



**Appraisal &
Real Estate
Services**

504 Second St. Traer, IA 50675

LAND AUCTION

87.75 Acres m/l, Tama County, IA

Hinegardner LLC



Date: Friday Sept 5, 2025

Time: 11:00 am

Auction Site: Tama Livestock

Auction Tama, IA

Method of Sale:

This property will be offered at PUBLIC AUCTION. Property will be offered in 3 Tracts The bid will be per acre and will be multiplied by respectable 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. Auctioneer, reserves the right, to make final decision that all bidders have had ample time to place bids, either in person or online. Auction company is not responsible for any technical difficulties with internet access or hardware related issues

Seller:

Hinegardner LLC

Agency:

Appraisal & 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 Sep 5, 2025. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before Nov 3, 2025. 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 or before Nov 3, 2025.

Sale is subject to terms and provisions of existing farm lease until Mar. 1, 2026 with seller retaining all of the 2025 Cash Rent.

Formal termination has been completed for the 2026 crop year. Sellers have every intension of selling this property, but reserves the right to reject any and all bids.

Possession:

At Closing on or before Nov 3, 2025 Subject to lease until Mar. 1, 2026

Farm Located:

Sect. 2 & 11 Indian Village Township Tama County, Iowa

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

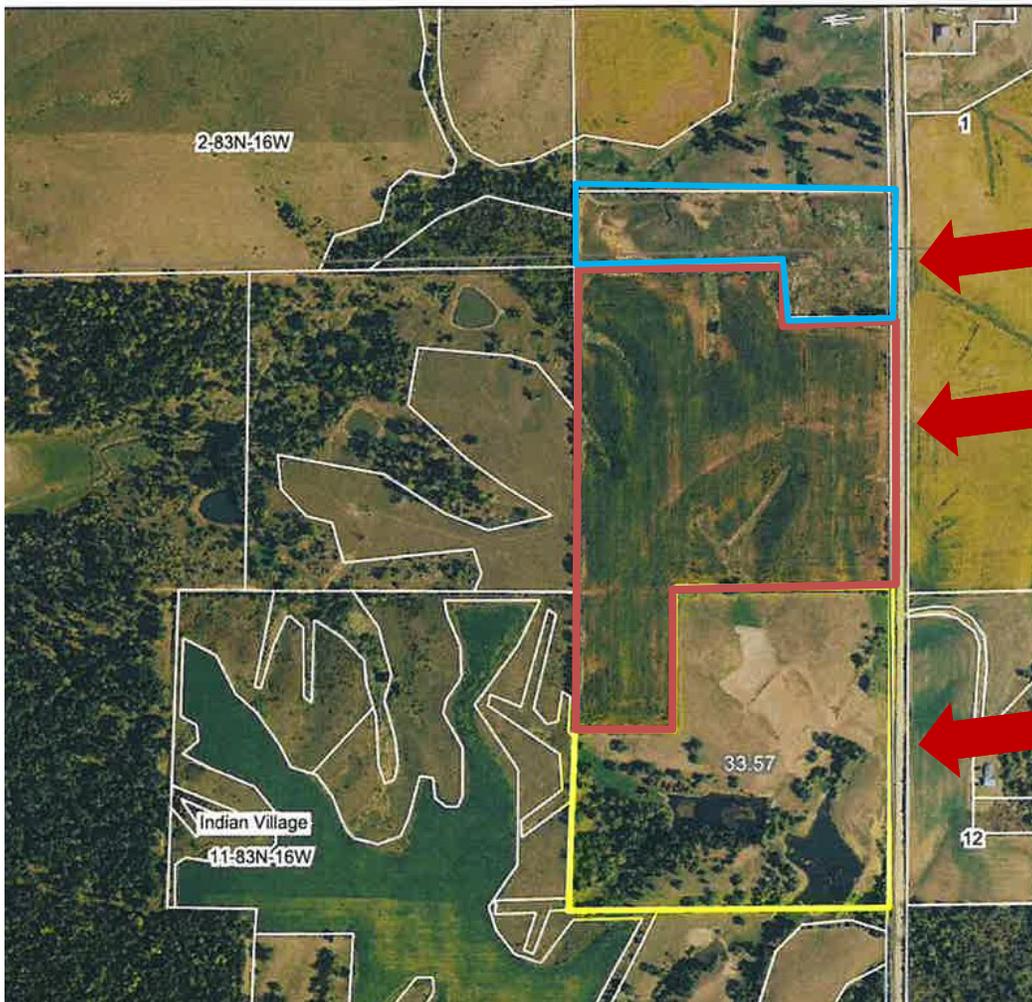
View auction details, updates, and more pictures at midwestlandauctions.com or appraisalandrealestateservices.com

CONTACT FOR MORE INFO
**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



PLAT MAP



Tract 3: 11.46 Acres+/-
Subject to Survey

Tract 1 42.72 Acres +/-
Subject to Survey

Tract 2 33.57 Acres+/-
Subject to survey

 <p>Appraisal & Real Estate Services</p> <p><i>"Professional and Experienced People Giving You Results"</i></p>	<p>Jammie W. Howard 319-231-4484 Certified General Real Estate Appraiser, Real Estate Broker Jason Lekin Real Estate 504 Second Street Traer, Iowa 50675 (319) 478-2990 Fax: (319) 478-2991 Toll Free: (877) 844-SOLD Email: jwhoward@ares-ia.com</p>
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Announcements:

Property information provided herein was obtained from sources deemed reliable, but Appraisal & 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 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.

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AERIAL MAP



2025 Program Year

Map Created April 11, 2025

Farm 4117

Tract 2127

Total: 56.27 acres

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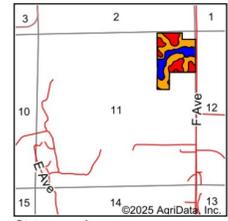
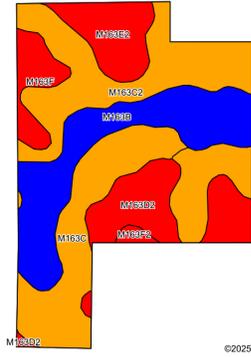
FSA FARM DATA

Tract Number	: 2127
Description	: NE1/4 Section 11 Indian Village
FSA Physical Location	: IOWA/TAMA
ANSI Physical Location	: IOWA/TAMA
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	: HINEGARDNER LLC
Other Producers	: HEMPY FARMS, NORTH STAR FISH HATCHERY
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
126.60	56.37	56.37	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	56.37	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	12.75	0.00	135
Soybeans	12.71	0.00	40
TOTAL	25.46	0.00	

SURETY SOIL MAP



State: Iowa
 County: Tama
 Location: 11-83N-16W
 Township: Indian Village
 Acres: 42.13
 Date: 7/23/2025

Area Symbol: IA171, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	Bromegrass alfalfa AUM	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Soybeans	
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	12.55	29.8%		IIIe	78		1	9	4	3	69
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	9.56	22.7%		Ile	84		1	9	4	3	78
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	8.01	19.0%		IIIe	79		1	9	4	3	77
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	5.65	13.4%		IIIe	47						62
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	3.64	8.6%		IVe	36						58
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	2.22	5.3%		VIe	21						46
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	0.50	1.2%		VIe	18						42
Weighted Average						3.05	67.5	0.7	6.4	2.9	2.1	*n 69.1

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