



**Appraisal &
Real Estate
Services**

504 Second St. Traer, IA 50675

LAND AUCTION



**157.11 Acres m/l, Tama County, IA
Bennek LLC**

Date: Thursday Nov 18, 2021

Time: 10:05 am

**Auction Site: Tama Livestock
Auction Tama, IA**

Method of Sale:

This property will be offered at PUBLIC AUCTION. The bid will be per acre and will be multiplied by 157.11 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. Auctioneer, reserves the right, to make final decision that all bidders have had ample time to place bids, either in person or online. Auction company is not responsible for any technical difficulties with internet access or hardware related issues

Seller:

Bennek LLC

Agency:

Appraisal & 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 Nov 18, 2021. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before Dec 23, 2021. 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 or before Dec 23, 2021.

Sale is subject to terms and provisions of existing farm lease until Mar. 1, 2022, with seller retaining all of the 2021 Cash Rent.

Formal termination has been completed for the 2022 crop year. Sellers have every intention of selling this property, but reserves the right to reject any and all bids.

Possession:

At Closing on or before Dec 23, 2021 Subject to lease until Mar. 1, 2022 Acreage (house & buildings) leased at \$600 monthly til Aug 1, 2022

Farm Located:

Sect. 9 & 10 Howard Township Tama County, Iowa

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

View auction details, updates, and more pictures at midwestlandauctions.com or appraisalandrealestateservices.com

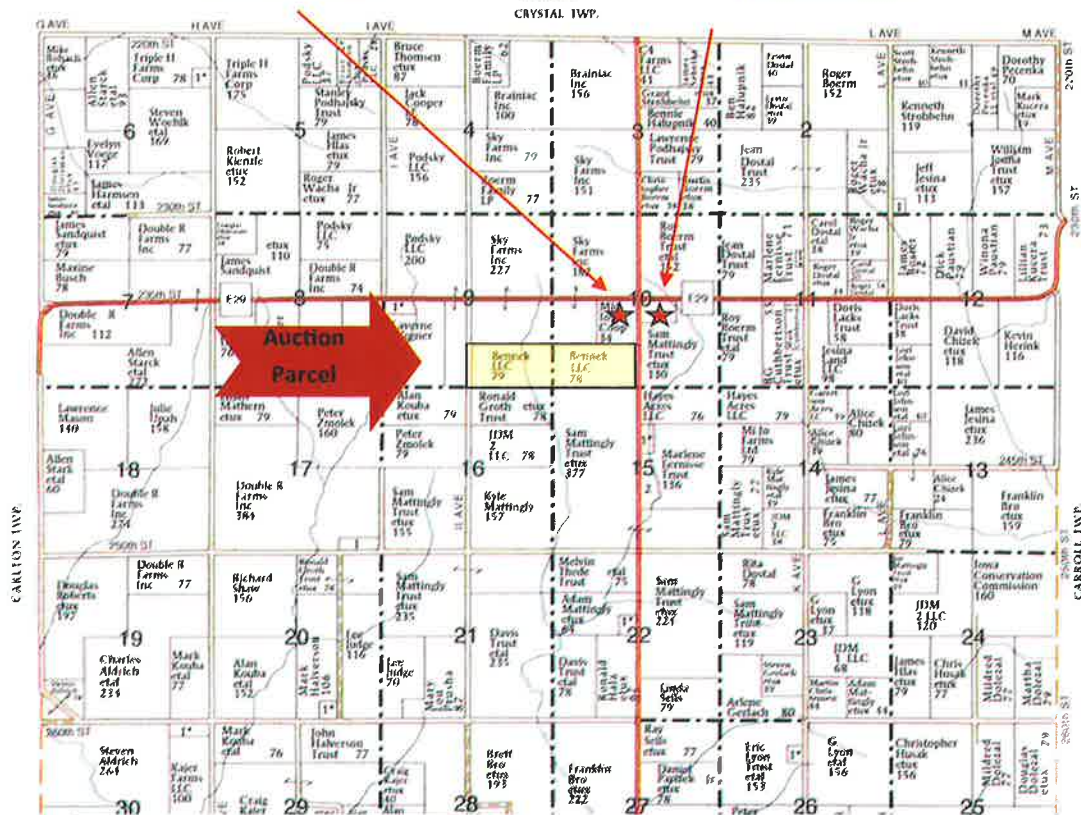
CONTACT FOR MORE INFO
**APPRAISAL & REAL
ESTATE SERVICES**
504 SECOND ST. TRAER, IA 50675
OFFICE: 319-478-2990

JAMMIE HOWARD, BROKER
319-231-4484
JASON LEKIN, AUCTIONEER
641-751-4227



PLAT MAP

T-84-N Mid Iowa Coop Midway Location HOWARD PLAT VanWall Equipment Toledo Location R-15-W



Announcements:

Property information provided herein was obtained from sources deemed reliable, but Appraisal & 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 conclusions. The property is being sold "As Is - Where Is" and the buyers are purchasing subject to any easements or restrictions of record. Any announcements made auction day by the auctioneer 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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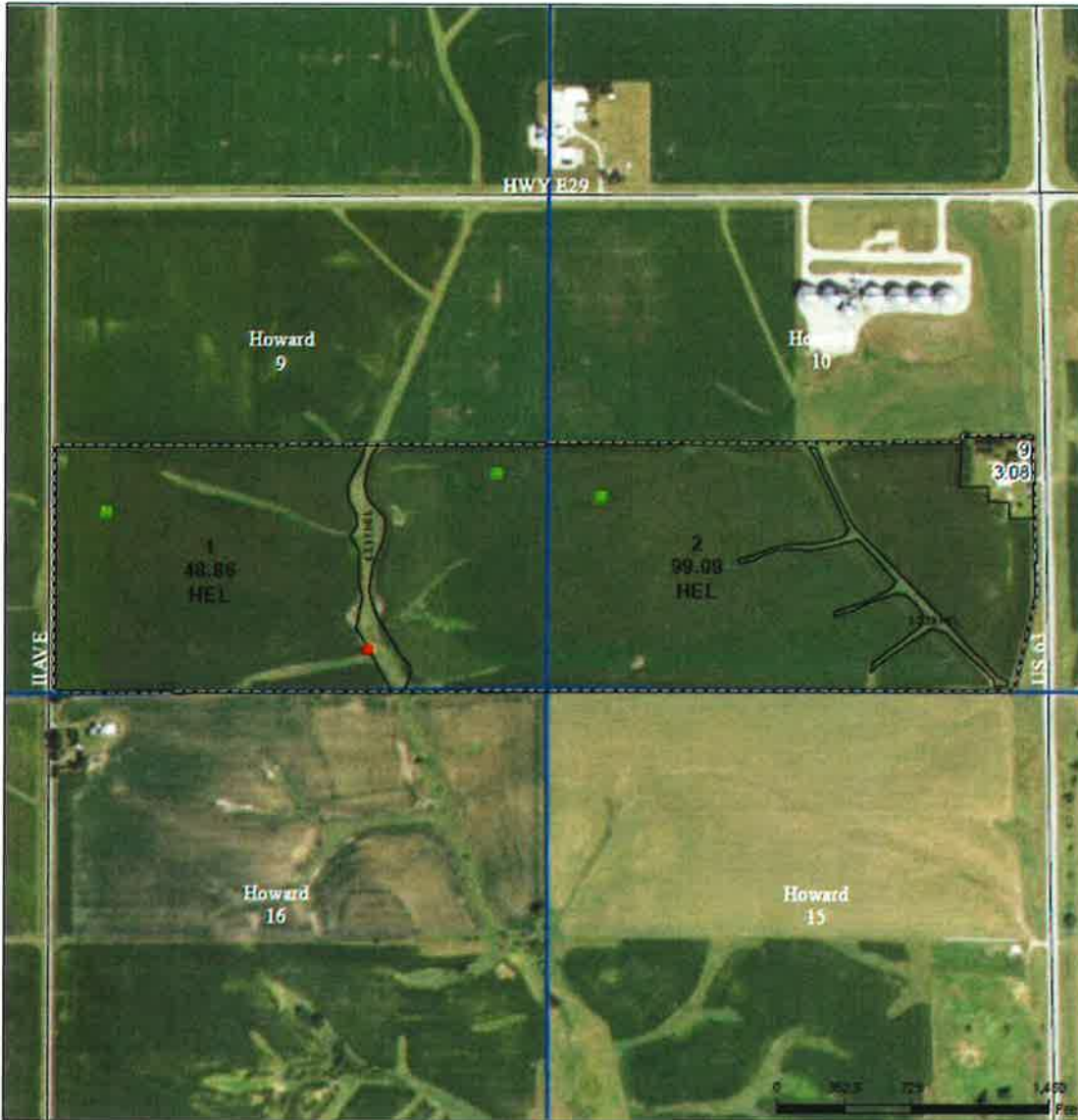
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AERIAL MAP



Tama County, Iowa



- Legend**
- Non-Cropland
 - CRP
 - Iowa PLS
 - Cropland
 - Tract Boundary
 - Iowa Roads

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 153.51 acres

2021 Program Year
Map Created March 04, 2021

Farm 6821
Tract 13027

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.

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FSA FARM DATA

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.59	153.51	153.51	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	153.51	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

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

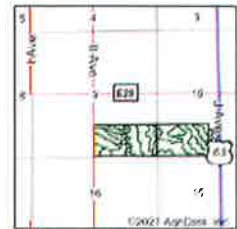
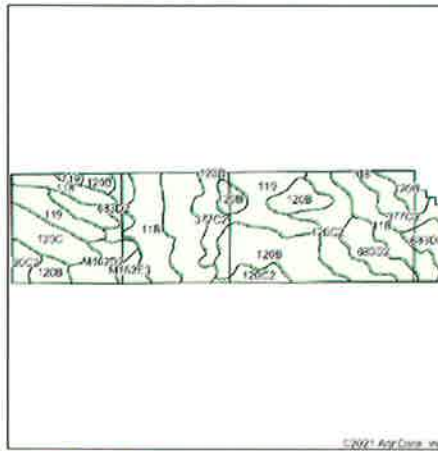
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	132.00	0.00	164	
Soybeans	19.00	0.00	50	
TOTAL	151.00	0.00		

SURETY SOIL MAP

Property Information:

- 157.11 +/- Taxable Acres according to Tama County Assessor
- 153.51 Acres Crop Land according to USDA
- 82.7 CSR 2 according to Surety Maps
- Net Property Taxes \$6656.00/year
- Legal Description: briefly described S 1/2 of SE1/4 of 9-84-15 and S 1/2 of SW1/4 of 10-84-15



State: Iowa
 County: Tama
 Location: 9-84N-15W
 Township: Howard
 Acres: 153.51
 Date: 8/30/2021



Area Symbol: 1A1711, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-IR Class %	CSR2	CSR	IR Non-DCP Soybeans
120B	Tama silt clay loam, 2 to 9 percent slopes	34.19	22.3%	IRe	95	95	80
653D2	Liscomb loam, 9 to 14 percent slopes, eroded	27.55	18.0%	IRe	55	55	56
11B	Osage silt loam, 3 to 8 percent slopes	22.05	14.0%	IRw	65	65	76
119	Muscatine silt clay loam, 0 to 2 percent slopes	15.11	9.8%	IRw	100	100	91
120C2	Tama silt clay loam, 9 to 9 percent slopes, eroded	17.39	11.3%	IRe	57	75	70
377C2	Oriskany silt clay loam, 9 to 9 percent slopes, eroded	12.92	8.5%	IRe	55	73	63
130C	Tama silt clay loam, 5 to 9 percent slopes	5.54	3.5%	IRe	50	55	77
611S2D2	Downs silt loam, 3 to 14 percent slopes, eroded	5.97	3.9%	IRw	57		65
11B	Osage silt clay loam, 5 to 8 percent slopes	4.73	3.1%	IRw	60	95	86
611S2E3	Downs silt clay loam, all states, 14 to 18 percent slopes, severely eroded	2.03	1.3%	IRe	33		50
Weighted Average					82.7	70	73.9

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- *All of the tools to produce your next successful auction
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- *During Real Estate Auctions, having a certified general real estate appraiser and broker (Jammie Howard) on your side, from the day you list your property, to the day you receive your check.
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- *Pre-qualified buyers for your property
- *Members of Iowa Association of Realtors, National Association of Realtors, multiple MLS's, and have a strong relationship with many agents throughout the State of Iowa.

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