



**Appraisal &  
Real Estate  
Services**

# FARM FOR SALE

*80 ac. +/- Farm*

*Land for Sale*

- 80 Taxable Acres+/-
- 76 Tillable Acres+/-
- 83 CSR2 according to Surety Maps
- 42.50 acre corn base
- 173 bu./ac. PLC Corn Yield
- Net Taxes \$2,172/yr
- Farm is available for 2019 crop season.
- Located 1 mile East of Traer, Iowa



*Synhorst Traer Farm*  
**\$696,000**

*High Quality Productive farm located in a strong farming area, Located close to Traer, IA*

*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*

*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*

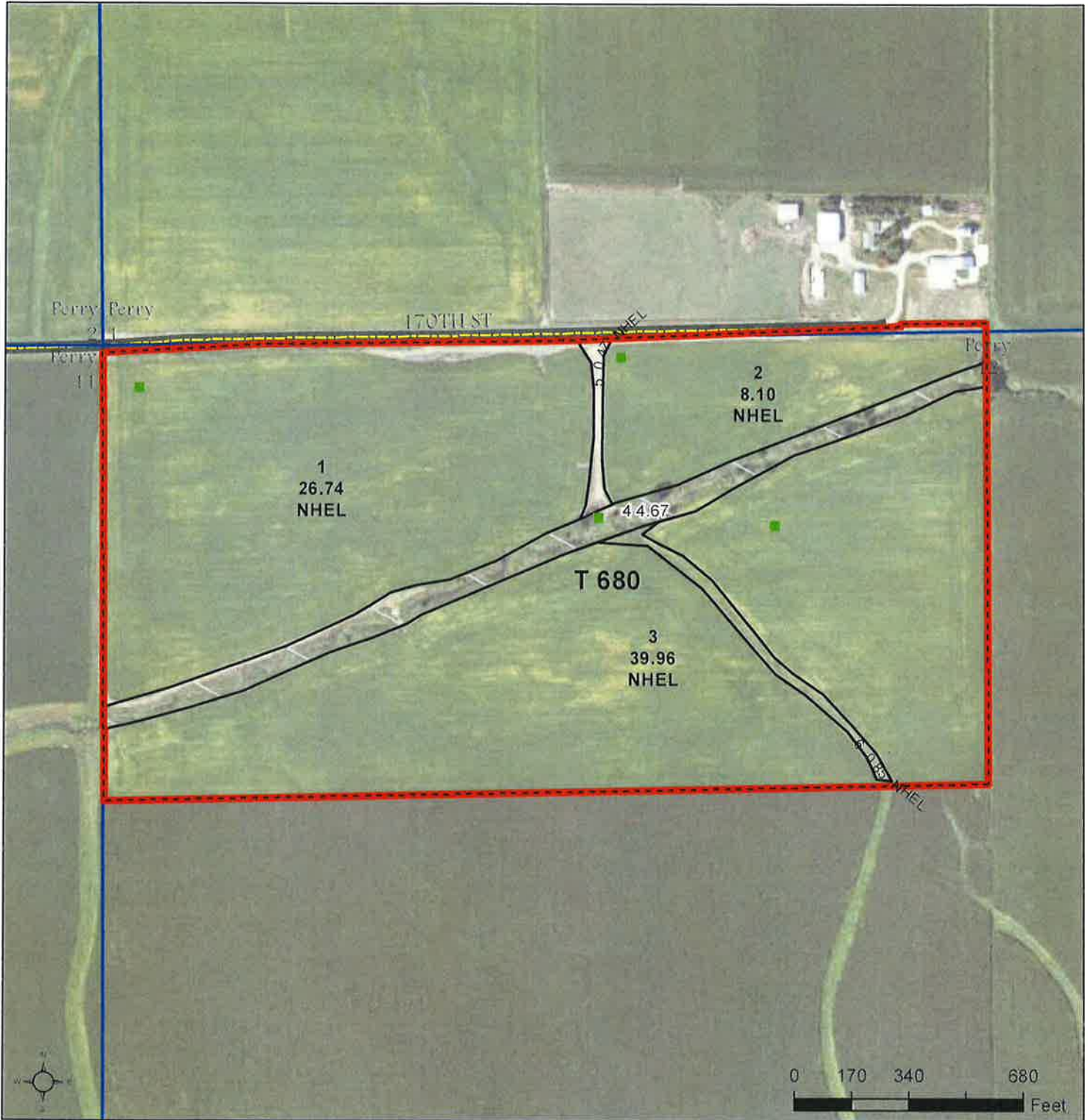


The information gathered for this brochure is from sources deemed reliable, but cannot be Guaranteed by Appraisal & Real Estate Services or its staff.



United States  
Department of  
Agriculture

# Tama County, Iowa



**Legend**

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

**Wetland Determination Identifiers**

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

Tract Cropland Total: 76.12 acres

2018 Program Year

Map Created March 07, 2018

Farm 6361

Tract 680

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.

**Tract Number** : 680  
**Description** : NW1/4 Section 12 Perry  
**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** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : PAUL C SYNHORST, A P SYNHORST TRUST  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

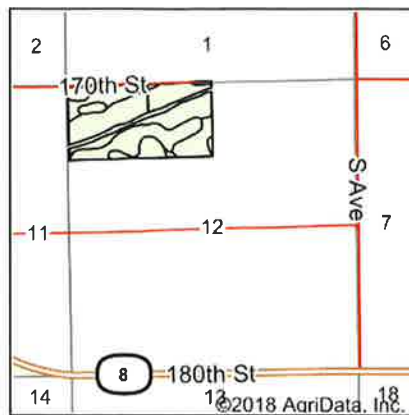
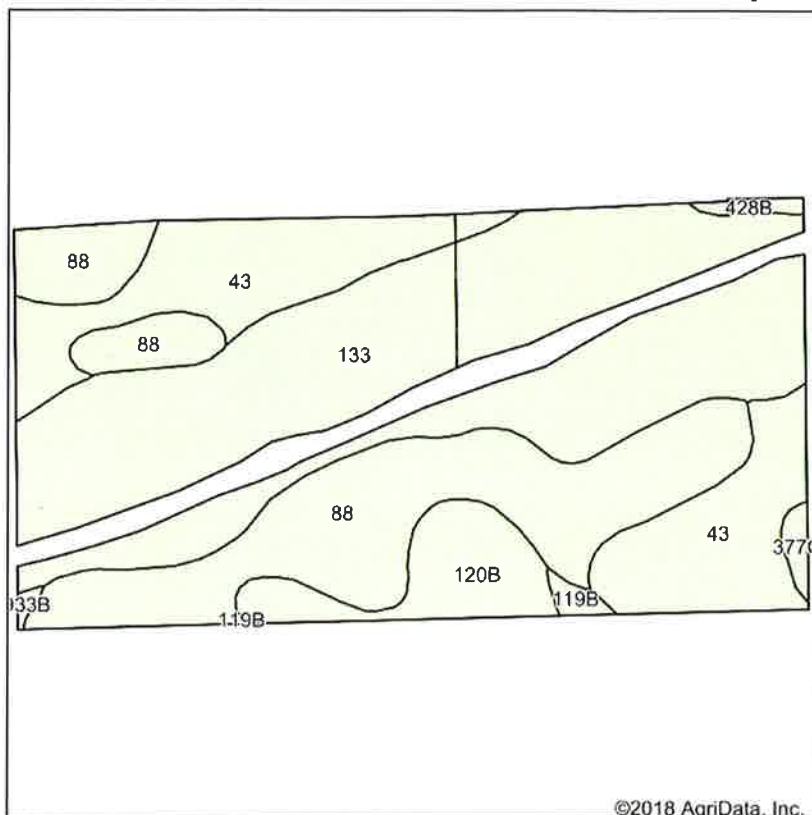
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.79	76.12	76.12	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	76.12	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	42.50	0.00	0	173
Soybeans	33.00	0.00	0	53



### Soils Map



State: **Iowa**  
 County: **Tama**  
 Location: **12-85N-14W**  
 Township: **Perry**  
 Acres: **76.12**  
 Date: **8/7/2018**



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	NCCPI Soybeans
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	34.66	45.5%	IIw	78	85	71
88	Nevin silty clay loam, 0 to 2 percent slopes	20.12	26.4%	Iw	95	90	86
43	Bremer silty clay loam, 0 to 2 percent slopes	15.13	19.9%	IIw	74	82	73
120B	Tama silty clay loam, 2 to 5 percent slopes	4.77	6.3%	Ile	95	95	79
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.47	0.6%	IIIe	90	75	73
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.43	0.6%	Ile	95	95	90
428B	Ely silty clay loam, 2 to 5 percent slopes	0.40	0.5%	Ile	88	88	80
933B	Sawmill silty clay loam, shallow loess, 1 to 4 percent slopes, occasionally flooded	0.14	0.2%	IIw	76	80	70
<b>Weighted Average</b>					<b>83</b>	<b>86.4</b>	<b>76</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



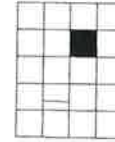
# AURORA AGRONOMY

Chemical, Fertilizer, Seed Application

2717 Hwy 8 PO Box 206 Traer IA 50675

Phone: 319-478-0067 Fax: 319-478-0045 www.auroracoop.com

LeRoy Bradley, Location Manager 402-631-3555 • Blake Fish, Agronomist 641-750-3451

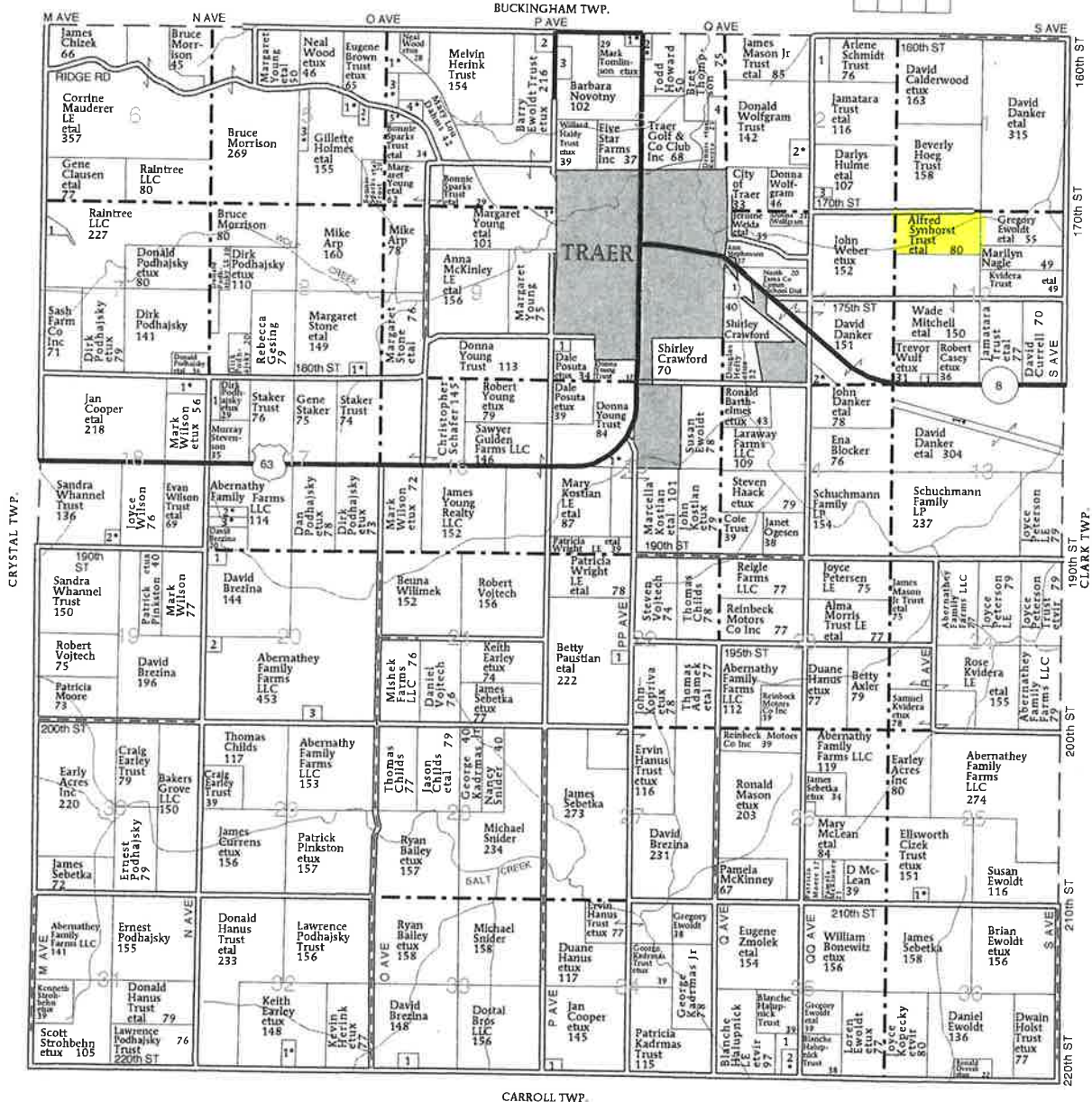


T-85-N

PERRY PLAT

(Landowners)

R-14-W



**PERRY TOWNSHIP**  
**SECTION 2**

1. Anderson, LeAllen 9
  2. Edgerly, William etux 11
  3. Philp, Tony 5
- SECTION 3**
1. Siemens, Steven etux 5
  2. Ketter, Kurt etux 10
  3. Buckingham Cemetery Assn 15
  4. City of Traer 14
- SECTION 4**
1. Brown Trust, Eugene etux 16

2. Buffington, Martin 8
  3. Walker, Marshall etux 8
  4. Bradley, Lynus etal 9
  5. Dostal, Martin etux 8
- SECTION 5**
1. Kiadivo, Thomas etux 10
  2. Ingle, David etux 6
  3. McKee, Rex etux 12
- SECTION 7**
1. Bradley, John 6
- SECTION 8**
1. McKinley, David etux 9

- SECTION 9**
1. Ewoldt Trust, Barry etux 16
- SECTION 10**
1. Kucera, Barry 5
- SECTION 11**
1. Awe Service & Alignment Inc 11
  2. Danker, John etal 14
- SECTION 12**
1. Danker, David 9
- SECTION 13**
1. Danker, John etal 12

- SECTION 15**
1. Hanus, Duane etux 6
- SECTION 17**
1. Podhajsky, Dirk 9
  2. Pinkston, Patrick etux 10
  3. Currens, James etux 10
- SECTION 18**
1. Espenscheid, Ben etux 18
  2. Wagner, John etux 9
- SECTION 20**
1. ITC Midwest LLC 5
  2. Ewoldt, Faye 7

3. Hamilton, Cody 7
- SECTION 22**
1. Axler, David 6
- SECTION 25**
1. McKinley, Victor etux 7
- SECTION 32**
1. Bailey, Ryan etux 10
- SECTION 33**
1. Tyler, Timothy 8
- SECTION 34**
1. Wraga, Arlene 9
- SECTION 35**
1. Halupnick, Jack 8
  2. Hanus, Duane etux 10