



Appraisal &
Real Estate
Services

504 Second St. Traer, IA 50675

LAND AUCTION

78.62 Acres m/l, Tama County, IA Dick Paustian Estate



Date: Thursday June 16, 2022

Time: 10:05 am

Auction Site: Tama Livestock

Auction Tama, IA

Method of Sale:

This property will be offered at PUBLIC AUCTION. The bid will be per acre and will be multiplied by 78.62 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:

Dick Paustian Estate

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 June 16, 2022. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before Sept 1, 2022. 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 Sept. 1, 2022.

Sale is subject to terms and provisions of existing farm lease until Mar. 1, 2023, with seller retaining all of the 2022 Cash Rent.

Formal termination has been completed for the 2023 crop year. Sellers have every intention of selling this property, but reserves the right to reject any and all bids.

Possession:

At Closing on or before Sep. 1, 2022
Subject to lease until Mar. 1, 2023

Farm Located:

Sect. 12 Howard 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

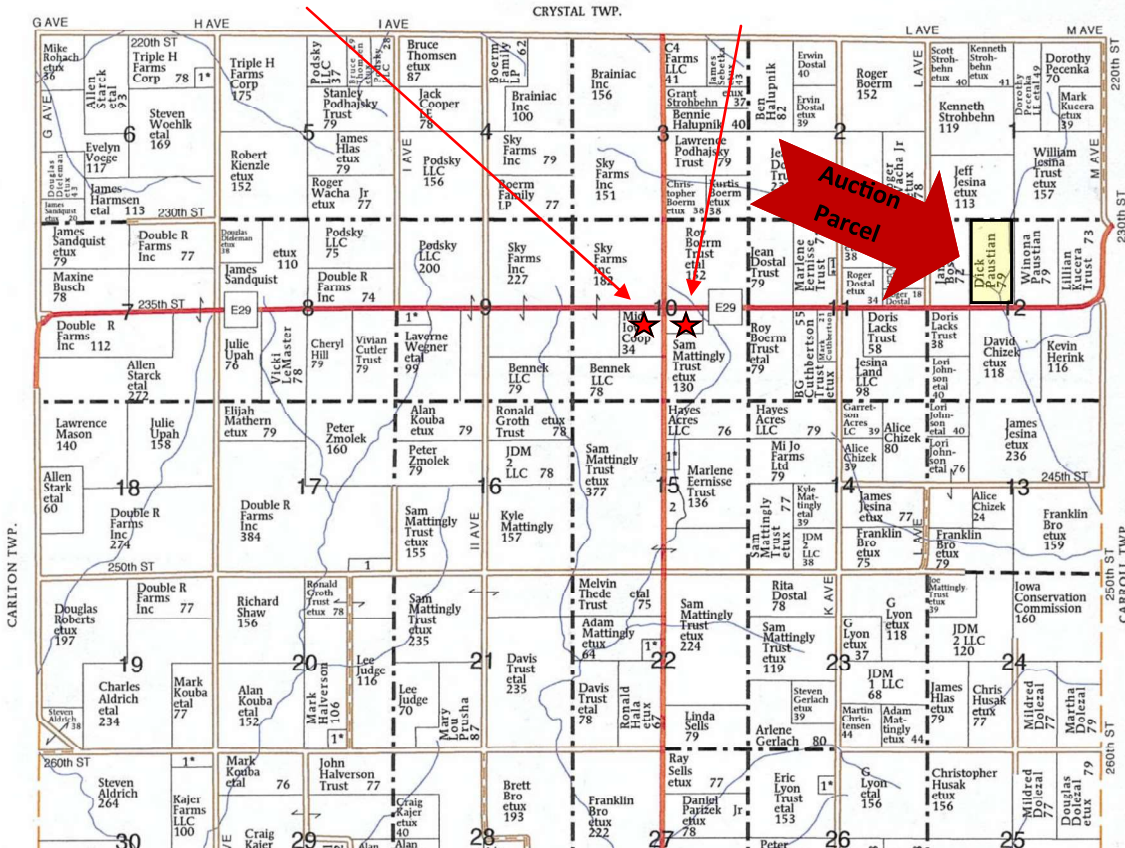
CONTACT FOR MORE INFO
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OFFICE: 319-478-2990

JAMMIE HOWARD, BROKER
319-231-4484
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PLAT MAP

T-84-N Mid Iowa Coop HOWARD PLAT VanWall Equipment R-15-W
 Midway Location (Landowners) Toledo Location





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Jammie W. Howard 319-231-4484
 Certified General Real Estate Appraiser, Real Estate Broker

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 Toll Free: (877) 844-SOLD
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*"Professional and Experienced People
Giving You Results"*

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





United States Department of Agriculture
Tama County, Iowa



Legend

 Non-Cropland
  CRP
  Iowa PLSS
 Cropland
  Tract Boundary
  Iowa Roads

Wetland Determination Identifiers

 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 71.29 acres

2022 Program Year

Map Created April 04, 2022

Farm 4655

Tract 11028

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FSA FARM DATA

IOWA TAMA Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 4655 Prepared : 4/22/22 9:35 AM Crop Year : 2022
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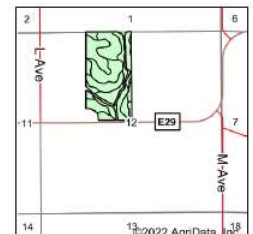
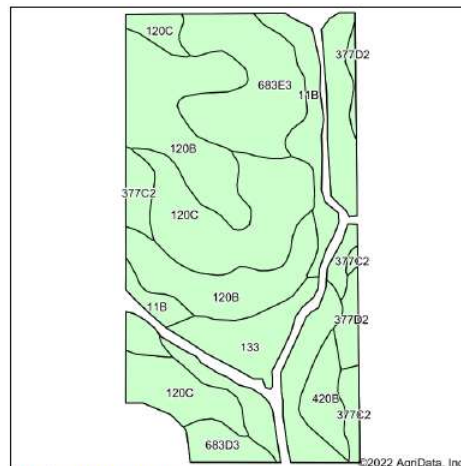
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.37	71.29	71.29	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	71.29	0.00		0.00		0.00	0.00	0.00
Crop Name		Base Acres	CCC-505 CRP Reduction Acres		PLC Yield		HIP		
Corn		44.80	0.00		186				
Soybeans		26.49	0.00		49				
TOTAL		71.29	0.00						

Tract Land Data								
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	
78.37	71.29	71.29	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	71.29	0.00	0.00	0.00	0.00	0.00	
Corn		44.80	0.00		186			
Soybeans		26.49	0.00		49			
TOTAL		71.29	0.00					

SURETY SOIL MAP

Property Information:

- 78.62 +/- Taxable Acres according to Tama County Assessor
- 71.29 Acres Crop Land according to USDA
- 80.0 CSR 2 according to Surety Maps
- Net Property Taxes \$2808.00/year
- Legal Description: briefly described
E1/2 of NW 1/4 12-84-15



State: Iowa
 County: Tama
 Location: 12-84N-15W
 Township: Howard
 Acres: 71.29
 Date: 4/22/2022



Code	Soil Description	Acres	Percent of field	Non-Irr Class "c"	CSR2**	CSR	*n NCCPI Soybeans	
120B	Tama silty clay loam, 2 to 5 percent slopes	16.12	22.6%	Ile	95	95	80	
120C	Tama silty clay loam, 5 to 9 percent slopes	15.50	21.7%	IIle	90	80	77	
11B	Colo-Ety complex, 0 to 5 percent slopes	10.66	15.0%	IIW	86	68	76	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.37	14.5%	IIW	78	65	75	
683E3	Liscomb loam, 14 to 18 percent slopes, severely eroded	9.44	13.2%	VIle	38	46	50	
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	2.83	4.0%	IIIe	85	73	63	
420B	Tama silty clay loam, terraces, 2 to 5 percent slopes	2.62	3.7%	Ile	95	95	80	
683D3	Liscomb loam, 9 to 14 percent slopes, severely eroded	2.00	2.8%	IVle	46	66	63	
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	1.73	2.4%	IIIe	62	63	60	
Weighted Average					2.87	80	77	*n 72.1

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**REASONS TO CHOOSE
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- *All of the tools to produce your next successful auction
- *Over 50 years of combined Marketing Experience in Residential, Commercial, & Ag Properties
- *20 years of full time auction experience to ensure your success (Jason Lekin) Licensed Real Estate Agent
- *During Real Estate Auctions, having a certified general real estate appraiser and broker (Jammie Howard) on your side, from the day you list your property, to the day you receive your check.
- *Premium Sound Equipment for any size venue
- *Auction computer clerking available
- *Online video streaming to market your property to the world
- *Advertising on multiple website, regional sites, and news print to ensure buyers attend your auction
- *Pre-qualified buyers for your property
- *Members of Iowa Association of Realtors, National Association of Realtors, multiple MLS's, and have a strong relationship with many agents throughout the State of Iowa.

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