



**Appraisal &
Real Estate
Services**

FARM FOR SALE

93.32 ac. +/- Farm

Land for Sale

- 93.32 Taxable Acres+/-
- 67.76 Tillable Acres+/- according to FSA
- 52.6 CSR2 on tillable acres according to Surety Maps
- 28.41 acre corn base
- 139 Bushel per acre PLC Corn Yield
- Net Taxes \$2,050/yr
- Farm is Leased for 2021 crop season. Available for 2022 crop season.
- Located 3 miles south of Elberon, Iowa just south of Highway 30
- Bazal Farm in NE1/4 Section 35, York Township, Tama County, Iowa (Refer to abstract for actual legal description)



Bazal Farm York 35

\$499,000

Great chance at a good farm with tillable, timber, & pasture. Priced to sell!

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 Lekin 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: 67.76 acres

2021 Program Year
Map Created March 04, 2021

Farm 5607
Tract 11897

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.

IOWA
TAMA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5607
Prepared : 6/25/21 9:04 AM
Crop Year : 2021

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ERIC SCHILD
 Farms Associated with Operator : 19-171-2015, 19-171-3877, 19-171-4982, 19-171-5607, 19-171-7250
 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
95.12	67.76	67.76	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	67.76	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	28.41	0.00	139	
Soybeans	28.39	0.00	42	
TOTAL	56.80	0.00		

NOTES

Tract Number : 11897
 Description : NE1/4 Section 35 York
 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 : LONNIE BAZAL, KATHY BAZAL
 Other Producers : DENNIS LEE POHLMAN
 Recon ID : None

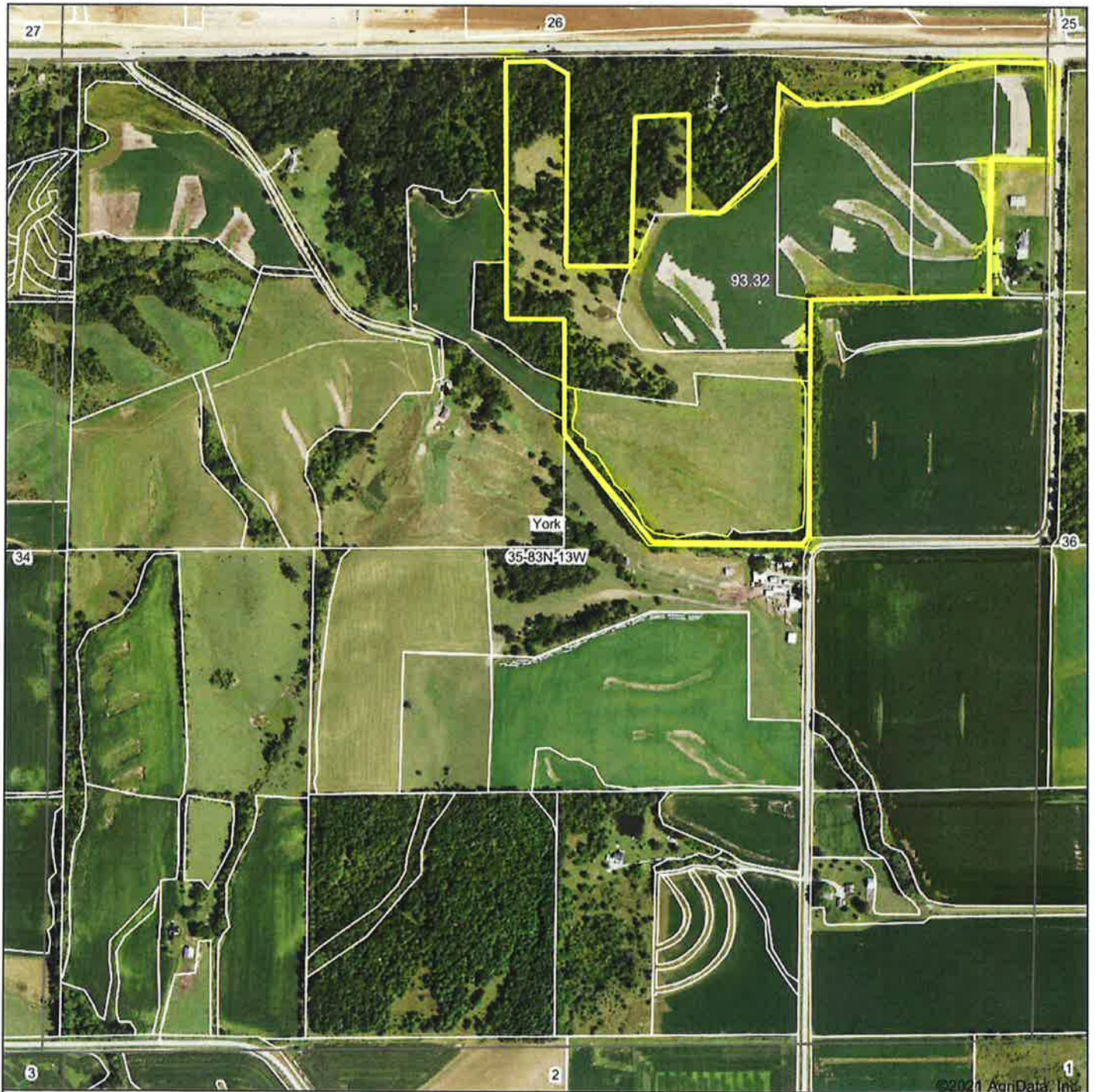
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
95.12	67.76	67.76	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	67.76	0.00	0.00	0.00	0.00	0.00

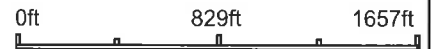
DCP Crop Data

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

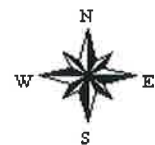
Aerial Map



Map Center: 41° 57' 24.25, -92° 19' 37.65



35-83N-13W
Tama County
Iowa

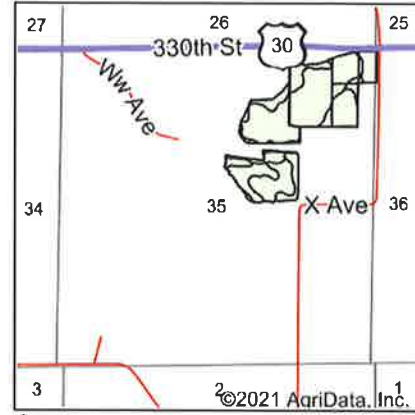
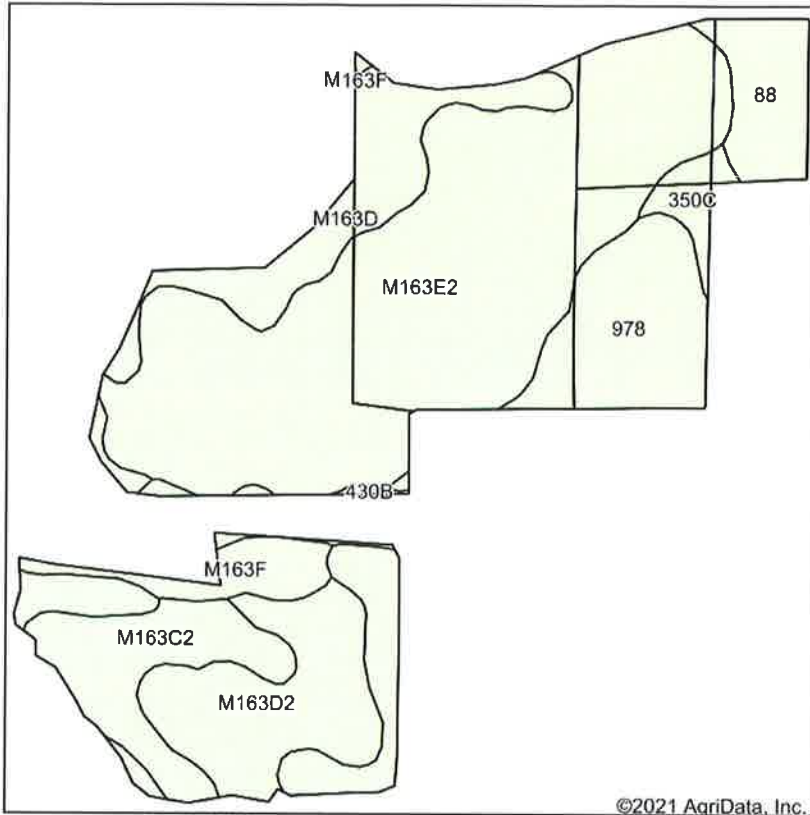


7/6/2021



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

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **35-83N-13W**
 Township: **York**
 Acres: **67.77**
 Date: **7/6/2021**



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

Area Symbol: IA171, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Brome-grass alfalfa	Corn	Oats	Soybeans	*n NCCPI Soybeans
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	31.27	46.1%	IVe	36						59
978	Festina silt loam, 0 to 2 percent slopes	9.24	13.6%	I	95	90					84
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	8.78	13.0%	IIIe	47						63
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	5.78	8.5%	IIIe	50						72
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	5.31	7.8%	IIIe	76		1	9	4	3	70
88	Nevin silty clay loam, 0 to 2 percent slopes	3.27	4.8%	Iw	95	90					87
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	2.48	3.7%	VIe	21						47
350C	Waukegan silt loam, 5 to 9 percent slopes	1.19	1.8%	IIIe	50	48					63
430B	Ackmore silt loam, 2 to 5 percent slopes	0.45	0.7%	IIw	72	78					84
Weighted Average					52.6	*-	0.1	0.7	0.3	0.2	*n 66

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

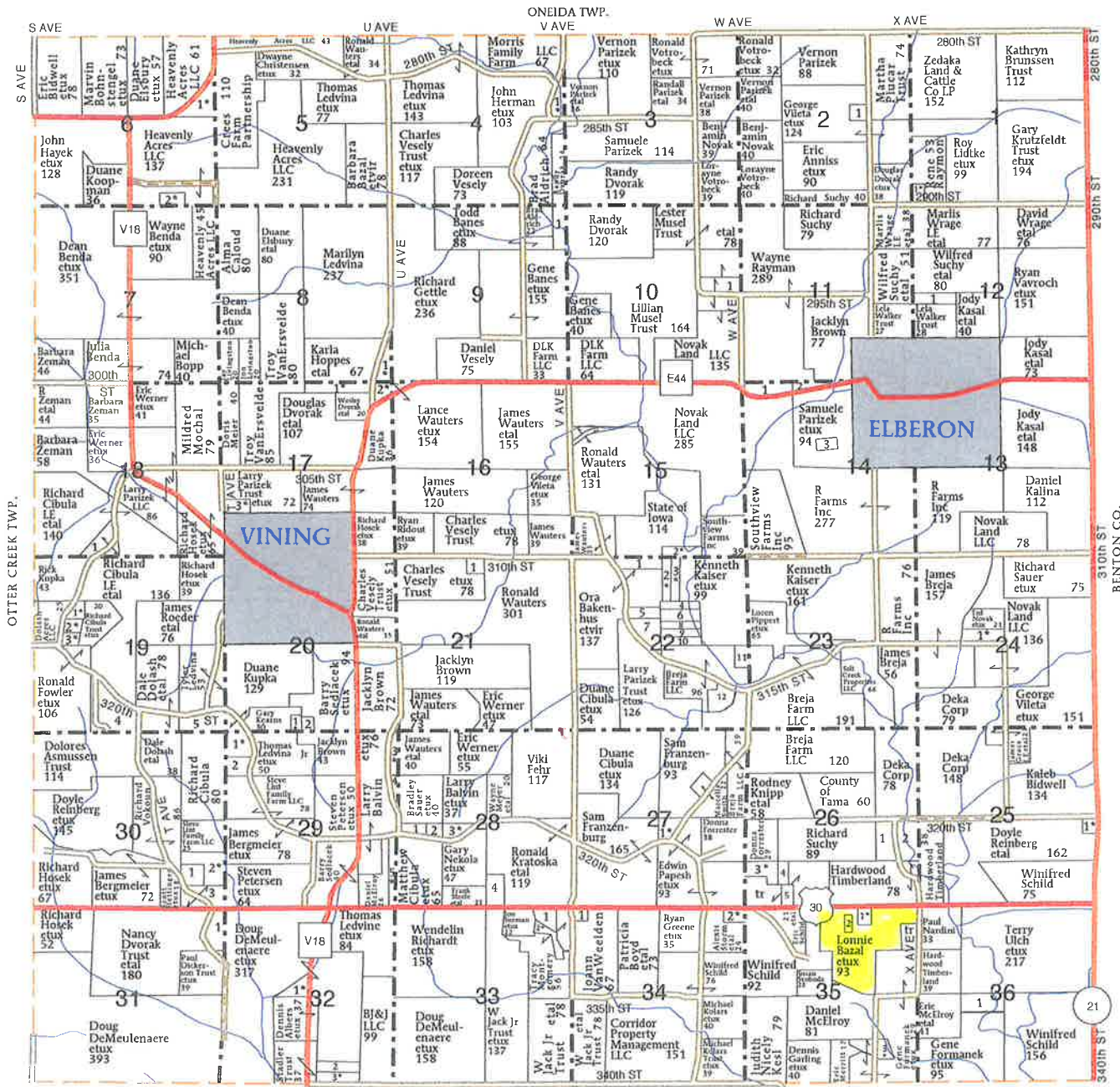
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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)



SALT CREEK TWP.

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
- 2. Gettle, Richard etux 6
- 3. Kesl, Steven etux 5

SECTION 18

- 1. Kupka, Rick 23

SECTION 19

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

SECTION 20

- 1. Ledvina Jr, Thomas etux 5

SECTION 21

- 2. Brown, Jacklyn 7

SECTION 21

- 1. Novak, Kimmy 10

SECTION 22

- 1. Wauters, James 15
- 2. Papesh, 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. Braja, Sheila 14

SECTION 24

- 1. Brewer, Mark etux 10

SECTION 25

- 1. Balvin, Joseph etux 6

SECTION 26

- 1. County of Tama 18
- 2. Hardwood Timberland Unltd 20
- 3. Papesh, Edwin etux 11
- 4. Suchy, Wilfred 5

SECTION 27

- 5. Suchy, Daniel 6

SECTION 28

- 1. Cibula, Duane etux 5

SECTION 28

- 1. McElroy, Daniel 7

SECTION 28

- 2. National Cemetery York Twp 6
- 3. Balvin, Brian etux 10
- 4. Blaha, Joseph 12

SECTION 29

- 1. Miller, Lana etal 13
- 2. Votrobeck, Lane 9
- 3. Wauters, James etal 10
- 4. Paustian, Jerry 7
- 5. Cibula, Matthew etux 12

SECTION 30

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

SECTION 31

- 1. Dvorak, Nancy 11

SECTION 32

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

SECTION 33

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

SECTION 34

- 1. Bitterlie Jr, Benny 6
- 2. Menhusen, Richard etux 6

SECTION 35

- 1. Rupp, Patrick etux 7
- 2. Hardwood Timberland Unltd 6
- 3. Ward, Jon etal 8

SECTION 36

- 1. Hardwood Timberland Unltd 24

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 35 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

- _____ Buyer Exclusive Agency
- _____ Consensual Dual Agency
- _____ Self Representation

Listing Company/Licensee

- _____ 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