



**Appraisal &  
Real Estate  
Services**

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

# Farm For Sale

**102.81+/- GROSS ACRES**

**72.71 ACRES CROPLAND**

**72.64 ACRES ENROLLED IN  
CRP TIL SEPT 30, 2019  
-AGENT HAS CRP CONTRACTS  
FOR INSPECTION.  
-ANNUAL PAYMENT: \$10,388**

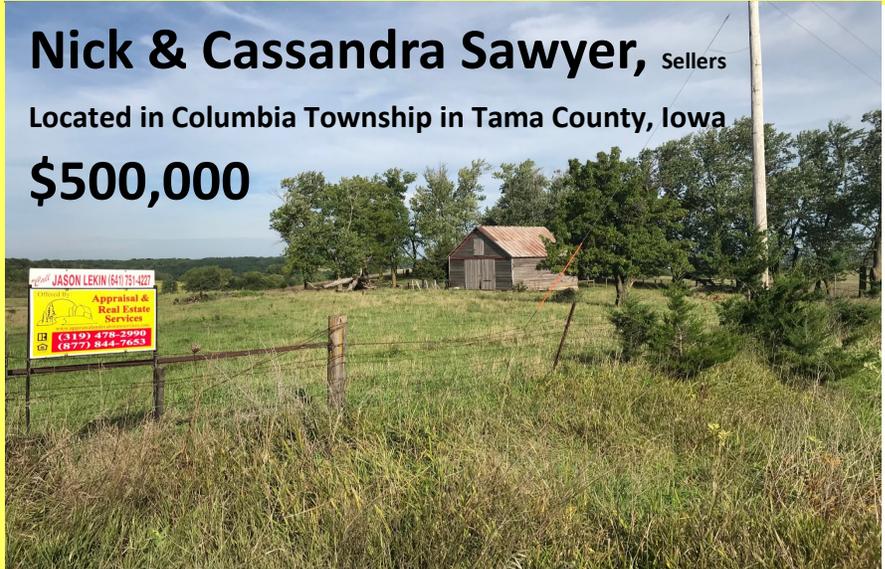
**51.2 CSR2 ON TILLABLE  
ACRES, ACCORDING TO  
SURETY**

**ANNUAL TAXES \$1788.00**

**Nick & Cassandra Sawyer, Sellers**

Located in Columbia Township in Tama County, Iowa

**\$500,000**



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

*Midwestlandauctions.com*

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

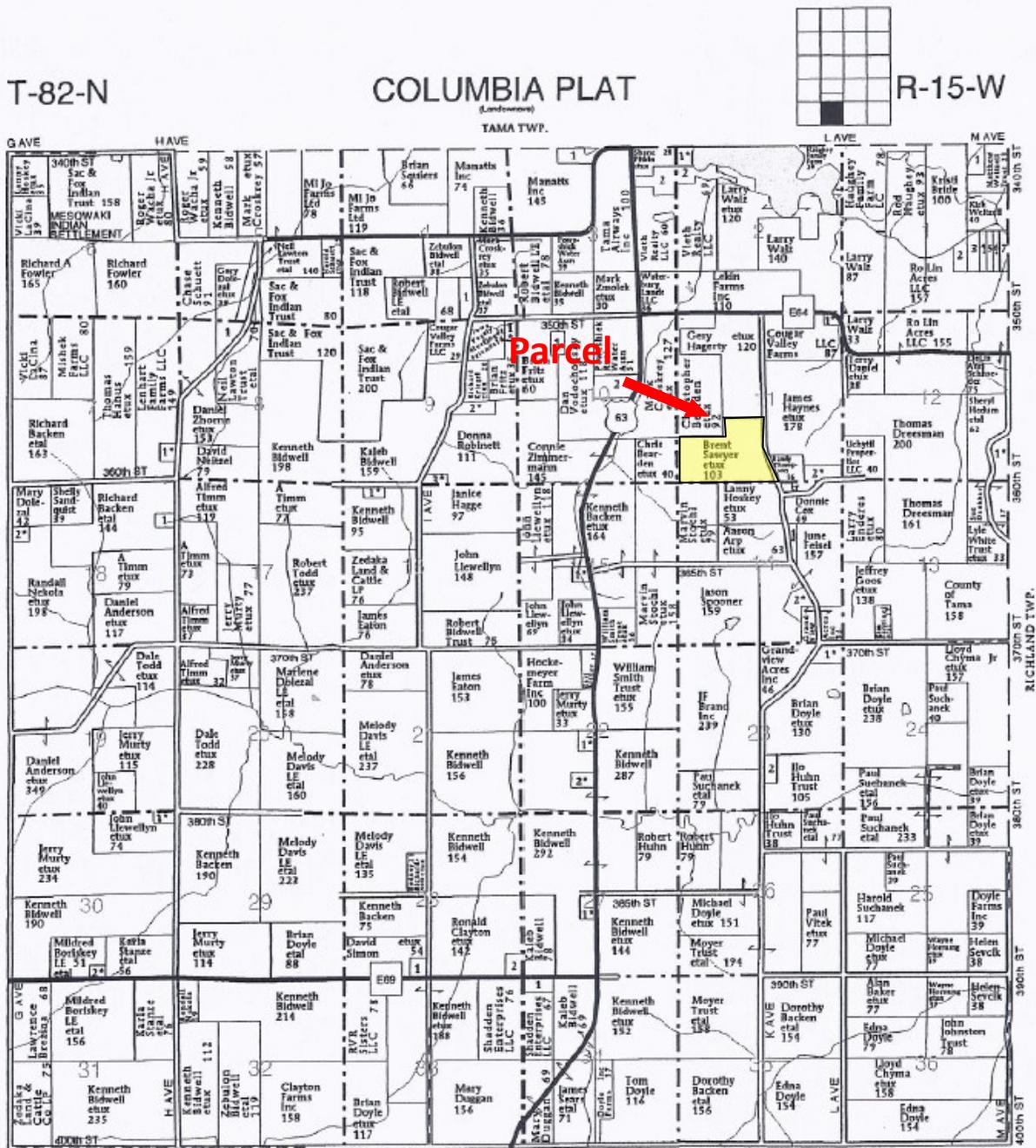


# Appraisal & Real Estate Services

JAMMIE W HOWARD 319-231-4484  
CERTIFIED GENERAL REAL ESTATE APPRAISER REAL ESTATE BROKER  
JASON LEKIN 641-751-4227  
AUCTIONEER/AGENT

504 Second Street Traer, Iowa 50675  
Toll Free (877) 844-SOLD

319-478-2990 Fax 319-478-2991  
Email: [jwhoward@ares-ia.com](mailto:jwhoward@ares-ia.com)





**Legend**  
 Non-Cropland   
  CRP   
  Iowa PLES  
 Cropland   
  Trust Boundary   
  Iowa Roads

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

**Tract Cropland Total: 72.71 acres**

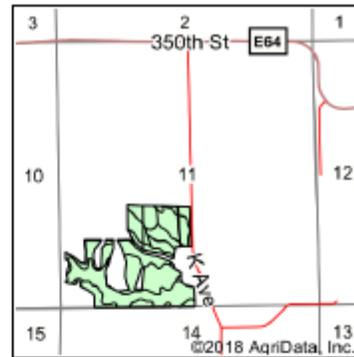
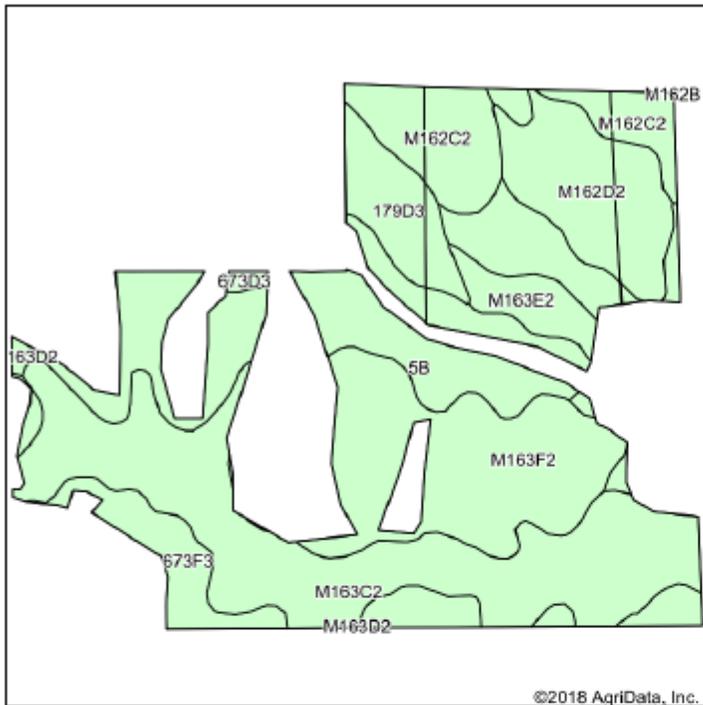
**2018 Program Year**  
 Map Created March 07, 2018

**Farm 4216**  
**Tract 2846**

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).

USDA is an equal opportunity provider, employer, and lender.

## Soils Map



State: **Iowa**  
 County: **Tama**  
 Location: **11-82N-15W**  
 Township: **Columbia**  
 Acres: **72.77**  
 Date: **9/4/2018**



Area Symbol: IA171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Cor n	Soybeans	Oats	Bromegrass alfalfa	NCCPI Soybeans
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	23.24	31.9%	IIIe	76		9	3	4	1	65
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	16.88	23.2%	VIe	18						41
5B	Ackmore-Colo complex, 2 to 5 percent slopes	7.08	9.7%	IIW	66	68					64
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	7.03	9.7%	IVe	57						59
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	6.21	8.5%	IIIe	82						63
673F3	Timula silt loam, 18 to 25 percent slopes, severely eroded	5.74	7.9%	VIIe	5	25					30
179D3	Gara clay loam, 9 to 14 percent slopes, severely eroded	3.65	5.0%	VIe	40	40					39
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	2.43	3.3%	IVe	36						56
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.26	0.4%	IIIe	47						61
673D3	Timula silt loam, 9 to 14 percent slopes, severely eroded	0.25	0.3%	IVe	20	55					44
<b>Weighted Average</b>					<b>51.2</b>	<b>-</b>	<b>2.9</b>	<b>1</b>	<b>1.3</b>	<b>0.3</b>	<b>54.1</b>

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

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

\*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 : 4216  
Prepared : Sep 4, 2018  
Crop Year : 2018

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : BRENT NICHOLAS SAWYER  
Farms Associated with Operator : 19-171-4216  
CRP Contract Number(s) : 2671B, 3035B, 3168B  
Recon ID : None

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
103.10	72.71	72.71	0.00	0.00	72.64	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	0.07	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	None	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP

**NOTES**

Tract Number : 2846  
Description : SW1/4 Section 11 Columbia  
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 : BRENT NICHOLAS SAWYER, CASSANDRA M SAWYER  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
103.10	72.71	72.71	0.00	0.00	72.64	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	0.07	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

**NOTES**