



**Appraisal &  
Real Estate  
Services**

# LAND AUCTION

View auction details, updates, or more pictures at [www.midwestlandauctions.com](http://www.midwestlandauctions.com) or  
[www.appraisalandrealestateservices.com](http://www.appraisalandrealestateservices.com)

## 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**

##### **Method of Sale:**

This property will be offered at PUBLIC 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.

##### **Seller:**

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.

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.*

Jammie W. Howard, Broker

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Contact for more Information:

Appraisal & Real Estate Services

504 Second St Traer, IA 50675

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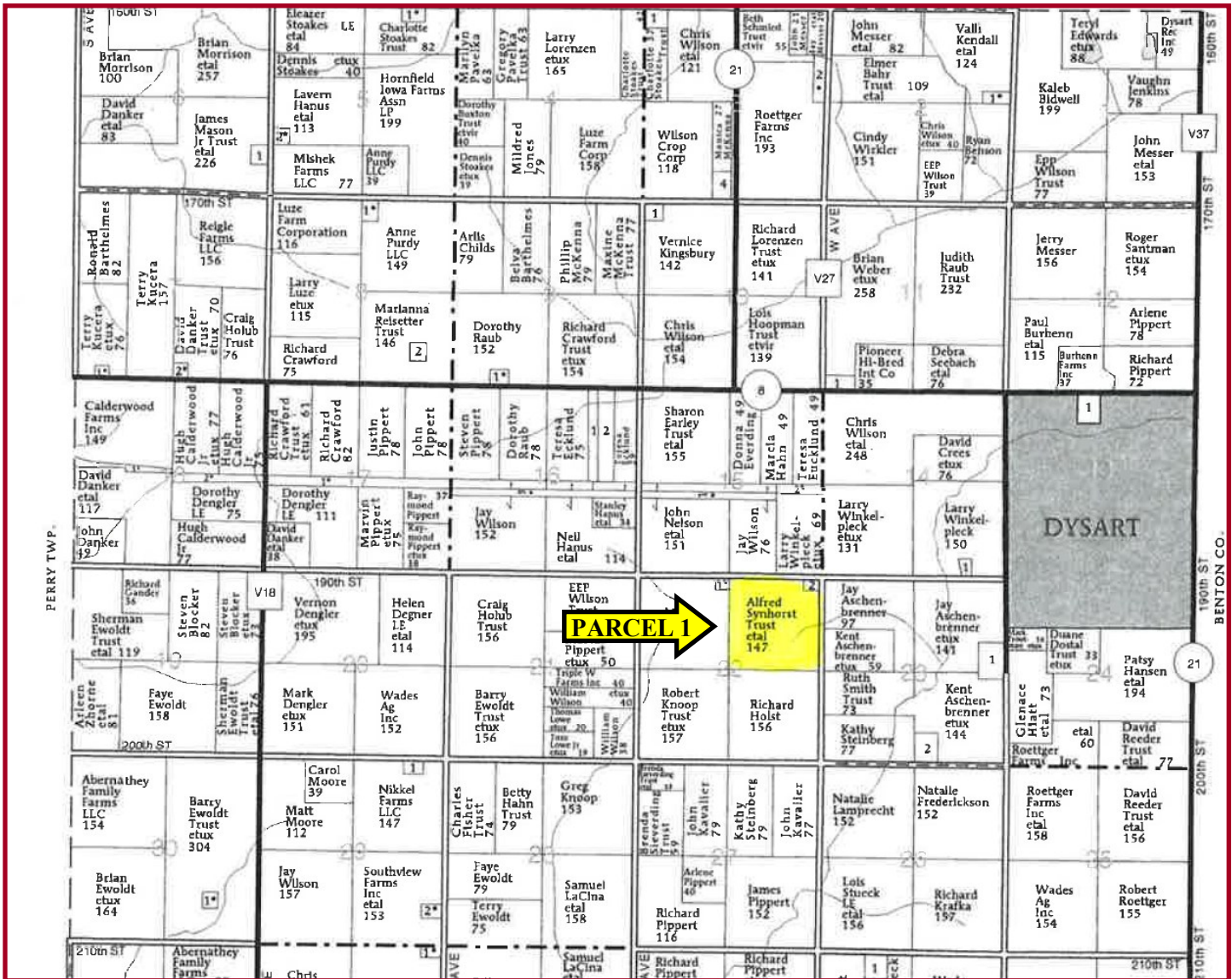
Keith Sash , Auctioneer

Cell: 641-751-8541

Jason Lekin, Agent/Auctioneer

Cell: 641-751-4227

# Plat Map: All Parcels



## 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 ease-

Any 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 : XXXXXXXXXX  
 Farms Associated with Operator : 19-171-3949, 19-171-5287, 19-171-6361, 19-171-6419, 19-171-6645, 19-171-7295  
 CRP Contract Number(s) : None  
 Recon ID : None

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
148.03	148.03	148.03	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	148.03	0.00		0.00		0.00	0.00	0.00

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	70.60	0.00	0	180	
Soybeans	64.00	0.00	0	53	
<b>TOTAL</b>	<b>134.60</b>	<b>0.00</b>			

## NOTES

Tract Number : 10321

Description : NE1/4 Section 22 Clark  
 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 : Wetland determinations not complete  
 WL Violations : None  
 Owners : A P SYNHORST TRUST, PAUL C SYNHORST, LYNN E KATZ  
 Other Producers : None  
 Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
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 From Native Sod
0.00	0.00	148.03	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Tract 10321 Continued ...

**TOTAL** 134.60 0.00

## NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities,

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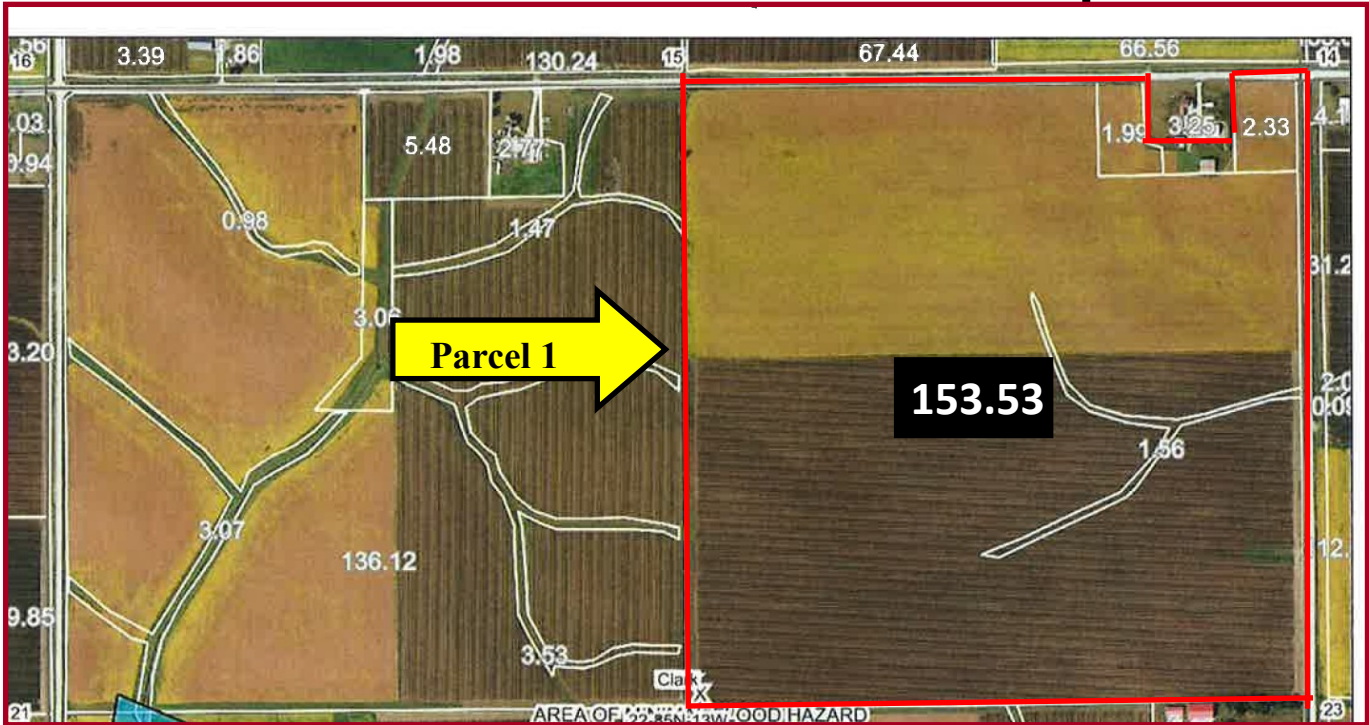
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# Aerial Photo/Soil Map: Parcel 1



## Property Information:

**Parcel – 153.53 Acres m/l**

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

## Legal Description:

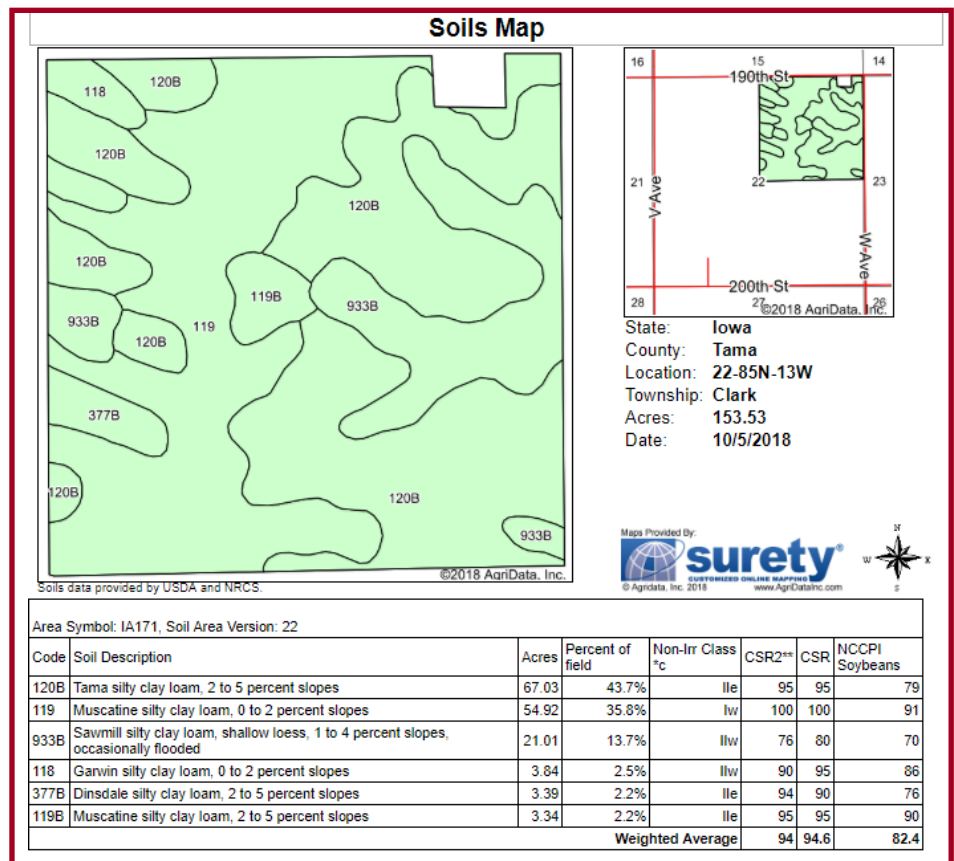
NE1/4 Except Parcel 'C', Section 22, Township 85 North, Range 13 West of 5th P.M., Tama County, Iowa. Actual legal to be determined by abstract.

## 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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## Reasons to Choose Appraisal & Real Estate Services

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- Over 50 years of combined Experience Residential, Commercial & Ag Properties
- Expertise in Local Market gives you an educated Market Analysis at no Charge.
- Large Marketing Area since we are a Member of both, Northeast Iowa Regional Board of Realtors MLS and Mid-Iowa Regional Board of Relators MLS.
- Successful Record Auctioning Farm Land with Online Bidding
- Large Community Performance with Small Town Charm

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