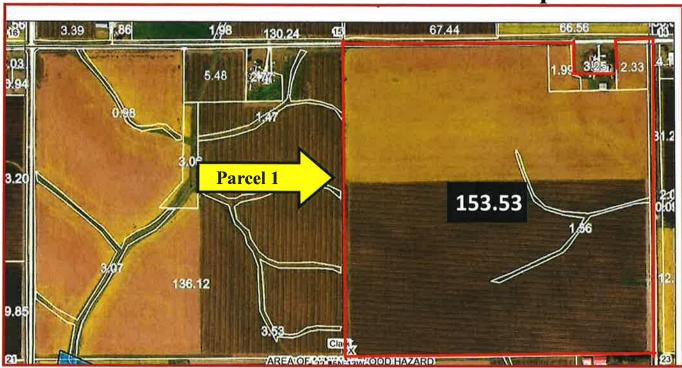
Keith Sash, Auctioneer

Cell: 641-751-8541

Jason Lekin, Agent/Auctioneer

Cell: 641-751-4227

Aerial Photo/Soil Map: Parcel 1



Property Information: Parcel – 153.53 Acres m/l

- 153.53 acres taxable +/-
- 153.53 acres tillable +/-
- No CRP
- Tillable CSR2 94

Legal Description:

NE1/4 Except Parcel 'C', Section 22, Township 85 North, Range 13 West of 5th P.M., Tama County, Iowa. Actual legal to be determined by abstract.

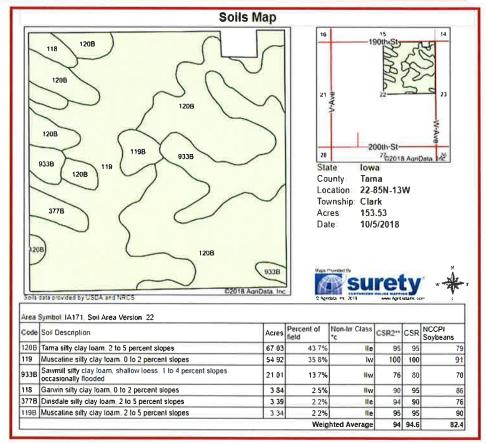
Real Estate Taxes—Estimated:

\$5,278/year

FSA Data- Estimated:

Two parcels being combined so farm will need to be recertified.

Total tillable acres are estimated.



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Parcel 1: Photos





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- Successful Record Auctioning Farm Land with Online Bidding
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