



**Appraisal &
Real Estate
Services**

FARM FOR SALE

19.66 ac. +/- Farm

Land for Sale

- *19.66 Taxable Acres+/-*
- *12.44 Tillable Acres+/- according to FSA*
- *56.7 CSR2 on tillable acres according to Surety Maps*
- *Net Taxes \$500/yr*
- *Farm is Leased for 2021 crop season. Available for 2022 crop season.*
- *Located along south edge of Vining Iowa along a hard surface road.*
- *Bazal Farm in North 1/2 of Section 20, York Township, Tama County, Iowa (Refer to abstract for actual legal description)*



Bazal Farm Vining

\$100,000

Great small farm with tillable & timber. Recreational ground with income.

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.



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 12.44 acres

2021 Program Year

Map Created March 04, 2021

Farm 5017
Tract 11431

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.

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DENNIS LEE POHLMAN
 Farms Associated with Operator : 19-011-1415, 19-171-2947, 19-011-3005, 19-011-3400, 19-011-4824, 19-011-4842, 19-171-5017, 19-171-5188, 19-011-7529, 19-011-8422
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
18.75	12.44	12.44	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	12.44	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP

NOTES

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Tract Number : 11431

Description : YORK SEC 20
 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 : LONNIE BAZAL, KATHY BAZAL
 Other Producers : STEVEN D POHLMAN
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
18.75	12.44	12.44	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	12.44	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

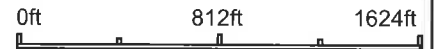
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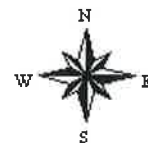
Aerial Map



Map Center: 41° 59' 8.34, -92° 23' 5.33



20-83N-13W
Tama County
Iowa

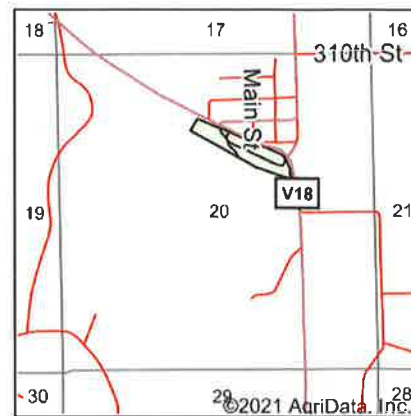
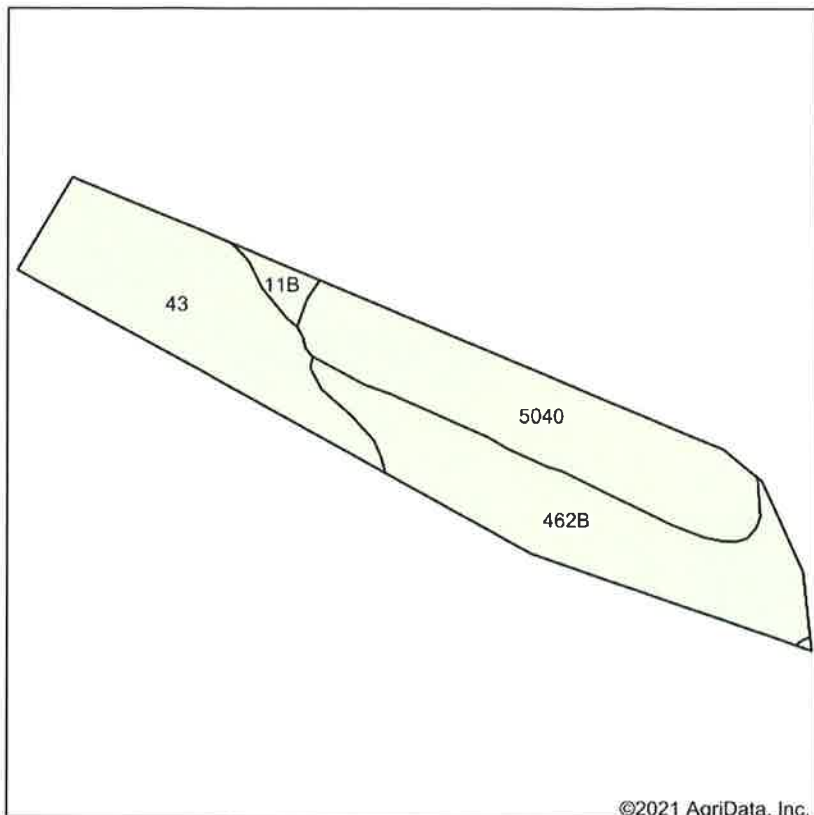


7/6/2021



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

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **20-83N-13W**
 Township: **York**
 Acres: **12.44**
 Date: **7/6/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
462B	Downs silt loam, benches, 2 to 5 percent slopes	4.23	34.0%	lle	90	90	82
5040	Anthroportic Udorthents, 2 to 9 percent slopes	4.14	33.3%	Vis	5	5	69
43	Bremer silty clay loam, 0 to 2 percent slopes	3.80	30.5%	llw	74	82	74
11B	Colo-Ely complex, 0 to 5 percent slopes	0.27	2.2%	llw	86	68	76
Weighted Average					56.7	58.8	*n 75.1

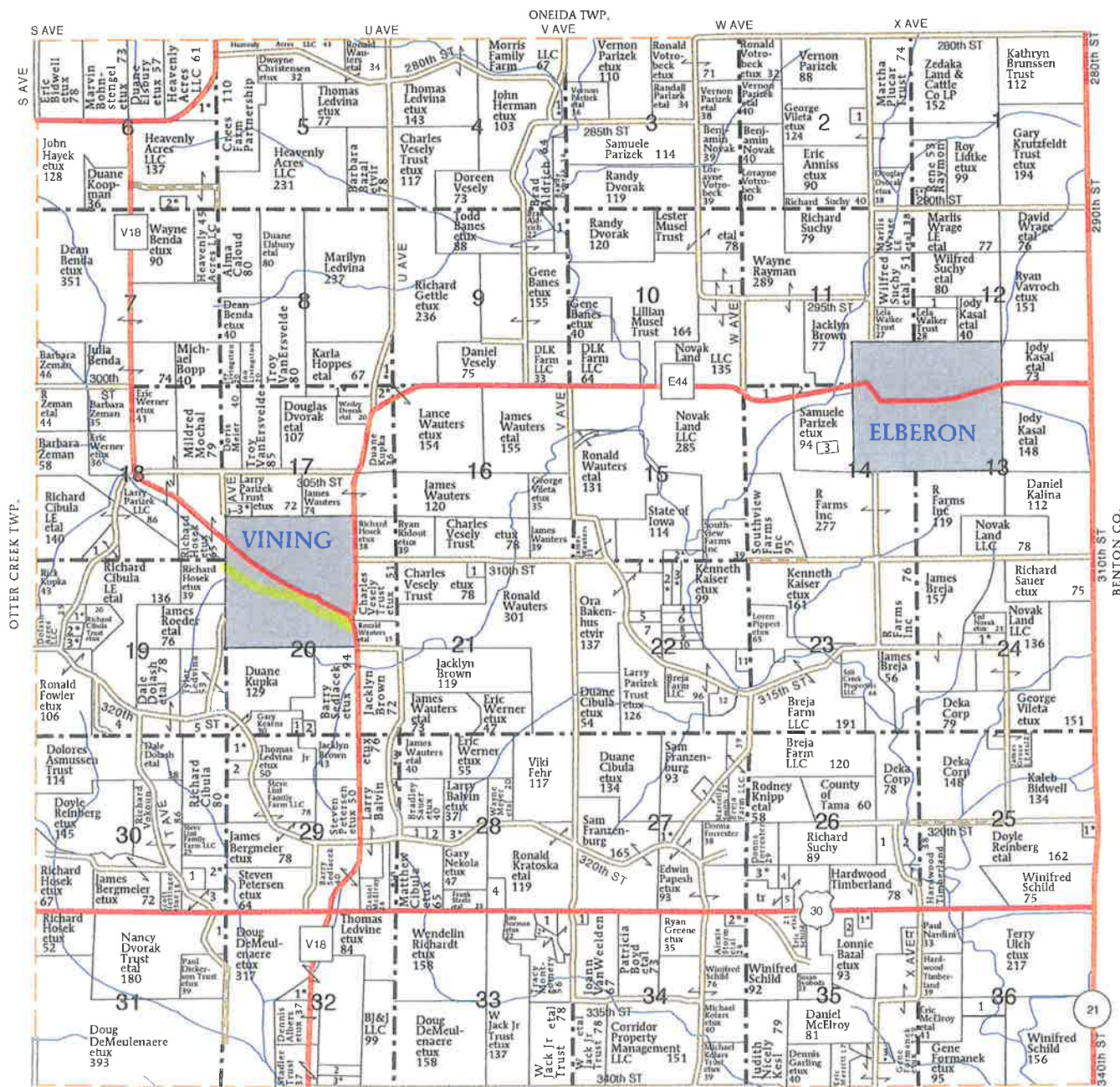
**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

(Landowners)



YORK TOWNSHIP

SECTION 1

- 1. Lidtke, Roy etux 6

SECTION 2

- 1. Enberg, Robin 5

SECTION 4

- 1. Parizek, Vernon etal 8

SECTION 6

- 1. Kupka, Stephen etux 20
- 2. Benda, Wayne etux 11

SECTION 8

- 1. Gettle, Richard etux 11

SECTION 9

- 1. Dvorak, Randy 8

SECTION 10

- 1. Salt Creek Feeders LLC 13

SECTION 12

- 1. Brown, Jacklyn 13

SECTION 14

- 1. Vesely, Doreen 11
- 2. Rayman, Wayne 6
- 3. City of Elberon 8

SECTION 15

- 1. Vileta, George 6
- 2. Nekola, Danny etal 10

SECTION 17

- 1. Hoppes, Karla etal 15

SECTION 18

- 2. Gettle, Richard etux 6

SECTION 19

- 3. Kesl, Steven etux 5

SECTION 20

- 1. Kupka, Rick 23

SECTION 21

- 1. Simon, Jason etux 8
- 2. Gehling, Michael etux 5
- 3. Elsbery, Danny etux 5
- 4. Asmusen Trust, Dolores 25
- 5. Cibula, Richard 19

SECTION 22

- 1. Ledvina Jr, Thomas etux 5
- 2. Brown, Jacklyn 7

SECTION 23

- 1. Novak, Kimmy 10

SECTION 24

- 1. Wauters, James 15
- 2. Papesch, Edwin etux 14
- 3. Gettle, Richard etux 8
- 4. Dvorak, Donald 5
- 5. Bakenhus, Orville 5
- 6. Parizek, Thomas 10
- 7. Brown, Jacklyn 8
- 8. Pippert, Christopher 5
- 9. Paustian, Jerry 5
- 10. Pippert, Christopher 5
- 11. Pippert, Christopher 5
- 12. Breja, Shella 14

SECTION 25

- 1. Brewer, Mark etux 10

SECTION 26

- 1. Balvin, Joseph etux 6

SECTION 27

- 1. County of Tama 18
- 2. Hardwood Timberland Untld 20

SECTION 28

- 3. Papesch, Edwin etux 11
- 4. Suchy, Wilfred 5

SECTION 29

- 5. Suchy, Daniel 6

SECTION 30

- 1. Cibula, Duane etux 5

SECTION 31

- 1. McElroy, Daniel 7
- 2. National Cemetery York Twp 6
- 3. Balvin, Brian etux 10
- 4. Blaha, Joseph 12
- 5. Paustian, Jerry 7
- 6. Miller, Lana etal 13
- 7. Votrobeck, Lane 9
- 8. Wauters, James etal 10
- 9. Paustian, Jerry 7
- 10. Cibula, Matthew etux 12

SECTION 32

- 1. Asmusen Trust, Dolores 10
- 2. Bergmeier, James etux 25
- 3. State of Iowa 9

SECTION 33

- 1. Dvorak, Nancy 11

SECTION 34

- 1. Balvin, Jerry etal 8
- 2. Zmolek, Dorothy 10
- 3. Benda, Wayne etal 10

SECTION 35

- 1. Bean Jr, Craig 8
- 2. Paul, Steven etux 8

SECTION 36

- 1. Bitterlie Jr, Benny 6
- 2. Menhusen, Richard etux 8
- 3. Rupp, Patrick etux 7
- 4. Hardwood Timberland Untld 6
- 5. Ward, Jon etal 8

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 Bazal Farm Section 20 York Township, Tama County, Iowa
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