



**Appraisal &
Real Estate
Services**

FARM FOR SALE

60 ac. +/- Farm

Land for Sale

- 60 Acres+/-
- 59 Tillable Acres+/-
- 85 CSR2 according to Surety Maps
- 7.5 acres CRP being paid \$1,671 annually and is set to expire 9/30/2019
- Net Taxes estimated at \$1,875/yr
- Farm is available for 2019 crop season.
- Located 1 mile south of Waterloo, Iowa



Susan K. Thode Trust Farm
\$570,000

High Quality Productive farm located in a strong farming area,

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:

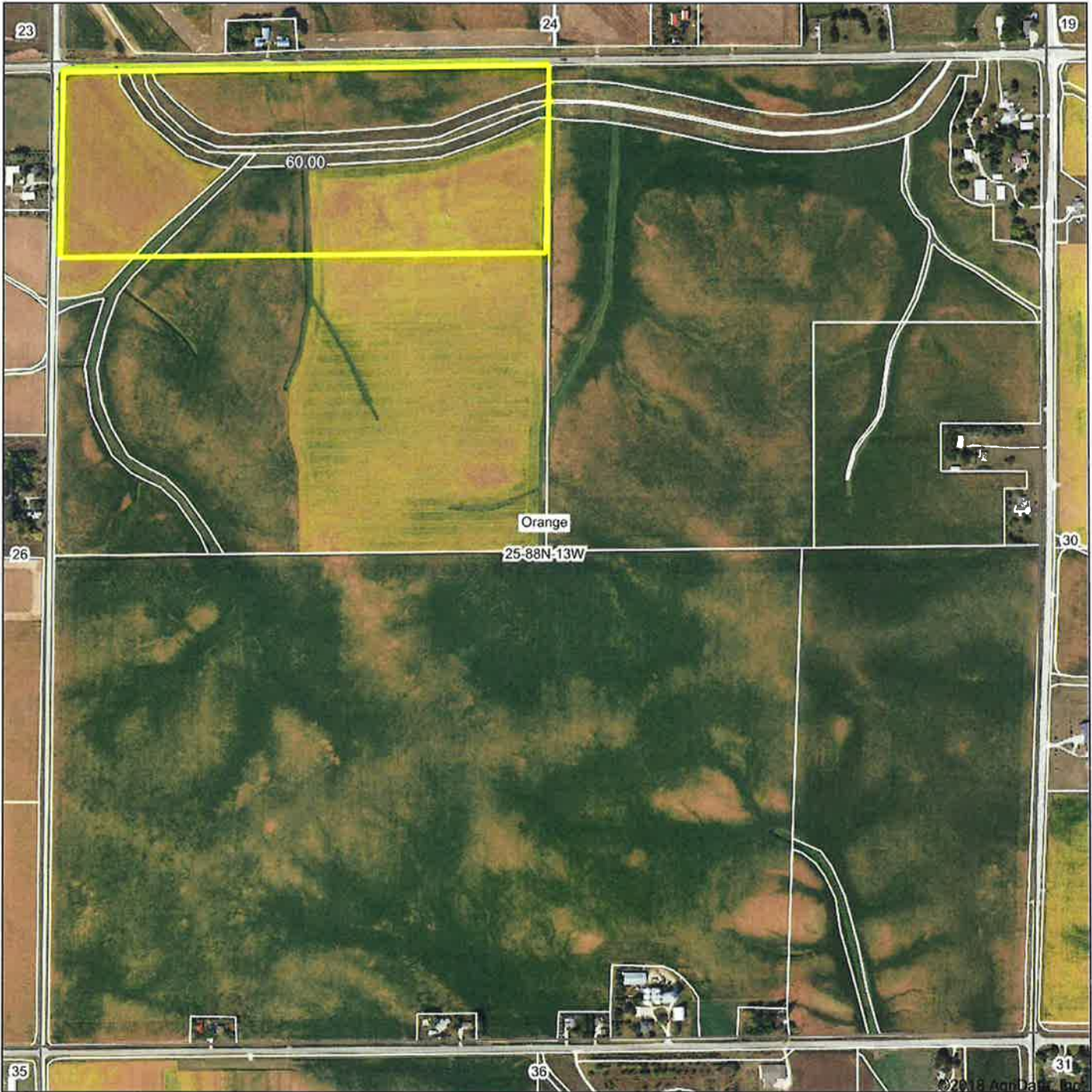
Jammie Howard 319.231.4484

Jason Lakin 641.751.4227

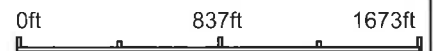


The information gathered for this brochure is from sources deemed reliable, but cannot be Guaranteed by Appraisal & Real Estate Services or its staff.

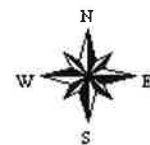
Aerial Map



map center: 42° 24' 24.69, -92° 18' 29.4



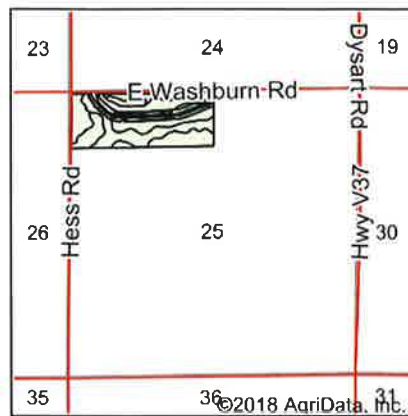
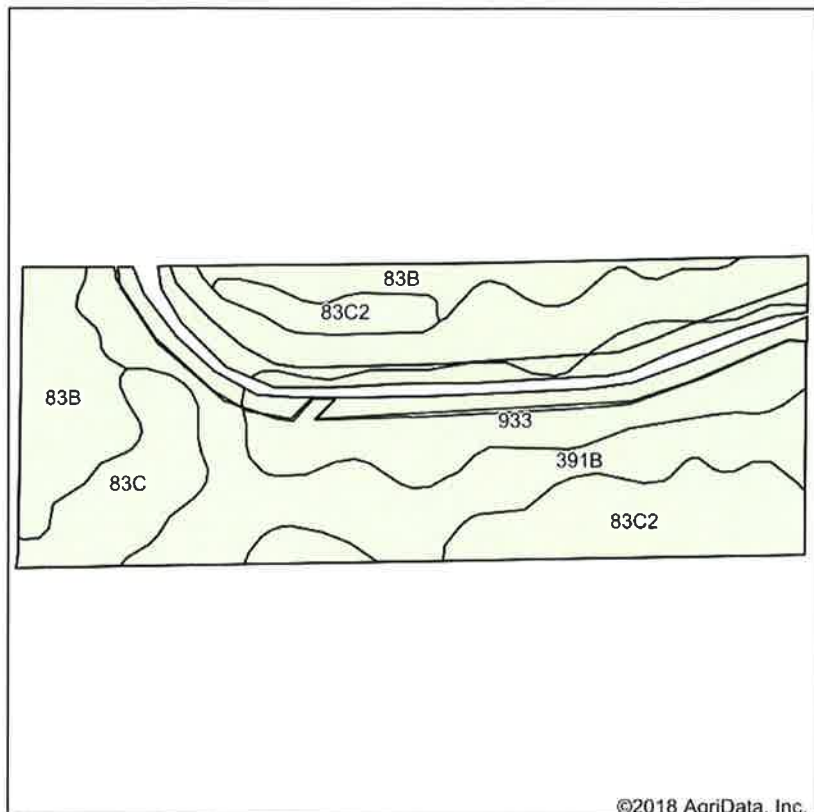
25-88N-13W
Black Hawk County
Iowa



10/9/2018

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

Soils Map



State: **Iowa**
 County: **Black Hawk**
 Location: **25-88N-13W**
 Township: **Orange**
 Acres: **58.87**
 Date: **10/9/2018**



Soils data provided by USDA and NRCS.

Area Symbol: IA013, Soil Area Version: 25

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
391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.47	39.9%	llw	87	72								79
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	12.06	20.5%	llw	78	80								71
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	9.58	16.3%	llle	84	69	10.6	6.3	212	3.7	88	6.2	61	60
83B	Kenyon loam, 2 to 5 percent slopes	8.95	15.2%	lle	90	86	11	6.6	210	3.9	91	6.6	61	75
83C	Kenyon loam, 5 to 9 percent slopes	4.81	8.2%	llle	85	71	10.6	6.4	188	3.7	90.5	6.2	48.5	74
Weighted Average					85	75.2	4.3	2.6	81.8	1.5	35.5	2.5	23.2	73.3

**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.

BANKIOWA

Cedar Rapids Cedar Falls Independence Jesup
 Lamont Norway Waterloo
 1-800-433-0285

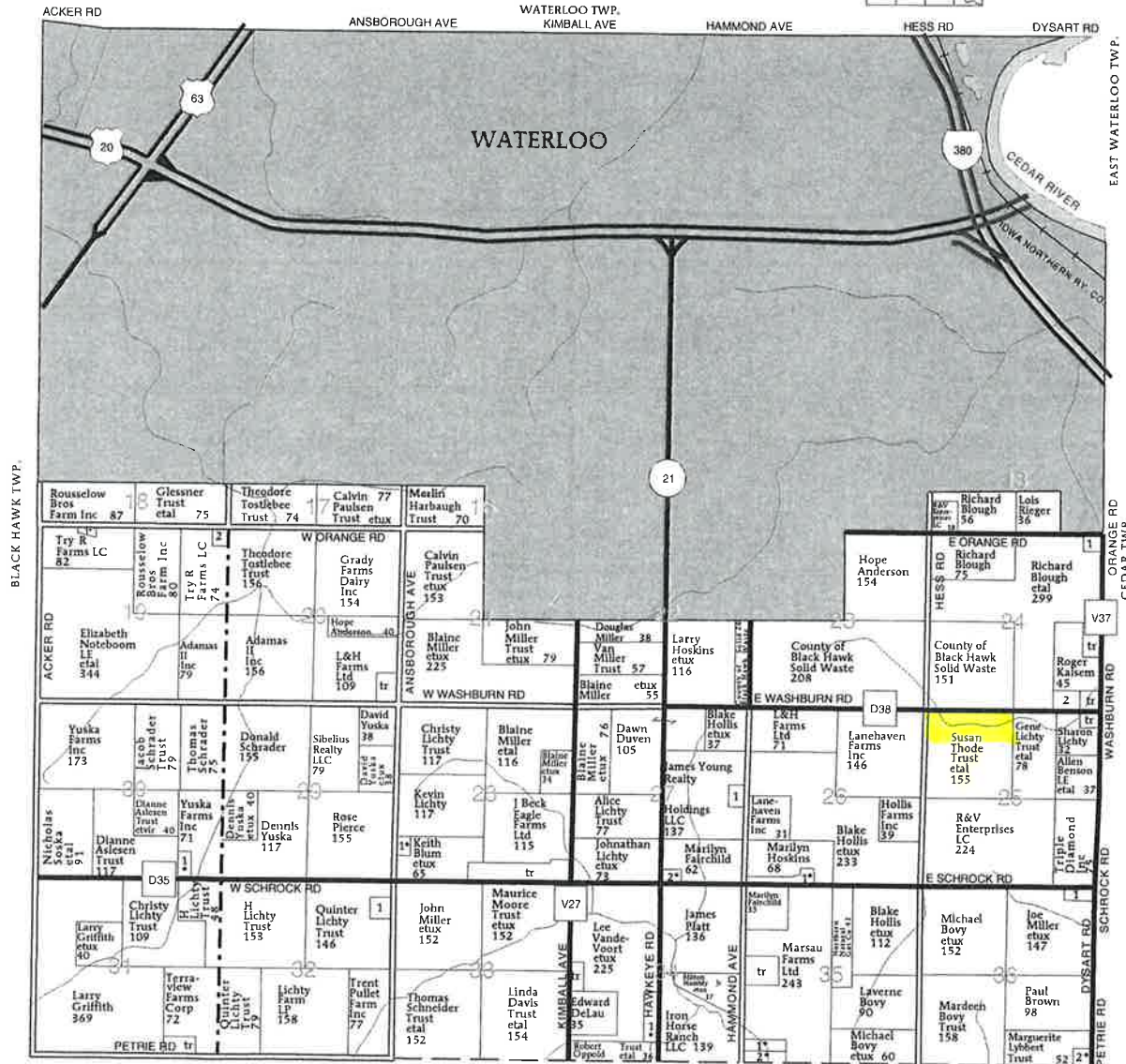
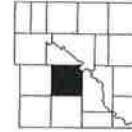
Member FDIC

www.bankiowa.com

T-88-N

ORANGE PLAT
(Landowners)

R-13-W



EAGLE TWP.

ORANGE TOWNSHIP

SECTION 19

1. Brockelsby, Kevin etux 6
2. Roussel Bros Farms Inc 5

SECTION 24

1. Lickteig, Dennis 7
2. Wayson, Blake 12

SECTION 26

1. Hoskins, Ronald etux 6
1. Lanehaven Farms Inc 6

SECTION 27

2. Buckley, Robert etux 6

SECTION 28

1. Lichy, Kevin etux 5

SECTION 30

1. Young, Keith etux 7

SECTION 32

1. Terra View Farms Corp 10

SECTION 34

1. Harrison, Brian etux 13

SECTION 35

1. Bravener, Daniel etux 10

SECTION 36

2. Fisher, Robert etux 8

SECTION 36

1. Triple Diamond Farms Inc 7
2. McAlpine, Dale etux 7

Iowa
 Black Hawk
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 1636
 Prepared: 10/9/18 2:09 PM
 Crop Year: 2019
 Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
---------------	-----------------	--------------

Farms Associated with Operator:

CRP Contract Number(s): 998

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
157.37	150.9	150.9	0.0	0.0	7.5	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	143.4	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	106.5		150	0.0
SOYBEANS	36.3		51	0.0
Total Base Acres:	142.8			

Tract Number: 254 Description: NW Sec 25 I-9 ORA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.37	150.9	150.9	0.0	0.0	7.5	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	143.4	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	106.5		150	0.0
SOYBEANS	36.3		51	0.0
Total Base Acres:	142.8			

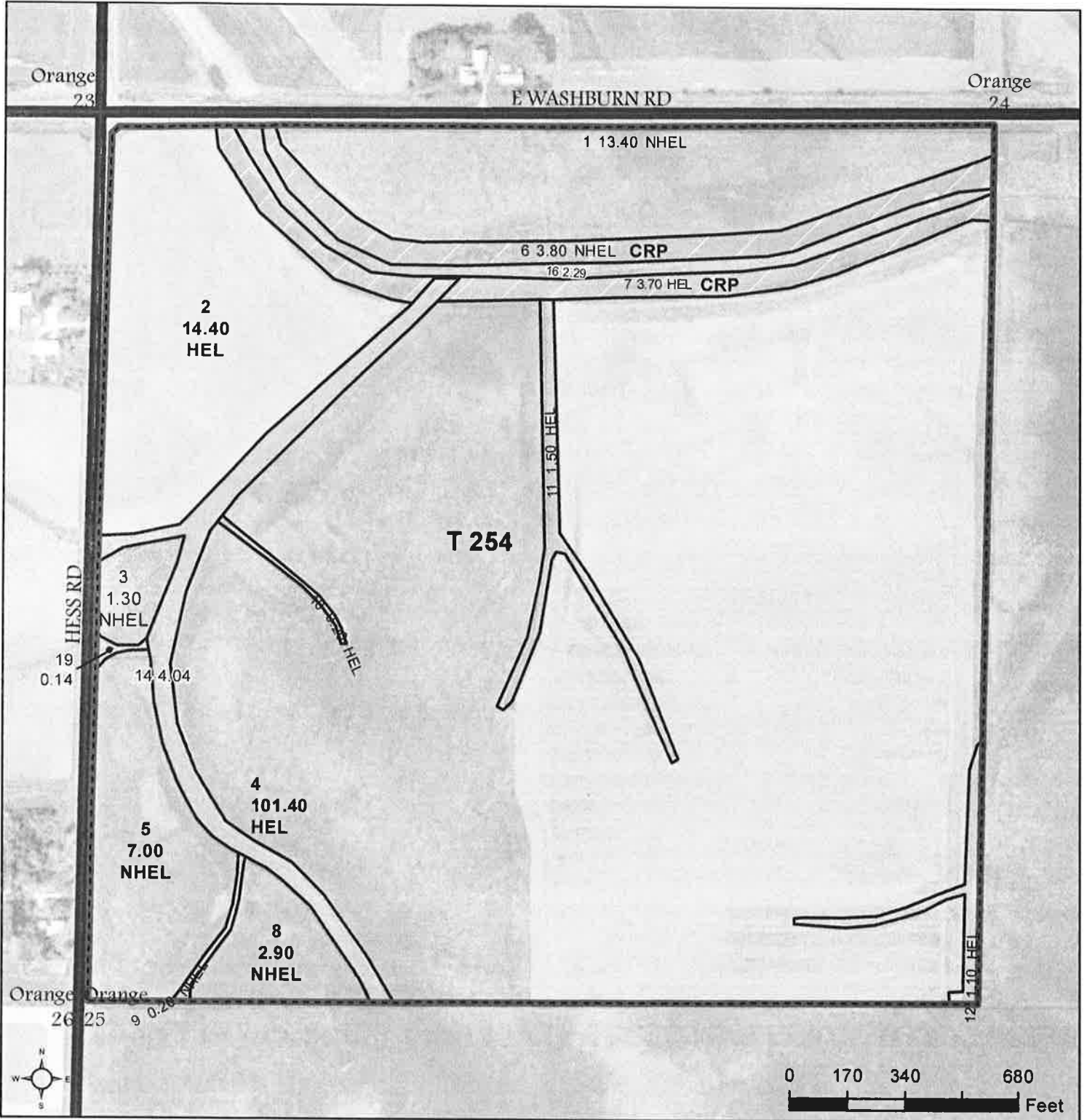
Owners: SUSAN THODE REV TRUST

Other Producers: None



United States
Department of
Agriculture

Black Hawk 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: 150.90 acres

2018 Program Year

Map Created March 28, 2018

Farm **1636**

Tract **254**

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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This form is available electronically.

CRP-1
(03-26-04) U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code):

BLACK HAWK COUNTY FARM SERVICE AGENCY
2950 SOUTHLAND DRIVE
WATERLOO, IA 50701

TELEPHONE NUMBER (Include Area Code): (319)296-3185

1. ST. & CO. CODE & ADMIN. LOCATION 19013	2. SIGN-UP NUMBER 36
3. CONTRACT NUMBER 998	4. ACRES FOR ENROLLMENT 7.5
5. FARM NUMBER 0001636	6. TRACT NUMBER(S) 0000254
8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2008 09-30-2018

Initial
STP
9/1

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$222.80	11. Identification of CRP Land
B. Annual Contract Payment \$1671	A. Tract No. B. Field No. C. Practice No. D. Acres E. Total Estimated Cost-Share
C. First Year Payment	0000254 0006 CP21 3.8 \$0.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)	0000254 0007 CP21 3.7 \$0.00

12. PARTICIPANTS

A(1). PARTICIPANTS NAME AND ADDRESS (Zip Code): SUSAN THODE REV TRUST PO BOX 1967 CEDAR RAPIDS, IA 52406-1967	(2) SHARE 100.00%	(3) SOCIAL SECURITY NUMBER: *****1145 (4) SIGNATURE Susan Thode Trust by Uel... DATE (MM-DD-YYYY) 8/7/08
B(1). PARTICIPANTS NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: NA (4) SIGNATURE Joe McKenna DATE (MM-DD-YYYY) 8-13-08
C(1). PARTICIPANTS NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: NA (4) SIGNATURE DATE (MM-DD-YYYY)
(If more than three individuals are signing, continue on attachment.)		
13. CCC USE ONLY - Payments according to the shares are approved	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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Original - County Office Copy

Owner's Copy

Operator's Copy

RECEIVED
AUG 8 2008

BLACK HAWK CO FSA

Date Printed : 07-03-08

This form is available electronically.

CRP-1F Addendum (06-01-18)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1A. State Code 19	1B. County Code 013
		2. Contract Number 998	
		3. Farm Number 1636	

CRP-1 MODIFICATION TO EXTEND THE CONTRACT EXPIRATION DATE FOR 1 YEAR

4. TERMS TO EXTEND EXPIRATION DATE OF THE CRP-1 CONTRACT

This contract modification is entered into by the Commodity Credit Corporation (CCC) and the undersigned participant(s) of the Conservation Reserve Program (CRP) under the contract in Item 2 above.

By signing this contract modification, the participant(s) and CCC agree:

- to extend the expiration date of the CRP contract identified in Item 2 above to September 30, 2019.
- to continue to comply with the terms and conditions of the cited contract as contained in the corresponding CRP-1, CRP-1 Appendix, and any addendum thereto.
- to extend the lifespan of all CRP practices established for the contract identified in Item 2 above for 1 year longer than indicated on AD-245, page 2, or the FSA-848A as applicable or for 1 year longer than was agreed to under other extension provisions, whichever results in the later date.

It is so agreed and understood.

4A. Participant's Name (Printed) SUSAN THOMAS REV TRUST	4B. Participant's Signature (By) <i>X Susan Thomas Revocable Trust by Wells Fargo Bank as Trustee</i>	4C. Title/Relationship of the Individual Signing in the representative capacity	4D. Date (MM-DD-YYYY) 8/16/18
4E. Participant's Name (Printed)	4F. Participant's Signature (By)	4G. Title/Relationship of the Individual Signing in the representative capacity	4H. Date (MM-DD-YYYY)
4I. Participant's Name (Printed)	4J. Participant's Signature (By)	4K. Title/Relationship of the Individual Signing in the representative capacity BLACK HAWK CO FSA	4L. Date (MM-DD-YYYY)
4M. Participant's Name (Printed)	4N. Participant's Signature (By)	4O. Title/Relationship of the Individual Signing in the representative capacity	4P. Date (MM-DD-YYYY)

5A. Signature of CCC Representative <i>Luke Hawk</i>	5B. Date (MM-DD-YYYY) 08-06-2018	6A. County FSA Office Name and Address (Including ZIP Code) BLACK HAWK COUNTY FARM SERVICE AGENCY 2950 SOUTHLAND DRIVE, SUITE 1 WATERLOO, IA 50701-9019	6B. Telephone No. (Including Area Code): 319-296-3185
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 14.10, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility for a modification to extend an existing CRP contract. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility for a modification to extend an existing CRP contract.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title II, Subtitle G, Funding and Administration). The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9892. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.