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153.53 Acres m/l, Tama County, IA

Parcel 1–153.53 Acres m/l

Synhorst Farm

Date: November 15, 2018 Time: 10:05 am Auction Site: Dysart Community Building Address: 418 Main St. Dysart, IA 52224

Auction Information <u>Method of Sale:</u>

This property will be offered at PUB-LIC AUCTION. The bid will be per acre and will be multiplied by their respective acres, (Parcel 1: 153.53 acres), to determine total sale price. If you can not be present at this auction, you may bid online, by phone, or by a confidential proxy bid. Please contact agents to make arrangements prior to auction day.

<u>Seller:</u> Synhorst Farm

Agency:

Appraisal and Real Estate Services and their representatives are Agents of the Seller.

Terms:

High bidder of real estate to pay 10% of the purchase price to Appraisal & Real Estate Services Trust Account on November 15, 2018. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before January 17, 2019. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final Settlement and payment of the balance of purchase price to be by cashier's check or wire transfer at closing on January 17, 2019. Formal termination of the lease has been made.

Jammie W. Howard, Broker Cell: 319-231-4484 jwhoward@traer.net www.appraisalandrealestateservices.com Contact for more Information: Appraisal & Real Estate Services 504 Second St Traer, IA 50675 Office: 319-478-2990 Buyer will take full possession at closing, January 17, 2019 subject to lease that expires March 1, 2019. Sellers have every intension of selling this property, but reserves the right to reject any and all bids. Possession:

At Closing on or before January 17, 2019 subject to lease that expires March 1, 2019.

Farm Located: Section 22 of Clark Township in Tama County, Iowa. Farm is located 1 mile west of Dysart, Iowa.

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

Plat Map: All Parcels

	Brian Morrison 100 David David Banker etal 83	Antian Morrison etal 257 James Mason Jr Trust etal 226	Eleazer Stoakes LE etal B4 Dennis etus Stoakes 44 Lavern Hanus etal 2 ⁷ 113 Mishek Farms	Hornfield lowa Farms Assn LP 199	wild frage	1 2	Wilson Crop Corp 118	Reth Schmidet Truet etvir 55 22 21 22 Roettger Farms Inc 193	Elmer Bahr	Valli Kendali etal 124 109 1 Chrise Wises Ryan EP EP Ta	Ldwar ebax 88 Kaleb Bidwell 199	John Hesser etal
	Ronatd Barthclmes 82 Terry Kucera 157	Reigie Farms LLC 156	LLC 77 Luze Farm Corporation 116	Anne Purdy LLC 149	Artis Childs 79	Phillip Phillip 79 79 70 70 70 70 70 70	4	Richard Lorenzen Trust etux 141 V	Brian 27 etux	Wileon Truit 39 Judith Raub Trust 232	Jetry Messer 156	153 Roger Santman etux 154
	E Kucera ctux 76 76 75 15 15	Craig Holub Trust 76	Lune etux 115 Richard Crawford 75	Marlanna Reisetter Trust 146 2	Dorothy Raub 152	Richard Crawford Trust etux 154	Chris Wilson etal 154	Lois Heopman Trast etvir 139	258 Pioneer Hi-Bred Int Co 35	Debra Scebach etal 76	Paul Burhenn etal 115 Burhenn Farms Inc 37	Arlene Pippert 78 Richard Pippert 72
l	Calderwood Farms Inc 149 David David	Huch Calderwood stur 77 Huch Calderwood	Richard Crawford Trust 61 etux 61 Richard Crawford 82	not dig 28	i la	5/) Teresa Ecklund 75 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1	Sharon Earley Trust etal 155	Marcla 49 Marcla 49 Hahn 49 Teresa	Chris Wilson etal 248	David Crees etux 4 76		
	etal 117 ohn Danker 12	Dengler LL 75 Hugh Calderwood It 77	190th S	With a star of the	lay Willson 152	Neil Hanus etal 114	John Nelson etal 151	Wilson 76 Winkel-	ètux 131	Larry Winkei- pleck 150	DYSA	ART IS WORL
		Steven Blocker B2 Steven Blocker Flax	B Vernon Dengler etux 195	Helen Degner LE etal 114	Craig Holub Trust 156	EEP Wilson Part Pipert etux 50 Inple W Arms lac 40 William etux	ELI	Alfred Symhorst Teust etai 147	Jay Aschen- brenner 97 Kent Aschen- brenner etux 59 Ruth	Jay Aschen- brenner etux 141 1	Duane Dostal Trust 33 ebx	Patsy Hansen (21)
	Faye Ewo 158 200th ST	Shern Ewold Trust	Mark Dengler etux 151 Carol	Wades Ag Inc 152	Barry Ewoldt Trust etux 156	Wilson 40 Thomas U a Lower 10 Tass Lower 10 Lower 10 L	Robert Knoop Trust etux 157	Richard Holst 156	Smith Trust 73 Kathy Steinberg 77	Kent Aschen- brenner etux 144 2	Clenaco Clenaco Og Batther Clenaco Cle	David Reeder Trust etal 77
	Abernathey Family Farms LLC 154	Barry Ewoldt Trust etux 304	Matt 112		April 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Greg Knoop 153	Steverding Rise Steverding Rise Stoverding Rise Stoverding Rise Stovellier 79	Kathy Stcinberg 79 John Kavalier 77	Natalie Lamprecht 152	Nataile Frederickson 152	Roettger Farms Inc etal 158	David Reeder Trust etal 156
 _	Brlan Ewoldt etux 164	Ð	Jay Wilson 157	Southview Farms Inc etal 153	Faye Ewoldt 79 Terry Ewoldt 75	Samuel LaCina etal 158	Arlesse Pippert 40 Richard Pippert 116	James Pippert 152	Lois Sturck LE etal- 156	Richard Krafka 197	Wades Ag Inc 154	Robert Roettger 155
2	210th ST	Abernathey Family Farms	U Chris	E.	AVE	Samuel LaÇina	Richard Pippert	Richard	1 2			210th ST

Announcements:

Property information provided herein was obtained from sources deemed reliable, but Appraisal and Real Estate Services makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. The property is being sold "As Is—Where Is" and the buyers are purchasing subject to any easeAny announcements made auction day by Appraisal and Real Estate Services will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.

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Aerial Photo: Parcel 1

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FSA Farm Data: Parcel 1

Operator Name		:											
	ed with Operator		19-171-5287	, 19-171-6361, 19-1	71-6419, 19	9-171-6645, 19-13	71-7295						
CRP Contract Nu	umber(s)	: None											
Recon ID		: None											
Farm Land Data													
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number C Tracts				
148.03	148.03	148.03	0.00	0.00	0.00	0.00	0:00	Active	1				
State Other Effective DC Conservation Conservation		Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Nativ Sod				
0.00 0.00 148.03			0.00 0.00 0.00						0.00				
	S. 42 114		Sec. 1	Crop Election Ch									
10000	ARC Individual			ARC County	loice	1000.000	Price Lo	oss Coverage					
	None			CORN, SOYBN	1		None						
		- I											
All all and		0.5.1.1.0.2		DCP Crop Da		A STATISTICS AND A STAT		1.					
Crop Name		Base A	cres	CCC-505 CRP Reduction Acre		CTAP Yield	PLC Yield	d	HIP				
Corn		70.6		0.00 0			180						
Soybeans		64.0	0	0.00 0		0	53						
				NOTES									
Tract Number	: 103	21	UL7181		12.000		Aug Barres La Car	v 1. 10					
Description		I/4 Section 22 Clark											
FSA Physical Lo													
ANSI Physical Lo		/A/⊤AMA											
BIA Unit Range N				· · · · · · · · · · · · · · · · · · ·									
HEL Status		-		anted on undetermin	ied fields								
Wetland Status : Wetland determinations not complete													
		WL Violations : None											
WL Violations						Owners : A P SYNHORST TRUST, PAUL C SYNHORST, LYNN E KATZ							
Wetland Status WL Violations Owners			T, PAUL C S	SYNHORST, LYNN I	E KATZ								
WL Violations	: AP	SYNHORST TRUS	T, PAUL C S	SYNHORST, LYNN I	E KATZ								
WL Violations Owners	: AP	SYNHORST TRUS 11e	ιτ, PAUL C ε	SYNHORST, LYNN I	E KATZ								
WL Violations Owners Other Producers	: A P : Non	SYNHORST TRUS 11e	IT, PAUL C S	SYNHORST, LYNN I Tract Land Da	÷		E MILLER						
WL Violations Owners Other Producers	: A P : Non	SYNHORST TRUS			÷	CR	Lb.	GRP	Sugarcane				
WL Violations Owners Other Producers Recon ID	: AP : Non : Non	SYNHORST TRUS	opland	Tract Land Da	ita			GRP 0.00	Sugarcane 0.00				

			· · · · · · ·					
	148.03	148.03	148.03	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 F Native S
l	0.00	0.00	148.03	0.00	0.00	0.00	0.00	0.00
0				DCP Crop Da	ata			

Tract 10321 Continued			
TOTAL	134.60	0.00	
		NOTES	
religion, reprisal, and where applicable, j	political beliefs, marital status, familial or parental s	tatus, sexual orientation, or all or	nployment on the basis of race, color, national origin, age, disability, sex, gender identity, part of an individual's income is derived from any public assistance program, or protected bases will apply to all programs and/or employment activities.) Persons with disabilities,

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Aerial Photo/Soil Map: Parcel 1 67.44 1/98 in' 3.39 -86 130 24 15 5.48 3.2 Parcel 1 153.53 ñ 0 136.12 9.8 Cla AREAIOE OOD HAZARDI

Property Information: Parcel – 153.53 Acres m/l

- 153.53 acres taxable +/-
- 153.53 acres tillable +/-
- No CRP
- Tillable CSR2 94

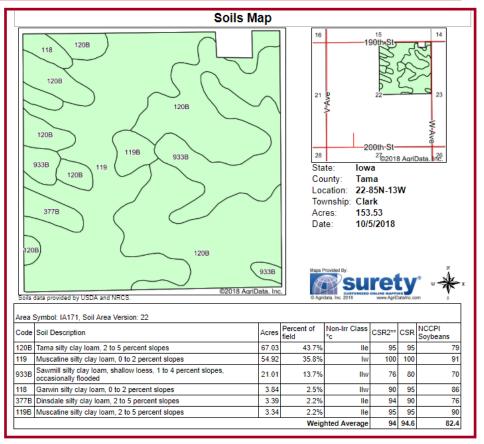
Legal Description:

NE1/4 Except Parcel 'C', Section 22, Township 85 North, Range 13 West of 5th P.M., Tama County, Iowa. Actual legal to be determined by abstract.

Real Estate Taxes– Estimated: \$5,278/year

FSA Data- Estimated:

Two parcels being combined so farm will need to be recertified. Total tillable acres are estimated.



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Parcel 1: Photos





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