



**Appraisal &
Real Estate
Services**

504 Second St. Traer, IA 50675

Farm For Sale

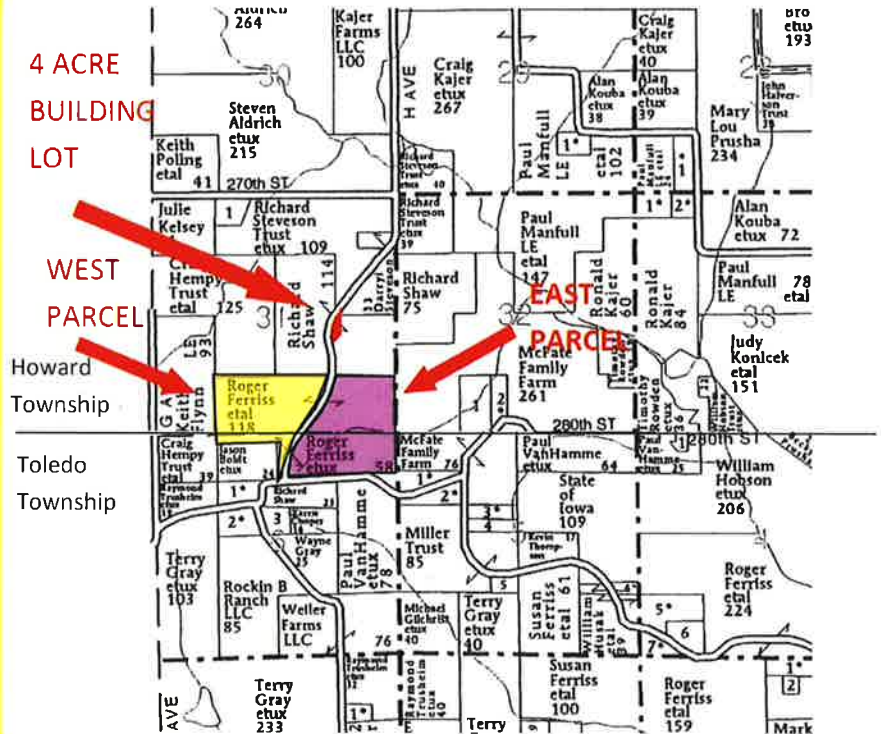
4 ACRE BUILDING LOT
LIST PRICE \$30,000
TAXES \$98
3.21 ACRES TILLABLE WITH 71.3 CSR2, ACCORDING TO SURETY

WEST PARCEL
LIST PRICE: \$275,000
70 ACRES +/- PASTURE
PONDS, SPRING FED CREEK
TAXES: \$808
35.2 ACRES TILLABLE WITH 40.6 CSR2 ACCORDING TO SURETY

EAST PARCEL
LIST PRICE: \$385,000
106 ACRES +/- PASTURE,
TILLABLE, TIMBER, PONDS,
RECREATIONAL
TAXES: \$1535
35.86 ACRES TILLABLE WITH 60.2 CSR2 ACCORDING TO SURETY

Vicki Ferriss, Seller

Located in Howard and Toledo Township in Tama County, Iowa



View details, updates, or more pictures at www.midwestlandauctions.com or www.ares-ia.com

Contact for more Information:

Appraisal & Real Estate Services

504 Second St Traer, Ia 50675

Office: 319-478-2990

Jammie Howard, Broker: 319-231-4484

Jason Lekin, Auctioneer/Agent: 641-751-4227

Midwestlandauctions.com

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by ARES or its staff.



Appraisal & Real Estate Services

JAMMIE W HOWARD 319-231-4484
 CERTIFIED GENERAL REAL ESTATE
 APPRAISER REAL ESTATE BROKER
 JASON LEKIN 641-751-4227
 AUCTIONEER/AGENT

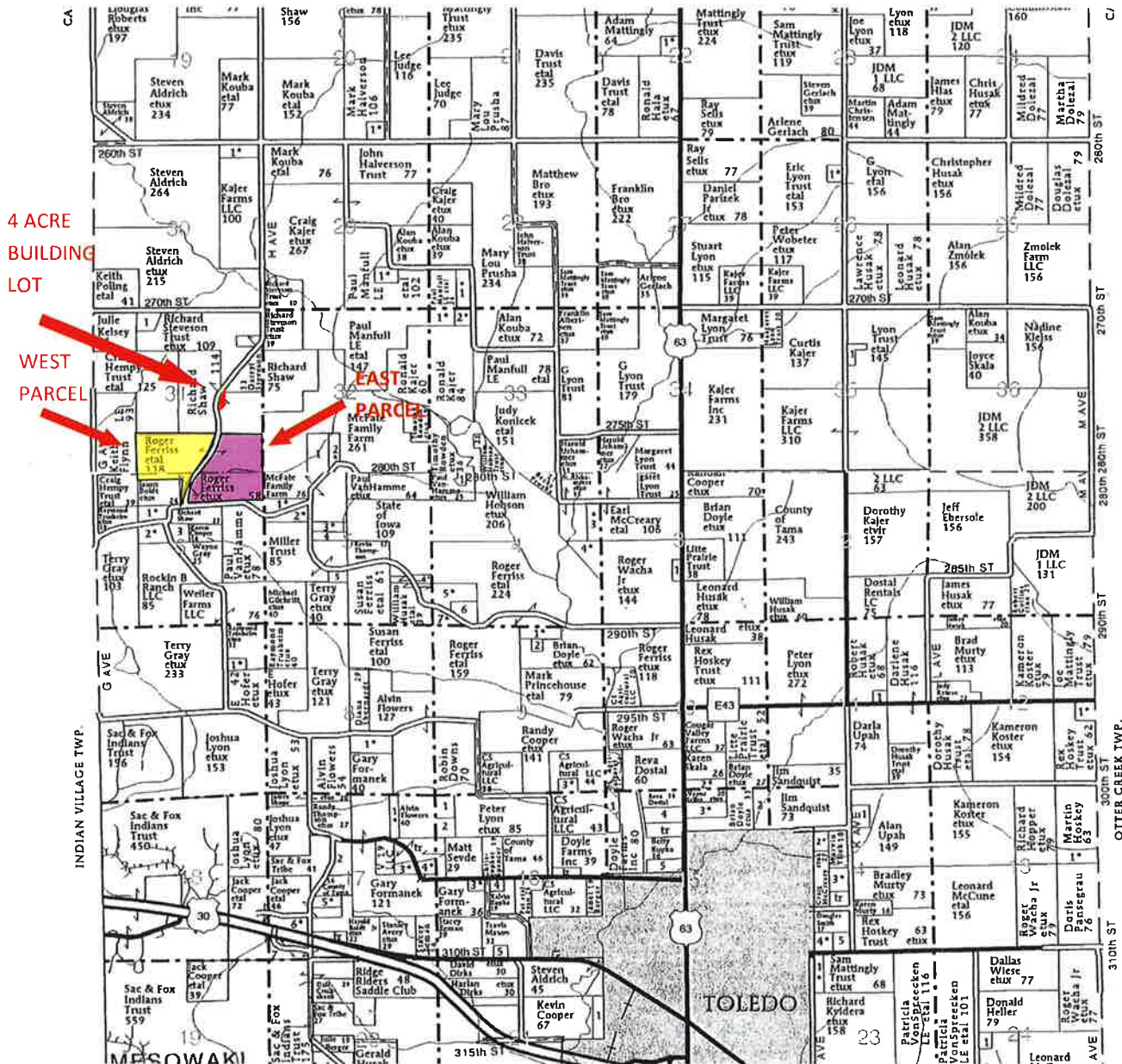
504 Second Street Traer, Iowa 50675

319-478-2990

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Toll Free (877) 844-SOLD

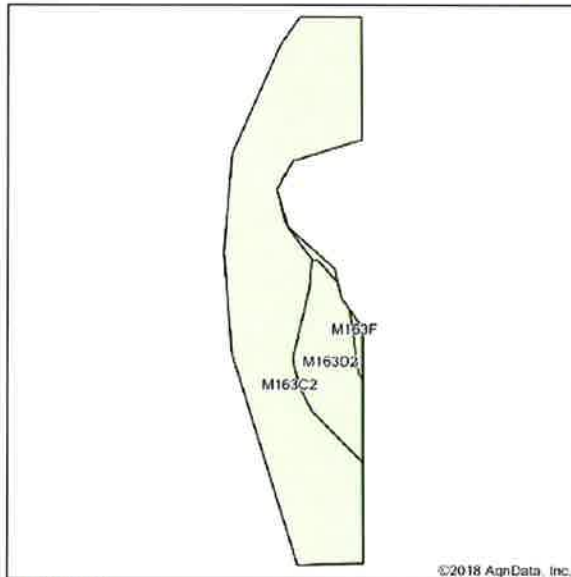
Email: jwhoward@ares-ia.com



4 ACRE BUILDING LOT
LIST PRICE \$30,000
TAXES \$98
3.21 ACRES TILLABLE WITH 71.3 CSR2,
ACCORDING TO SURETY



Soils Map



Soils data provided by USDA and NRCS.

©2018 AgnData, Inc.



State: Iowa
 County: Tama
 Location: 31-84N-15W
 Township: Howard
 Acres: 3.21
 Date: 9/25/2018



Area Symbol: IA171, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Non-Irr Class 'c	CSR2**	Cor n	Soybeans	Oats	Bromegrass alfalfa	NCCPI Soybeans
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	2.69	63.8%	ilte	76	9	3	4	1	65
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.52	16.2%	ilte	47					61
Weighted Average					71.3	7.5	2.5	3.4	0.8	64.4

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

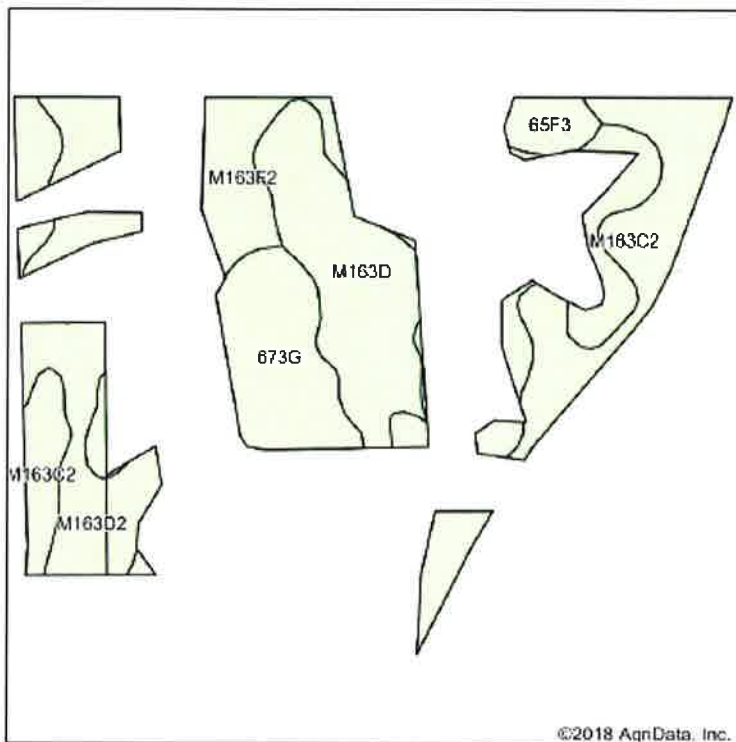
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

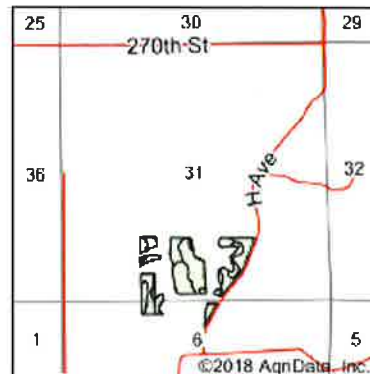
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by ARES or its staff.

WEST PARCEL

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
 County: Tama
 Location: 31-84N-15W
 Township: Howard
 Acres: 35.2
 Date: 9/25/2018



Area Symbol: IA171, Soil Area Version: 22												
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Cor n	Soybeans	Oats	Bromegrass alfalfa	NCCPI Soybeans	
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	8.58	24.4%	IIIe	76		9		3	4	65	
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	7.83	22.2%	VIe	18						41	
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	7.04	20.0%	IIIe	50						74	
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	5.33	15.1%	IIIe	47						61	
673G	Tinua silt loam, 25 to 40 percent slopes	5.30	15.1%	VIIe	5	20					11	
65F3	Lindley clay loam, 18 to 25 percent slopes, severely eroded	1.12	3.2%	VIIe	5	5					25	
Weighted Average					40.6	*-	2.2		0.7	1	0.2	51.5

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

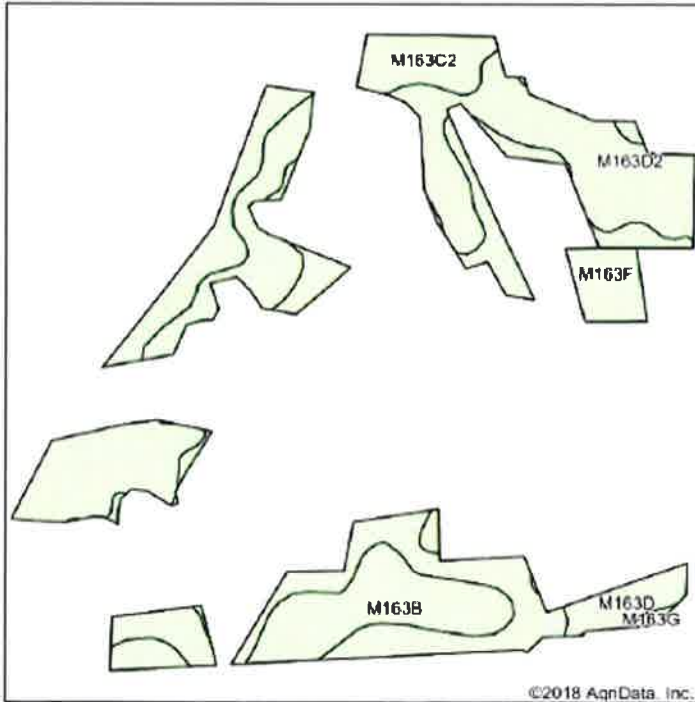
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

EAST PARCEL

Soils Map



Some data provided by USDA and NRCS

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State: Iowa
 County: Tama
 Location: 6-83N-15W
 Township: Toledo
 Acres: 35.86
 Date: 5/8/2018



Area Symbol: IA171, Soil Area Version: 22

Code	Soil Description	Acres	Percent of Field	Non-Irr Class '0	CSR2**	Cor n	Coybeans	Oats	Bromegrass alfalfa
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	14.22	39.7%	IIIe	76	9	3	4	1
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	10.07	28.1%	IIIe	47				
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	5.16	14.4%	Ile	84	9	3	4	1
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	4.91	13.7%	VIe	21				
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	1.36	3.8%	IIIe	50				
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	0.14	0.4%	VIIe	5				
Weighted Average					68.2	4.9	1.6	2.2	0.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Some data provided by USDA and NRCS

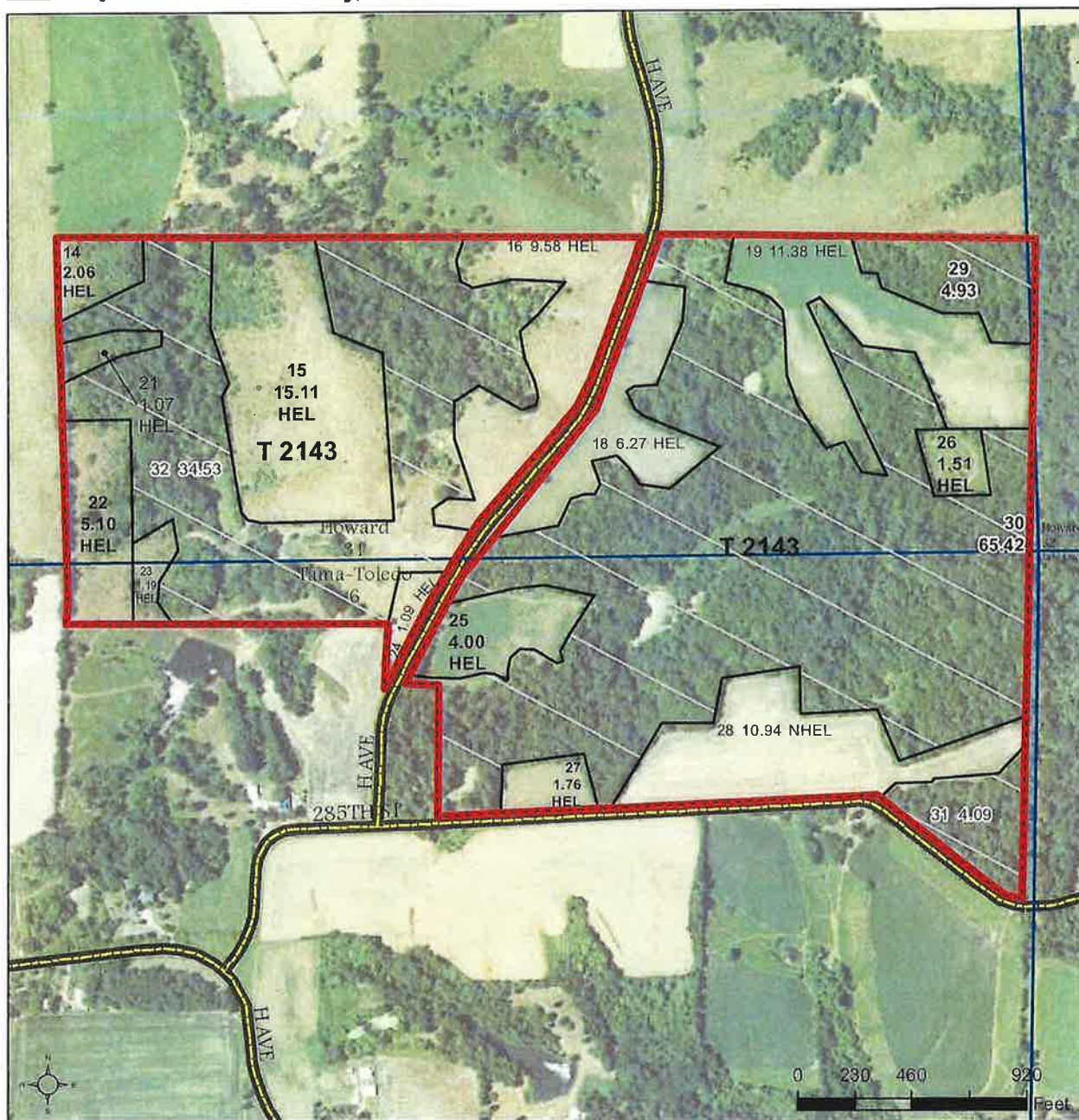
Tract Number : 2143
Description : NE1/4,NW1/4Sec 6Tama/Tldo,SE1/4SW1/4Sec 31 Howard
FSA Physical Location : IOWA/TAMA
ANSI Physical Location : IOWA/TAMA
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : VICKI J FERRISS, SAMUEL JOSEPH FERRISS
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
180.03	71.06	71.06	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	71.06	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	41.10	0.00	0	126
Soybeans	9.30	0.00	0	36



Wetland Determination Identifiers

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

Tract Cropland Total: 71.06 acres

2018 Program Year

Map Created March 07, 2018

Farm 5923

Tract 2143

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