



**Appraisal &
Real Estate
Services**

FARM FOR SALE

464 ac. +/- Farm

Land for Sale

- *464 Taxable Acres+/-*
- *386 Tillable Acres+/-*
- *85 CSR2 according to Surety Maps*
- *192.30 acre corn base*
- *173 bu./ac. PLC Corn Yield*
- *Net Taxes \$14,372/yr.*
- *Farm is available for 2019 crop season.*
- *Located 6 miles South of Dysart, Iowa on HWY 21*



Synhorst South Farm
\$3,804,800

High Quality Productive farm located in a strong farming area, Located Tama/Benton line

Full Packets of Information at:

www.ares-ia.com

www.midwestlandauctions.com

Appraisal & Real Estate

Services

504 Second Street

Traer, Iowa 50675

Office 319.478.2990

Toll Free 877.844.7653

Contact Persons:

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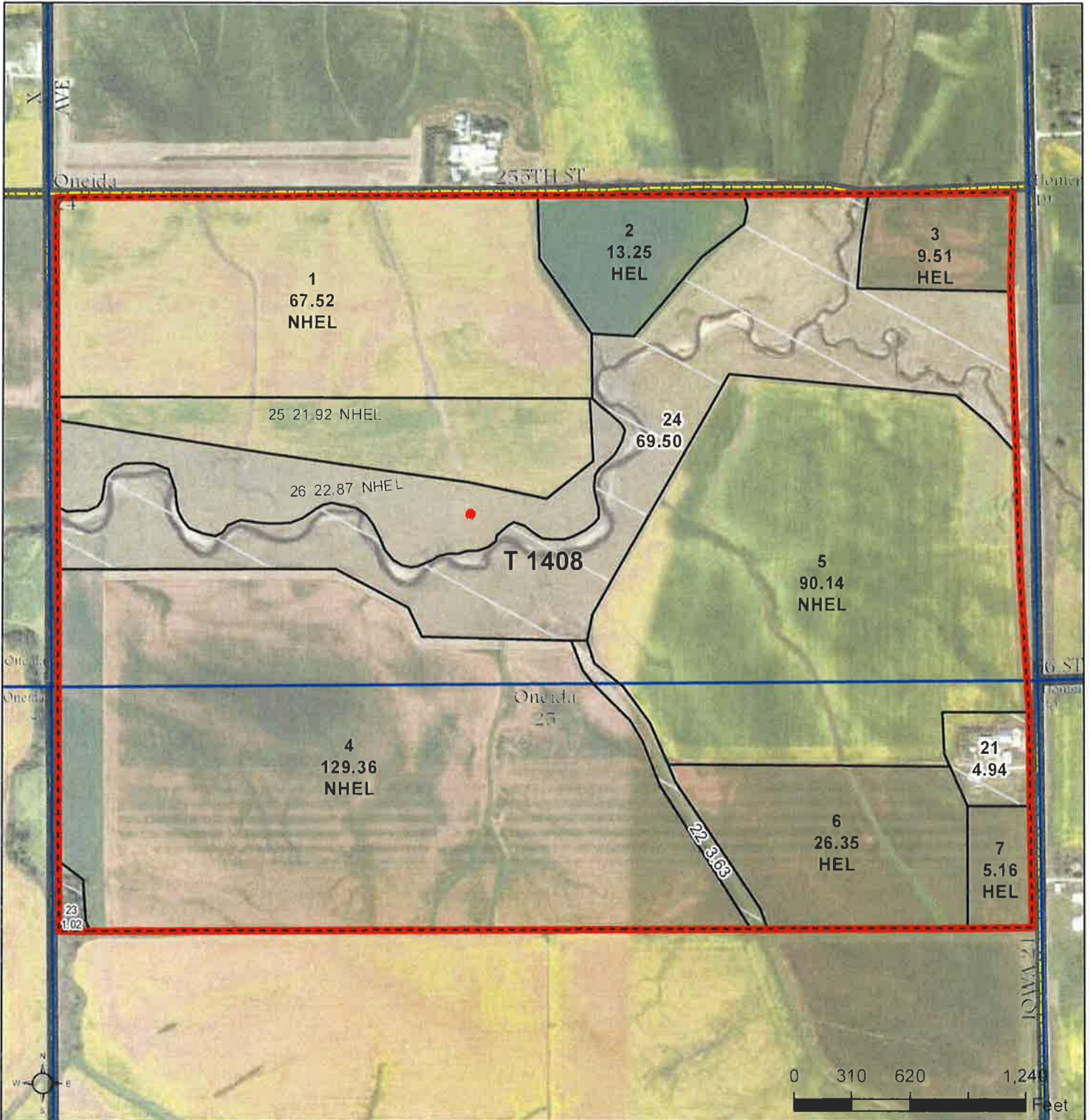
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Appraisal & Real Estate Services or its staff.



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FARM FOR SALE





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: 386.08 acres

2018 Program Year

Map Created March 07, 2018

Farm 6361

Tract 1408

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



Abbreviated 156 Farm Record

FARM : 6361
Prepared : Aug 8, 2018
Crop Year : 2018

Tract 680 Continued ...

TOTAL 75.50 0.00

NOTES

Tract Number : 1408
Description : SE1/4 SW1/4 Sec 24; NE1/4 NW1/4 Sec 25 Oneida
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 : PAUL C SYNHORST, LYNN E KATZ, A P SYNHORST TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
465.17	386.08	386.08	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	386.08	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

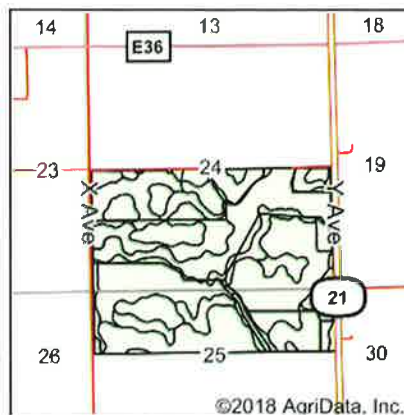
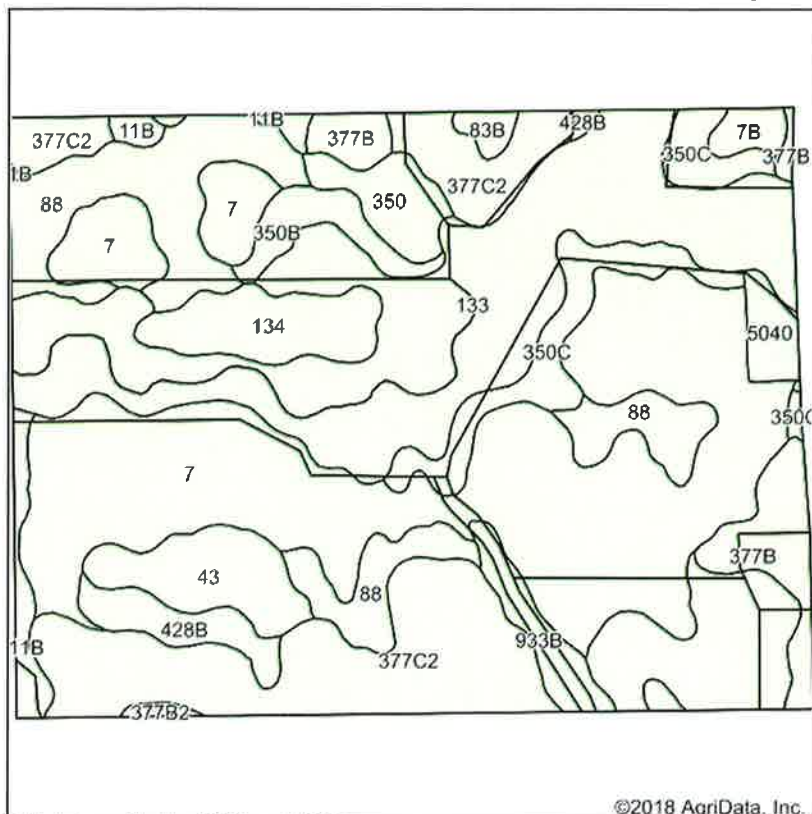
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	192.30	0.00	0	173
Soybeans	107.10	0.00	0	53
TOTAL	299.40	0.00		

NOTES

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Soils Map



State: **Iowa**
 County: **Tama**
 Location: **24-84N-13W**
 Township: **Oneida**
 Acres: **465.17**
 Date: **9/5/2018**

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	NCCPI Soybeans
7	Wiota silt loam, 0 to 2 percent slopes	131.61	28.3%	I	100	95								85
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	93.91	20.2%	IIw	78	85								71
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	82.64	17.8%	IIIe	85	73								62
88	Nevin silty clay loam, 0 to 2 percent slopes	42.81	9.2%	Iw	95	90								86
350C	Waukegan silt loam, 5 to 9 percent slopes	20.10	4.3%	IIIe	50	48								62
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	17.00	3.7%	Ile	94	90								76
134	Zook silty clay, 0 to 2 percent slopes	14.42	3.1%	IIIw	57	65								49
43	Bremer silty	14.18	3.0%	IIw	74	82								73

	clay loam, 0 to 2 percent slopes																
428B	Ely silty clay loam, 2 to 5 percent slopes	8.36	1.8%	Ile	88	88											80
350	Waukegan silt loam, 0 to 2 percent slopes	8.33	1.8%	Ils	60	73											64
350B	Waukegan silt loam, 2 to 5 percent slopes	7.35	1.6%	Ile	55	68											63
933B	Sawmill silty clay loam, shallow loess, 1 to 4 percent slopes, occasionally flooded	7.11	1.5%	llw	76	80											70
11B	Colo-Ely complex, 0 to 5 percent slopes	6.81	1.5%	llw	83	68											76
5040	Anthroportic Udorthents, 2 to 9 percent slopes	4.67	1.0%	Vls	5	5											69
7B	Wiota silt loam, 2 to 5 percent slopes	3.02	0.6%	Ile	95	90											81
83B	Kenyon loam, 2 to 5 percent slopes	2.02	0.4%	Ile	90	87	11	6.6	210	3.9	91	6.6	61				75
377B2	Dinsdale silty clay loam, 2 to 5 percent slopes, eroded	0.83	0.2%	Ile	92	88											63
Weighted Average					84.6	82.5											
					*	*		0.9		*	0.4		*		0.3		73.9

**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.

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 S1/2 Sec. 24 & N1/4 Sec. 25, All in T 84N, R 13 West of 5th P.M.,
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

Listing Company/Licensee

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

- _____ 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

Appraisal & Real Estate Services
Listing Company

Licensee **Date**

Licensee **Date**