



**Appraisal &
Real Estate
Services**

FARM FOR SALE

195 ac. +/- Farm

Land for Sale

- *195.06 Taxable Acres+/-*
- *195.06 Tillable Acres+/- according to FSA*
- *94.1 CSR2 according to Surety Maps*
- *90.6 acre corn base +/- since being split*
- *169 Bushel per acre PLC Corn Yield*
- *85.3 acre soybean base +/- since being split*
- *50 Bushel per acre PLC soybean Yield*
- *Net Taxes \$8,378/yr +/- since being split.*
- *Farm Lease is terminated for 2024 crop season.*
- *Farm is located in Sections 2 & 11, Geneseo Township, Tama County, Iowa. (Refer to abstract for actual legal)*



Roger Dehrkoop Estate Farm

\$3,607,500

Great chance at a prime farm in strong area!

Full Packets of Information at:

www.ares-ia.com

Appraisal & Real Estate

Services

504 Second Street

Traer, Iowa 50675

Office 319.478.2990

Toll Free 877.844.7653

Contact Persons:

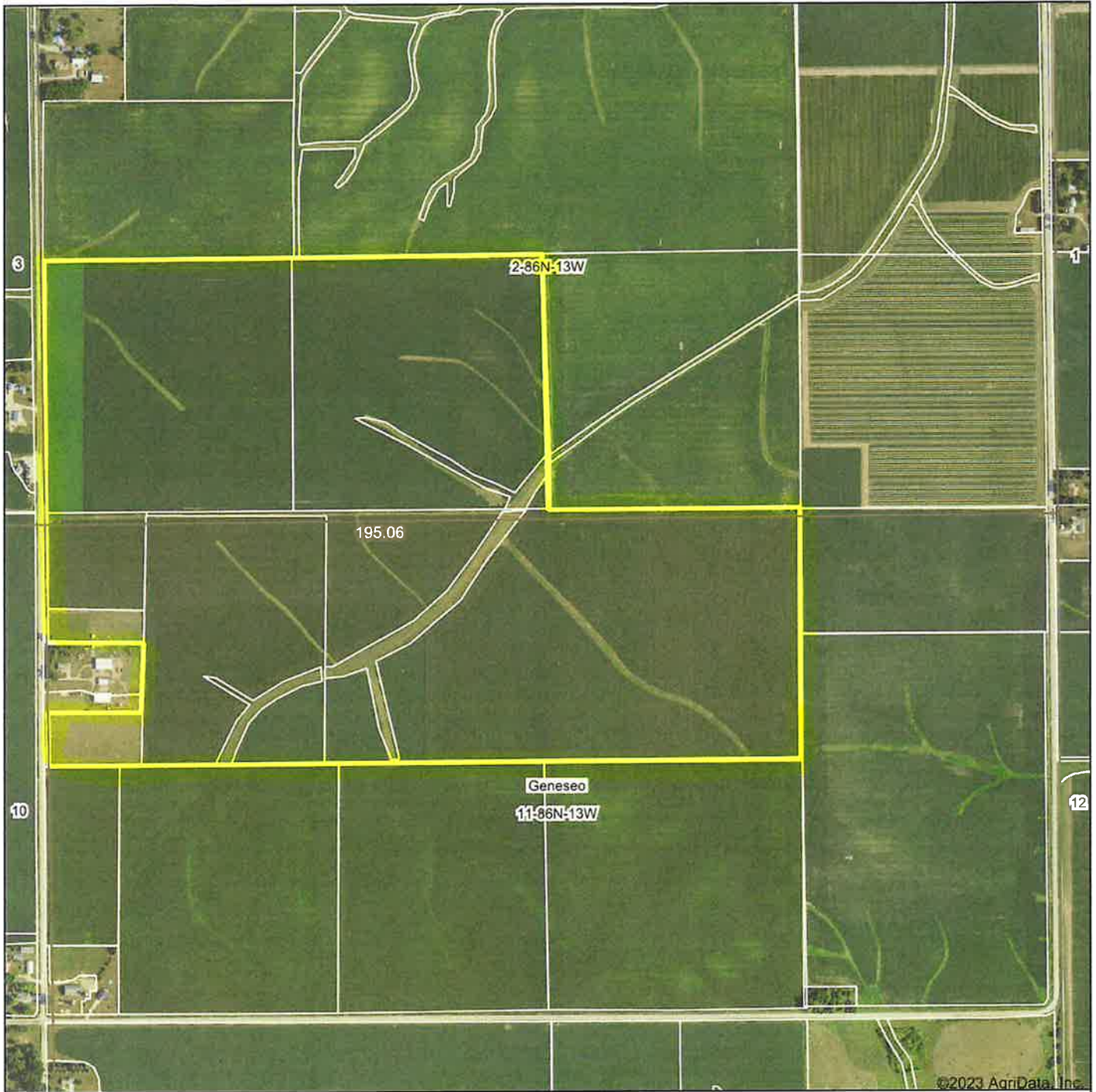
Jammie Howard 319.231.4484

Jason Lekin 641-751-4227



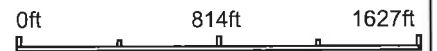
The information gathered for this brochure is from sources deemed reliable, but cannot be Guaranteed by Appraisal & Real Estate Services or its staff.

Aerial Map



©2023 AgriData, Inc.

Boundary Center: 42° 16' 59.88, -92° 19' 49.53



2-86N-13W
Tama County
Iowa

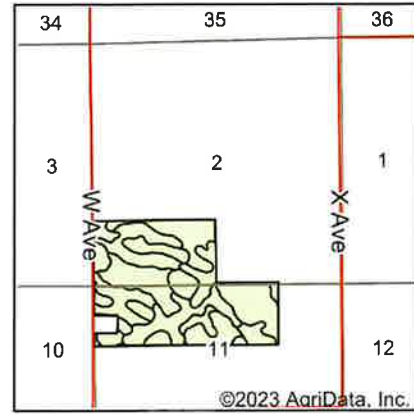
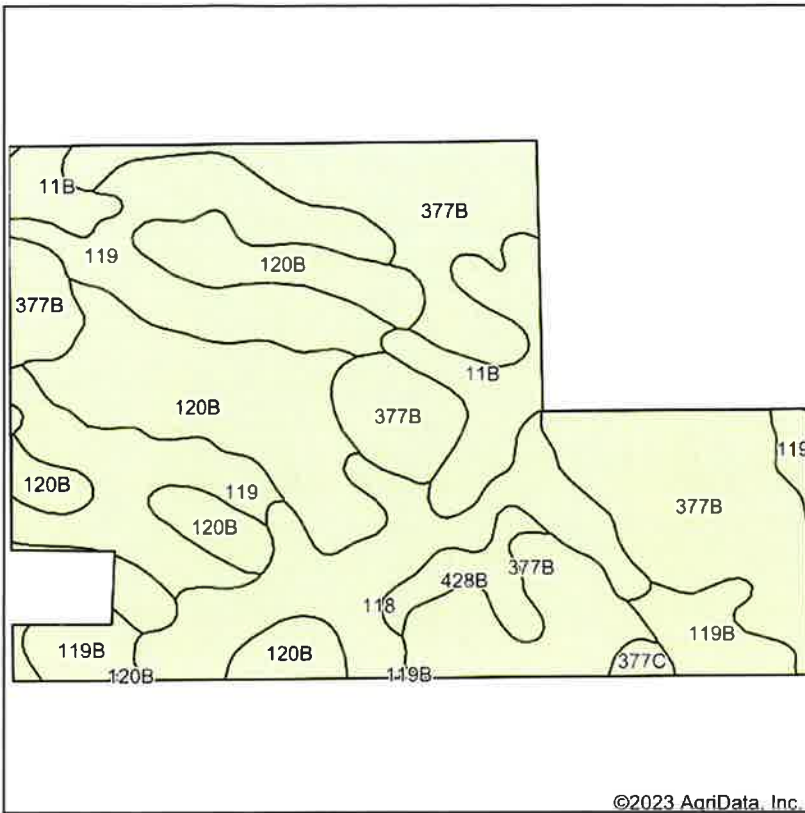


11/5/2023



Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **11-86N-13W**
 Township: **Geneseo**
 Acres: **195.06**
 Date: **11/5/2023**



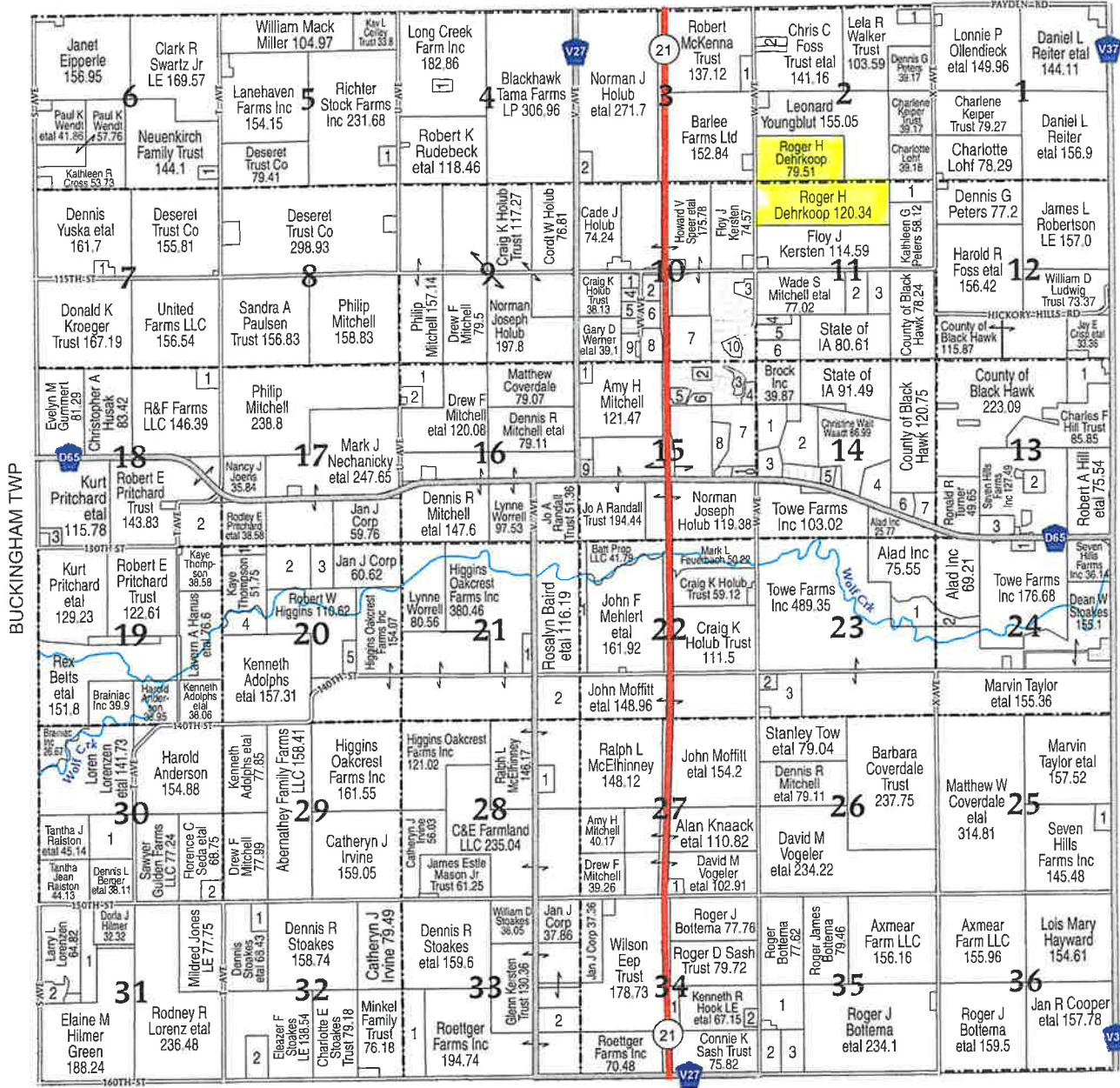
Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 28							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	65.39	33.5%		lle	94	90
120B	Tama silty clay loam, 2 to 5 percent slopes	41.80	21.4%		lle	95	95
119	Muscatine silty clay loam, 0 to 2 percent slopes	35.96	18.4%		lw	100	100
118	Garwin silty clay loam, 0 to 2 percent slopes	23.07	11.8%		llw	90	95
11B	Colo-Ely complex, 0 to 5 percent slopes	13.97	7.2%		llw	86	68
119B	Muscatine silty clay loam, 2 to 5 percent slopes	8.96	4.6%		lle	95	95
428B	Ely silty clay loam, 2 to 5 percent slopes	4.88	2.5%		lle	88	88
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	1.03	0.5%		llle	90	75
Weighted Average					1.82	94.1	92
							*n 79.1

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

(Landowners)
BLACK HAWK CO



GENESEO TOWNSHIP	
SECTION 2	
1 HARRIS, RICHARD ETAL	9.68
2 MCGARVEY, STEVEN E	5.8
SECTION 3	
1 OLSON, CHRISTOPHER ETAL	9.2
2 HOLUB TRUST, CRAIG K	9.05
SECTION 4	
1 RUDEBECK, ROBERT PAUL	5.03
SECTION 5	
1 ADAMS, JASON W ETAL	7.08
SECTION 6	
1 OTT, CHRISTOPHER J	5.46
SECTION 7	
1 RUZICKA, RICHARD A	5.94
SECTION 10	
1 BOWERS, BARRY J ETAL	5.56

2 ELLIOTT, TYLER B ETAL	10.48
3 LEIPOLD, L RICHARD	6.41
4 SEUSER, CHAD W ETAL	5.01
5 MAMODALY, ANIZE	6.42
6 DOSTART, RODNEY L ETAL	10.8
7 LINDEMAN, PAUL E ETAL	37.96
8 MOELLER, HARRY R ETAL	14.28
9 NEUENDORF, DAVID ETAL	9.14
10 WOLFE, HOWARD E ETAL	6
SECTION 11	
1 PETERS, DENNIS G	19.68
2 LOHF, CHARLOTTE	19.49
3 KEIPER TRUST, CHARLEWE	19.51
4 STREETER, KARI L BROCK	6.85
5 BROCK, ROBERT A ETAL	15.84
6 DEER CREEK FOREST MGMT LLC	17.54
SECTION 13	
1 CRISP, JAY E ETAL	27.23
2 HILL, ROBERT A ETAL	10.13
3 KUENSTLING, KIM B ETAL	14.52

SECTION 14	
1 BENHAM, STEVEN R ETAL	23.86
2 FREYBERGER, JOHN A ETAL	37.05
3 BENHAM, STEVE ETAL	13.7
4 REINTS JR, ROBT E ETAL	22.44
5 FREET, DENNIS W ETAL	5.08
6 HILMER, SCOTT A ETAL	9.84
7 TURNER, TRAVIS	12.36
SECTION 15	
1 YOUNGBLUT, DONNA J MARTIN	6.31
2 ROELEN, MARK W ETAL	5.03
3 HICKORY HOLLOW HOME	5.3
4 STROH, BRADLEY Q	5.68
5 POTTS, TRACY L	5.46
6 HIGH, BRUCE W ETAL	5.49
7 YOUNGBLUT, LEONARD E	41.99
8 REDING, DENNIS LEE	14.14
9 CHURCH OF PROMISE INC	5.49
10 BOYCE, BYRON B ETAL	5.75

SECTION 16	
1 MITCHELL, DREW F	30.34
2 MITCHELL, DREW	8.72
SECTION 18	
1 JOHNSON, JASON L ETAL	10.13
2 PRITCHARD, RODLEY E ETAL	38.22
3 HOWARD, JAMMIE W ETAL	5.76
SECTION 20	
1 PRITCHARD, RODLEY E ETAL	8.6
2 NECHANICKY, MARK J ETAL	40.04
3 NECHANICKY, MARK J	20.19
4 ADOLPHS, KENNETH D ETAL	19.67
5 HIGGINS, DOROTHY JOANN	9.25
SECTION 21	
1 KERSTEN, DENNIS D	8.59
2 MCELHINNEY, RALPH L	37.74
SECTION 22	
1 BAIRD, ROSALYN ETAL	21.09

SECTION 23	
1 MEGGERS, DIANE M	24.32
2 MILLER, TIMOTHY A ETAL	6.1
3 EACHUS TRUST, JUNE R	29.51
SECTION 24	
1 MEANY, JOHN J ETAL	5.32
2 MEGGERS, DIANE M	9.85
SECTION 25	
1 MINER, DAVID M ETAL	9.18
SECTION 27	
1 DELFS, GALEN D ETAL	5.58
SECTION 28	
1 BERGQUIST, BARTON L	9.95
SECTION 30	
1 FINK, GEORGI ANN RALSTON	39.09
2 RUEBER, DAVID ETAL	9.22

SECTION 31	
1 LORENZEN, LARRY	29.92
2 TOW, KARLA	10.96
SECTION 32	
1 SWANSON, ROSIVA B	9.62
2 STOKAES LE, ELEAZER F ETAL	19.69
SECTION 33	
1 MINKEL FAMILY TRUST	39.77
2 KERSTEN, DENNIS D	21.57
SECTION 34	
1 HOOK, DAVID S ETAL	7.97
2 PETERSEN, GREG R ETAL	5.17
SECTION 35	
1 HOOK LE, KENNETH R ETAL	36.78
2 SASH TRUST, CONNIE K	18.75
3 SASH TRUST, ROGER D	19.72

Agronomy with Precision Application including crop protection, fertilizers, & cover crops
Cutting-edge Grain Contracts with customizable delivery to ADM, Cargill, Ingredion, & more



TamaBentonCoop.com
Clutier 319-479-2242
Dysart 319-476-3666
Vinton 319-472-4791

Advanced Services for Modern Farmers



- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Cropland
 - Tract Boundary
 - Iowa Roads

2023 Program Year

Map Created April 04, 2023

Wetland Determination

- Restricted Use
- ▼ Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 196.54 acres

Farm 579
Tract 258

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).

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Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : ROGER H DEHRKOOP
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
201.74	196.54	196.54	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	196.54	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	PLC Yield	HIP
Corn	90.60	0.00	169	
Soybeans	85.30	0.00	50	
TOTAL	175.90	0.00		

NOTES

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Tract Number : 258
Description : SW1/4 Sec 2, NW1/4 Sec 11 Geneseo
FSA Physical Location : IOWA/TAMA
ANSI Physical Location : IOWA/TAMA
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ROGER H DEHRKOOP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
201.74	196.54	196.54	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 258 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	196.54	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	90.60	0.00	169
Soybeans	85.30	0.00	50
TOTAL	175.90	0.00	

NOTES

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SPECIFIC PROPERTY AGENCY DISCLOSURE AGREEMENT

(To be signed by Buyer upon writing offer and by Seller prior to presentation of Purchase Agreement)
The term "Seller" shall hereinafter refer to Seller, Landlord or Optionor. The term "Buyer" shall hereinafter refer to Buyer, Tenant or Optionee.

PROPERTY ADDRESS Roger H. Dehrkoop Estate Farm, Geneseo 2&11 Tama Co., IA

Seller and Buyer request that Selling Company/Licensee and Listing Company/Licensee select, prepare, and complete form documents as authorized by Iowa law or Iowa Supreme Court Rule, Such as purchase agreement, ground-water hazard, and declaration of value, incident to a residential real estate transaction.

IF Seller and Buyer and Listing and Selling Licensee are undertaking a Consensual Dual Agency representation in the sale of the above named property, Seller and Buyer acknowledge that they were previously informed of the possibility of Consensual Dual Agency and have signed the Consent to Dual Agency.

The undersigned acknowledge that the Listing Company/Licensee and the Selling Company/Licensee have made a disclosure of the type of representation each will provide. **The undersigned, by their signature below, acknowledge receipt of a copy of the Agency Disclosure Agreement and confirmation of the representation being provided.**

In the Purchase Agreement dated _____, involving the above property, the agency relationship between the parties and the respective real estate Company(s)/Licensee(s) is:

Selling Company/Licensee

- _____ Buyer Exclusive Agency
- _____ Consensual Dual Agency
- _____ Self Representation

Listing Company/Licensee

- _____ Seller Exclusive Agency
- _____ Consensual Dual Agency
- _____ Self Representation

IF YOU DO NOT UNDERSTAND THIS DOCUMENT, CONSULT AN ATTORNEY.

Buyer Date

Seller Date

Buyer Date

Seller Date

Buyer Date

Seller Date

Buyer Date

Seller Date

Selling Company

Listing Company

Licensee Date

Licensee Date