



**Appraisal &  
Real Estate  
Services**

# FARM FOR SALE

## *97 ac. +/- Farm Land for Sale*

- 96.56 Taxable Acres+/-
- 65.67 Tillable Acres+/- according to FSA
- 51 CSR2 Tillable Acres according to Surety Maps
- 1,176 sqft Ranch House
- Machine Shed & Barn
- Tillable, Pasture, & Farmstead
- Net Taxes \$2,700/yr
- Farm is rented for 2020 crop season.
- Located 4 miles South-west of Garwin, Iowa



## *Hineman Farm* **\$557,750**

*Great Farm with House & Buildings!*

*Full Packets of Information at:*

[www.ares-ia.com](http://www.ares-ia.com)

[www.midwestlandauctions.com](http://www.midwestlandauctions.com)

## *Appraisal & Real Estate Services*

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*Toll Free 877.844.7653*

*Contact Persons:*

*Jammie Howard 319.231.4484*

*Jason Lakin 641-751-4227*



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







- 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: 65.67 acres

2019 Program Year

Map Created April 18, 2019

Farm 2535

Tract 1601

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.

IOWA

TAMA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

FARM : 2535

Prepared : 3/11/20 9:56 AM

Crop Year : 2020

Abbreviated 156 Farm Record

Operator Name : [REDACTED]

Farms Associated with Operator : 19-171-156, 19-171-2535, 19-127-3794, 19-171-4799

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
94.82	65.67	65.67	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	65.67	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	OATS, CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	1.00	0.00	57	
Corn	15.20	0.00	117	
Soybeans	3.50	0.00	36	
<b>TOTAL</b>	<b>19.70</b>	<b>0.00</b>		

NOTES

[Empty box for notes]

Tract Number : 1601

Description : E1/2 SE1/4 Sec.29 & W1/2 SW1/4 Sec.28 Carlton

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 : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : RAYMOND L HINEMAN ESTATE

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
94.82	65.67	65.67	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	65.67	0.00	0.00	0.00	0.00	0.00

IOWA  
TAMA  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2535  
Prepared : 3/11/20 9:56 AM  
Crop Year : 2020

DCP Crop Data

Tract 1601 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	1.00	0.00	57
Corn	15.20	0.00	117
Soybeans	3.50	0.00	36
<b>TOTAL</b>	<b>19.70</b>	<b>0.00</b>	

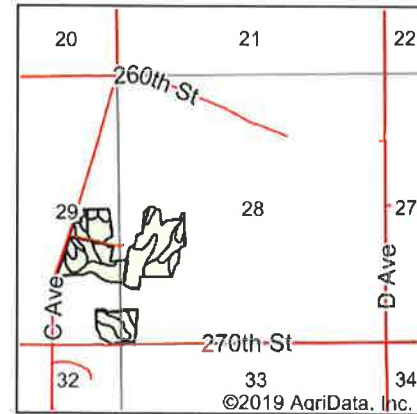
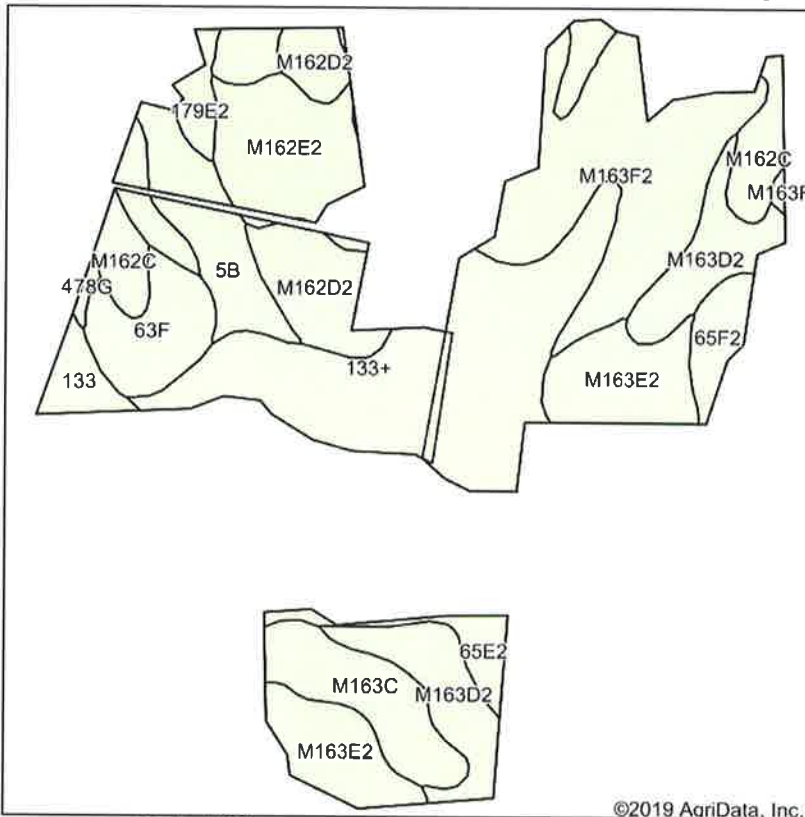
NOTES

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# Soils Map



State: **Iowa**  
 County: **Tama**  
 Location: **29-84N-16W**  
 Township: **Carlton**  
 Acres: **65.67**  
 Date: **3/16/2020**



Soils data provided by USDA and NRCS.

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Area Symbol: IA171, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa	Corn	Oats	Soybeans	*n NCCPI Soybeans
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	13.73	20.9%	IIw	78	80					78
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	10.16	15.5%	VIe	18						41
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	6.23	9.5%	IVe	36						56
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	5.72	8.7%	IIIe	47						61
M162E2	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	4.75	7.2%	IVe	45						56
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	4.30	6.5%	IIIe	85						78
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	4.05	6.2%	IVe	57						60
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	3.80	5.8%	IIIe	79		1	9	4	3	79
5B	Ackmore-Colo complex, 2 to 5 percent slopes	3.59	5.5%	IIw	77	68					66
63F	Chelsea loamy fine sand, 14 to 25 percent slopes	3.16	4.8%	VIIIs	5	5					21
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	1.98	3.0%	VIe	34	33					49
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	1.45	2.2%	VIIe	11	8					35
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.25	1.9%	VIe	28	28					48
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.19	1.8%	IIw	78	85					71

Soils data provided by USDA and NRCS.

Maps Provided By



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa	Corn	Oats	Soybeans	*n NCCPI Soybeans
478G	Emeline-Rock outcrop complex, 25 to 60 percent slopes	0.20	0.3%	Vlls	5	5					1
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	0.11	0.2%	Vle	21						49
<b>Weighted Average</b>					<b>51.2</b>	<b>*-</b>	<b>0.1</b>	<b>0.5</b>	<b>0.2</b>	<b>0.2</b>	<b>*n 59.9</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.

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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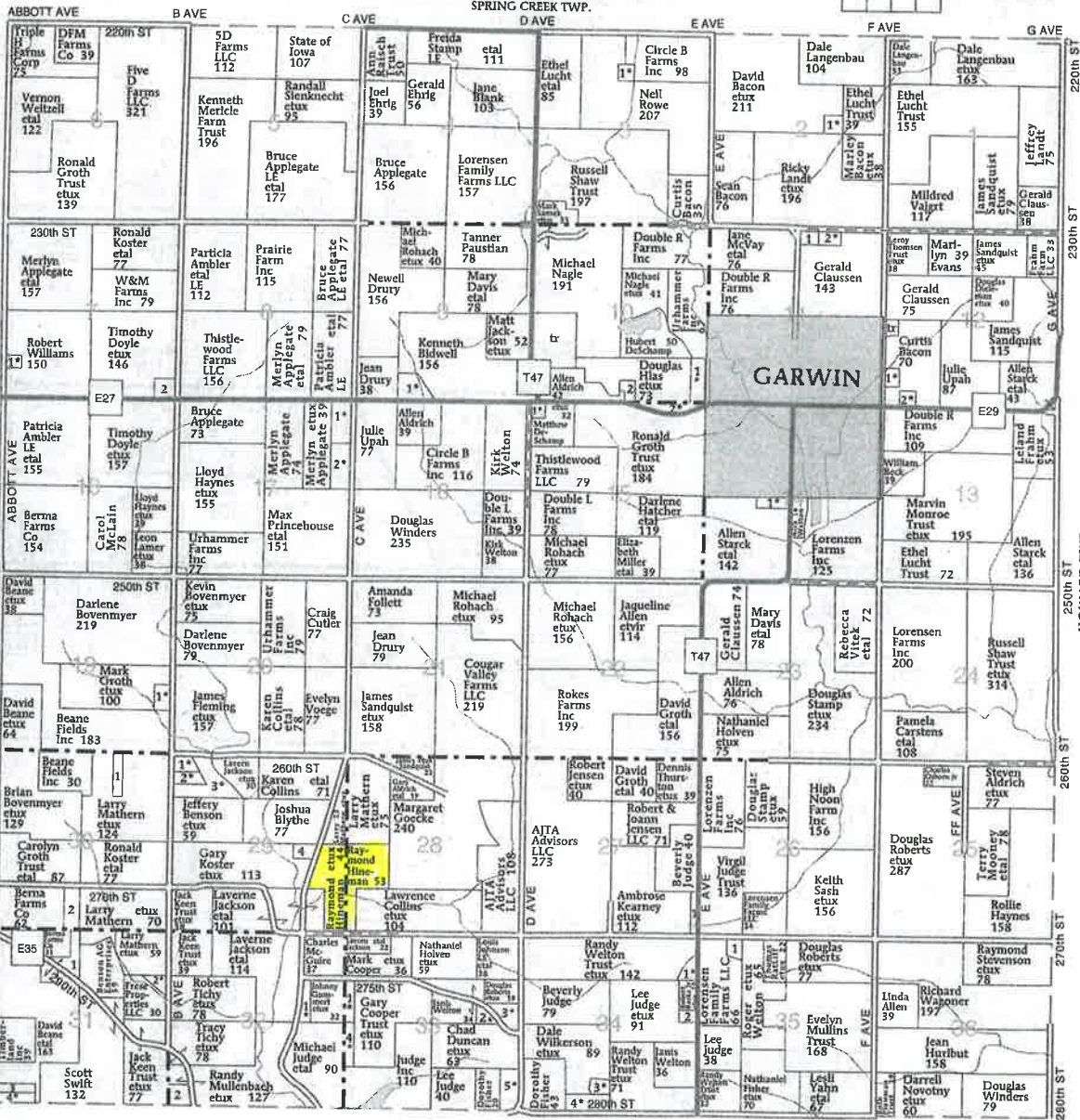
T-84-N

## CARLTON PLAT

(Landowners)



R-16-W



INDIAN VILLAGE TWP.

### CARLTON TOWNSHIP

#### SECTION 2

- Gummert, Warren etal 10

#### SECTION 3

- Bacon, David etux 8

#### SECTION 7

- Cobb, Nathan etux 6
- Aldrich, Allen 9

#### SECTION 9

- Ware, Vincent etux 14

#### SECTION 10

- Slingluff, Keith etux 14

#### SECTION 11

- Evans, Marilyn 5
- Thomsen Trust, Leroy etux 5

#### SECTION 12

- Zielstorf, James etux 8
- Lambertson, Keith etux 9

#### SECTION 14

- Duden, Christopher etux 11

#### SECTION 15

- Crider, Brad etux 6
- Hlas, Douglas etux 8

#### SECTION 17

- Kienzle, Derek etux 19
- Upah Trust, Francis etux 19

#### SECTION 19

- Wiser, Donald etux 11

#### SECTION 27

- Kearney, Karen 8

#### SECTION 29

- Jackson, Roger etux 7

#### SECTION 32

- Black, Robert etux 11
- Kaplan, Barry etux 27
- Sieverding, Eric 9

#### SECTION 30

- Mather, Larry 10
- Beane Fields Inc 15

#### SECTION 31

- Beane Fields Inc 21
- Smith, Christine/Fisher etal 9
- Timberland Inc 9
- Hamminger, David etux 9

#### SECTION 32

- Kulhavy, Kenneth etux 9

#### SECTION 33

- Gummert, Johnny etux 9

#### SECTION 33

- Lewis, Christopher etux 5
- Burgess, Rodney etux 7
- Judge, Michael etal 9
- Kerr, Todd etux 15

#### SECTION 34

- Lyon, Joshua etux 12
- Zink, Denise 8
- Waterbeck, Bernard etux 12

#### SECTION 34

- Bohnack, Gerald etal 14

#### SECTION 35

- Meeker, Danny 7