



**Appraisal &
Real Estate
Services**

FARM FOR SALE

85.36 ac. +/- Farm

*Land for Sale w/
Great Yields*

- 85.36 Taxable Acres+/-
- 84.01 Tillable Acres+/- according to FSA
- 42 CSR2 according to Surety Maps
- 57.8 acre corn base
- 42' x 52' Pole Building Built in 2016
- Net Taxes \$1,232/yr
- Farm is available for 2020 crop season.
- Located 4 miles west of Traer, Iowa



Espenscheid Farm
\$470,000

Great Yield History on this farm!

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

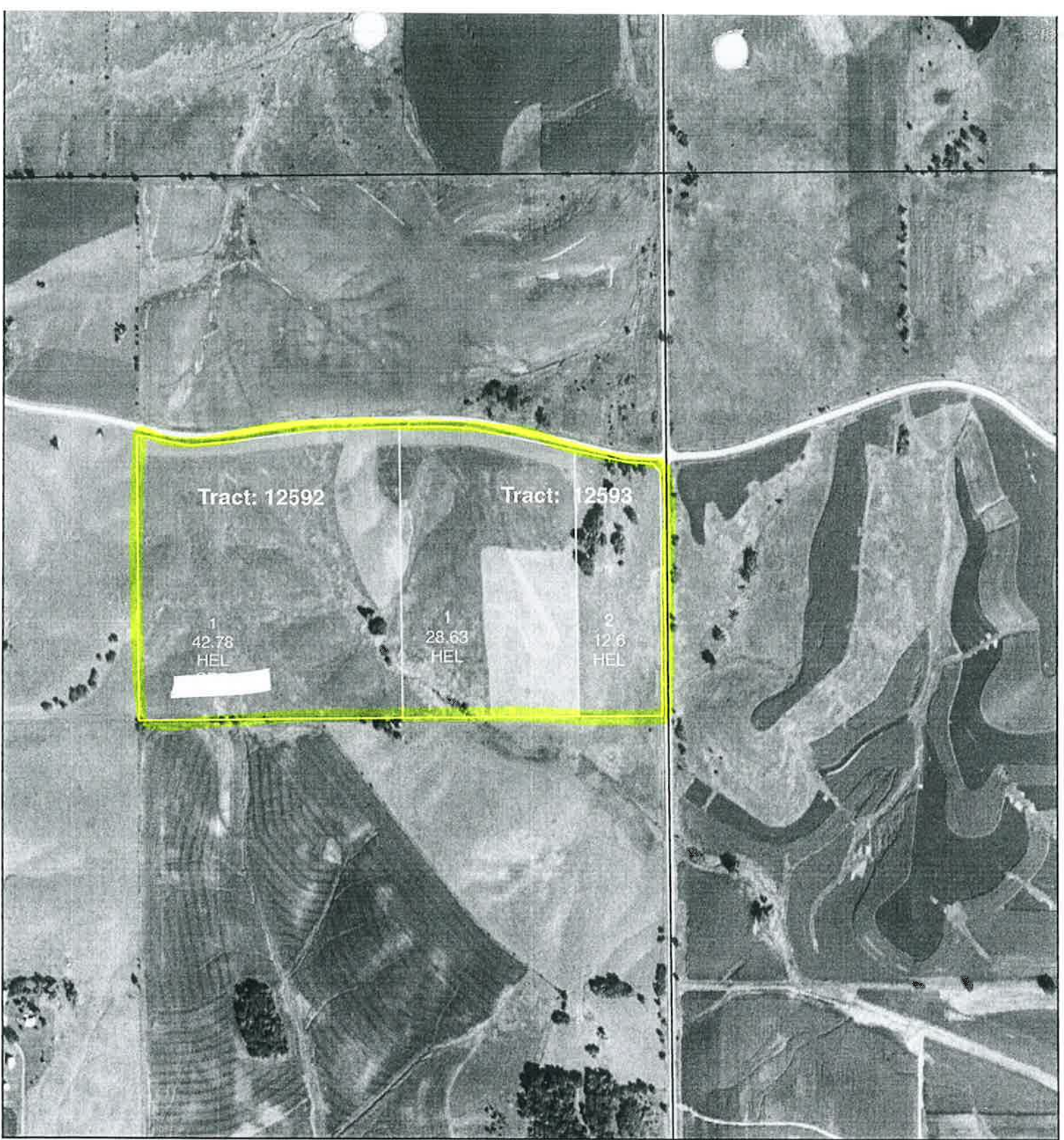
Contact Persons:

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.



Tama Co. FSA

October 21, 2009

1 inch equals 660 feet

Farm #4320
 Tract # see map

Section: 1
 Twp: Crystal

Legend

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



2008 flight

gju

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

Iowa
Tama

U.S. Department of Agriculture
Farm Service Agency

FARM: 4320

Prepared: 6/18/15 8:42 AM

Crop Year: 2015

Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

Recon Number

SPLIT FROM 958

Farms Associated with Operator:

487, 653, 1333

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
84.01	84.01	84.01	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	84.01	0.0	0.0	0.0		N	

ARC/PLC

ARC-IC
NONE

ARC-CO
OATS, CORN

PLC
NONE

PLC-Default
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	1.5		65	0.0
CORN	57.8		182	0.0
Total Base Acres:	59.3			

Tract Number: 12592 Description: frt W 1/2 NE 1/4 sec 1 Cystal

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

FAV/WR History

N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
42.78	42.78	42.78	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	42.78	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	0.9		65	0.0
CORN	27.1		182	0.0
Total Base Acres:	28.0			

Owners: BEN ESPENSCHIED

BEVERLY ESPENSCHIED

Other Producers: ESPENSCHIED INC

Iowa
Tama
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 4320
Prepared: 6/18/15 8:42 AM
Crop Year: 2015
Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 12593 Description: frt E 1/2 NE 1/4 sec 1 Crystal

FAV/WR
History
N

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

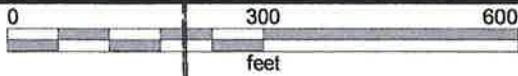
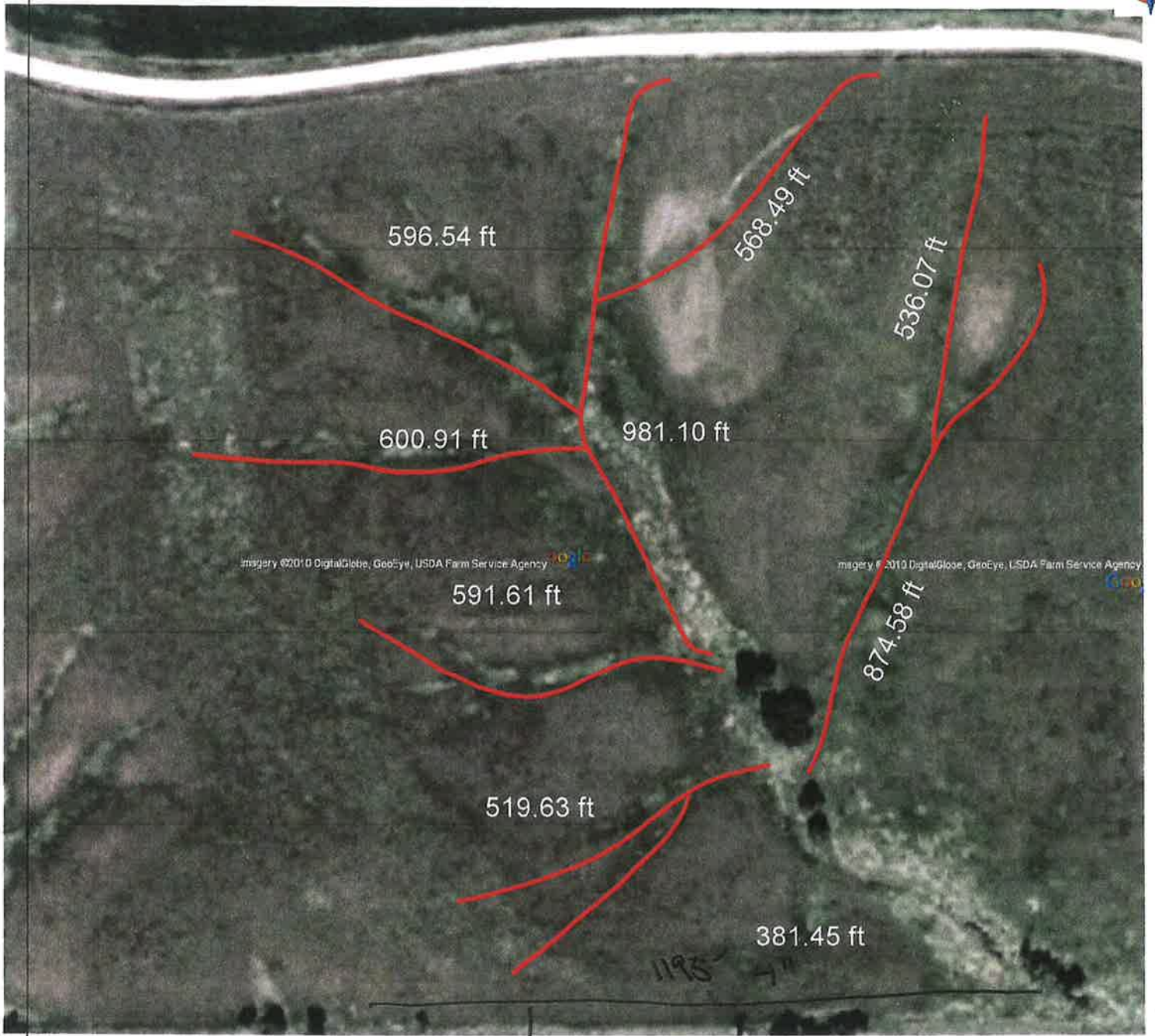
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
41.23	41.23	41.23	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	41.23	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	0.6		65	0.0
CORN	30.7		182	0.0
Total Base Acres:	31.3			

Owners: ESPENSCHIED INC

Other Producers: None

Ridge Road Farm

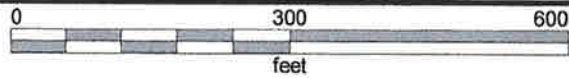


4 Inch Tile 5650.39 ft

Client: ben e
Farm: ridge road
Field: Ridge Road Farm
Name: 2010 Tile
Date: 7/20/2010

2013

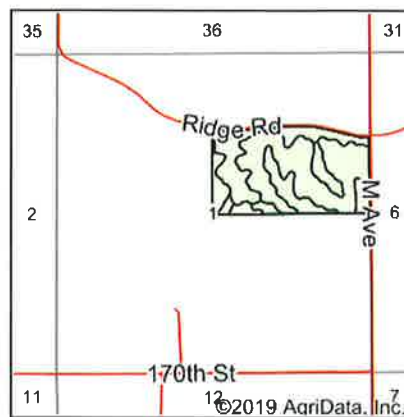
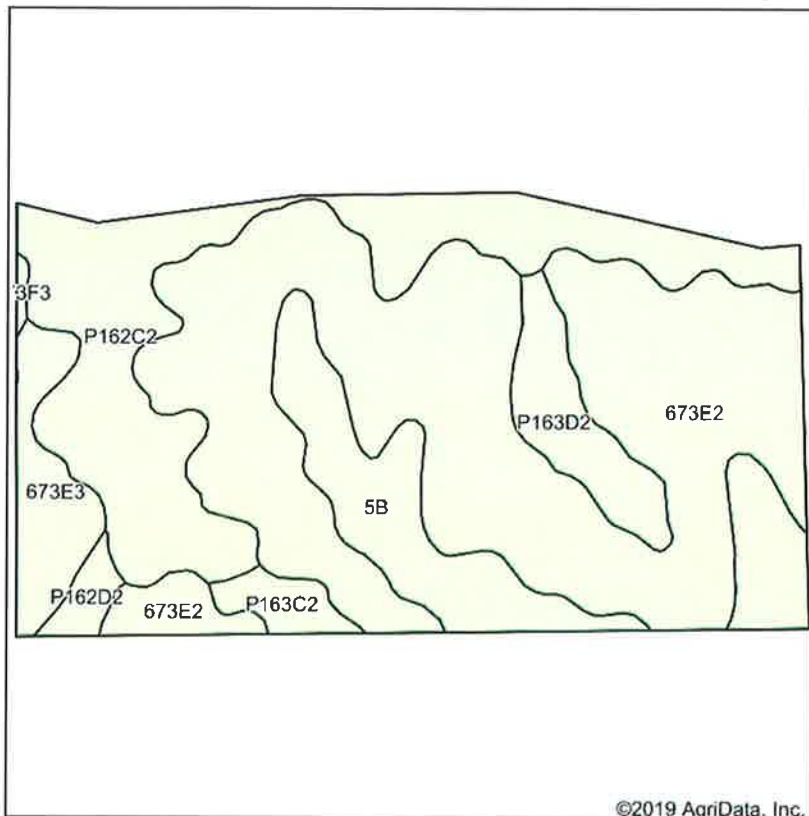
Ridge Road Pasture



 4 Inch Tile 2741.22 ft

Client: ben e
Farm: ridge road pasture
Field: Ridge Road Pasture
Name: 2010 Tile
Date: 7/27/2010

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **1-85N-15W**
 Township: **Crystal**
 Acres: **85.36**
 Date: **12/4/2019**



Soils data provided by USDA and NRCS.

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Area Symbol: IA171, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
673E2	Timula silt loam, 14 to 18 percent slopes, moderately eroded	43.72	51.2%	IVe	16	48	56
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	19.42	22.8%	IVe	82		64
5B	Ackmore-Colo complex, 2 to 5 percent slopes	10.94	12.8%	IIw	77	68	66
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	4.34	5.1%	IIIe	47		59
673E3	Timula silt loam, 14 to 18 percent slopes, severely eroded	4.10	4.8%	VIe	9	45	41
P163C2	Fayette silt loam, paha, 5 to 9 percent slopes, eroded	1.56	1.8%	IIIe	75		63
P162D2	Downs silt loam, paha, 9 to 14 percent slopes, eroded	1.08	1.3%	IIIe	54		60
673F3	Timula silt loam, 18 to 25 percent slopes, severely eroded	0.20	0.2%	VIIe	5	25	30
Weighted Average					41.6	*-	*n 58.7

**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 major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Schmitz Construction, Inc.

201 W Johnston St. • Gladbrook, Iowa

Dave Schmitz 641-751-1578

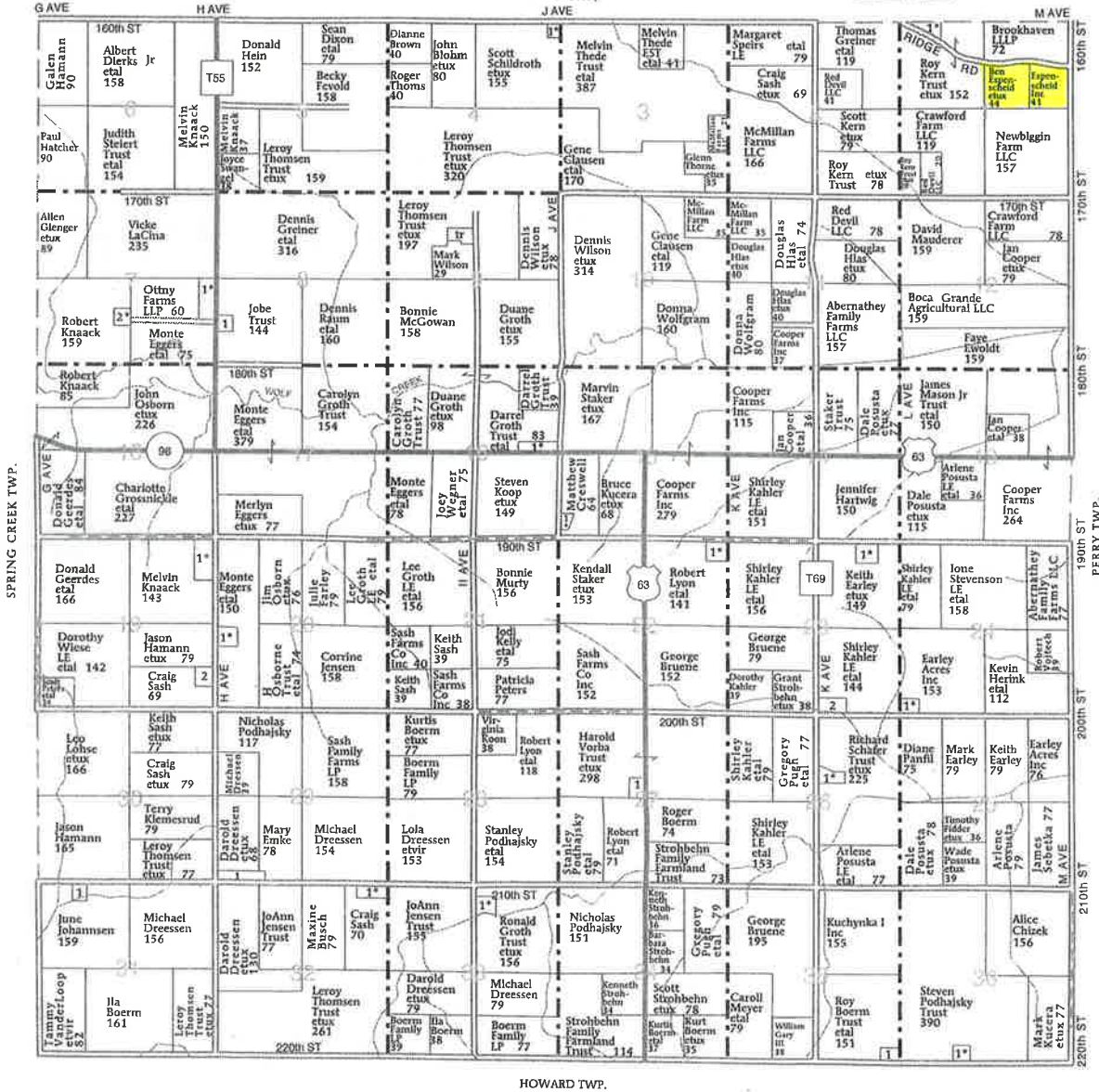
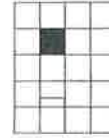
Tiling & Backhoe • Waterline Trenching • Septic Systems • Family Owned Since 1980

T-85-N

CRYSTAL PLAT

R-15-W

(Landowners)
GRANT TWP.



HOWARD TWP.

CRYSTAL TOWNSHIP

SECTION 1

- 1. Tomlinson, Wesley etux 7

SECTION 4

- 1. Krebsbach, Larry etux 6

SECTION 7

- 1. Heise, Robert etux 15
- 2. Knaack, Robert etux 10

SECTION 8

- 1. Midwest Wireless la LLC 7

SECTION 15

- 1. Busch, Cynthia etal 5

SECTION 16

- 1. Yuska, Glenn etux 7

SECTION 19

- 1. Schmitz, Terry etux 13
- 2. Busch, Andrew 8

SECTION 20

- 1. Hauser, Scott etux 10

SECTION 22

- 1. Riechmann, Russell etux 9

SECTION 23

- 1. Riechmann, Michael etux 7

SECTION 24

- 1. Thompson, Michael etal 5

SECTION 26

- 1. Boldt, David etux 10

SECTION 27

- 1. Knebel, Aaron 5

SECTION 29

- 1. Crystal Cemetery 10

SECTION 31

- 1. Johannsen, Sandra 6

SECTION 32

- 1. Busch, Ronald etal 8

SECTION 33

- 1. Groth, David etal 5

SECTION 35

- 1. Boerm, Matthew 5

SECTION 36

- 1. Gaukler, Mark etux 5

County, Iowa

PEOPLESTM
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 12119 Stratford Drive, Suite B | Clive, Iowa 50325

