

# FARM FOR SALE

## 147 ac. +/- Farm Land for Sale

- 146.74 Taxable Acres+/-
- 136.05 Tillable Acres+/according to FSA
- 68.2 CSR2 according to Surety Maps
- 99.7 acre corn base
- 17.94 acres in CRP
- Net Taxes \$3,276/yr
- Farm is available for 2020 crop season.
- Located 5 miles South of Traer, Iowa



Himschoot Farm **\$1,176,000** 

Great chance at a farm in strong area!

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 Lekín 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 County, Iowa





Legend Non-Cropland CRP Iowa PLSS Cropland Tract Boundary · Iowa Roads Wetland Determination Identifiers

2019 Program Year
Map Created April 18, 2019

Farm 4315 Tract 11625

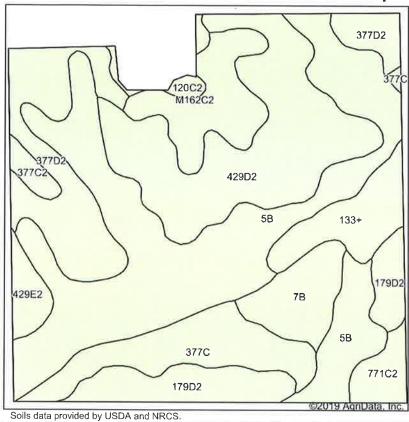
Restricted Use

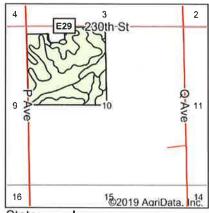
Limited Restrictions

Tract Cropland Total: 136.05 acres Exempt from Conservation Compliance Provisions

Compliance Provisions
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### Soils Map





State: Iowa

County: **Tama** 

Location: 10-84N-14W

Township: Carroll

146.74 Acres:

Date: 1/20/2020





Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
5B	Ackmore-Colo complex, 2 to 5 percent slopes	47.73	32.5%	llw	77	68	66
429D2	Downs-Lamont complex, 9 to 14 percent slopes, moderately eroded	27.23	18.6%	Ille	42	48	54
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	17.17	11.7%	Ille	62	63	58
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	11.83	8.1%	Ille	90	75	71
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	10.21	7.0%	IVe	45	43	53
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	9.55	6.5%	Ille	82		64
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	7.25	4.9%	llw	78	80	78
7B	Wiota silt loam, 2 to 5 percent slopes	6.80	4.6%	lle	95	90	84
771C2	Waubeek silt loam, 5 to 9 percent slopes, moderately eroded	3.20	2.2%	Ille	82	68	65
429E2	Downs-Lamont complex, 14 to 18 percent slopes, moderately eroded	2.76	1.9%	IVe	31	38	50
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	1.56	1,1%	Ille	85	73	61
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	1.45	1.0%	Ille	87	78	64
			Weig	hted Average	68.2	*_	*n 63.2

Soils data provided by USDA and NRCS.

<sup>\*\*</sup>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"

<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method



# WE'VE JUST MADE OUR PLATS DIRECTORIES SO MUCH MORE USER FRIENDLY

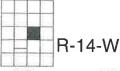
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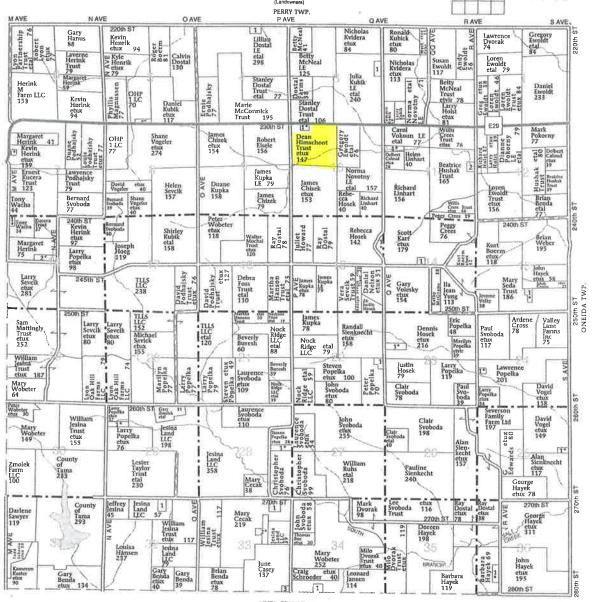
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T-84-N

**CARROLL PLAT** 





OTTER CREEK TWP.

CARROLL TOWNSHIP SECTION 3 1. Kubik, Ronald 12

IWP

SECTION 4
1. Vazquez, Amy 5
SECTION 5
1. Kubik, Tommie 9

SECTION 7

1. Kucera, Mark etux 5
SECTION 10

SECTION 11

1. Weida, Jerome etux 10

2. Jones, Timothy 6 SECTION 13

1. Gropper, Joshua etal 10 SECTION 14

 St Wenceslaus Catholic Church 5
 SECTION 15
 Monat, Scott etux 9

SECTION 18 1. Cizek, Robert etux 10 2. Williams, Dale etux 9 SECTION 22 1. Howard, Judith 8 SECTION 23

SECTION 23

1. Svoboda, Nicholas etal 11

SECTION 24

1. Stacey, Joseph etux 6
SECTION 25

1. Hayek, John etux 10 <u>SECTION 28</u> 1. Stoakes, Adam etux 10 <u>SECTION 29</u>

<u>SECTION 29</u> 1. Williams, Phillip etux 10 SECTION 32

Central Iowa Pork LC

**SECTION 33** 

Popelka, Peter 8
 Cecak, Joe etux 20

3. Blocker, Rodney 8 SECTION 34

1. Thede, Robert 5 SECTION 36

SECTION 36
1. Cibula, Matthew etal 8

**Tract Number** 

11625

Description

NW 1/4 Sec.10 Carroll

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

DEAN WHITMORE HIMSCHOOT LIVING TRUST, GLADINE HIMSCHOOT TRUST

Other Producers

None

Recon ID

None

#### **Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
143,99	136.05	136.05	0.00	0,00	17,94	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	118.11	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	99.70	0.00	124
Soybeans	18.41	8.05	39

#### TOTAL

118.11

8.05

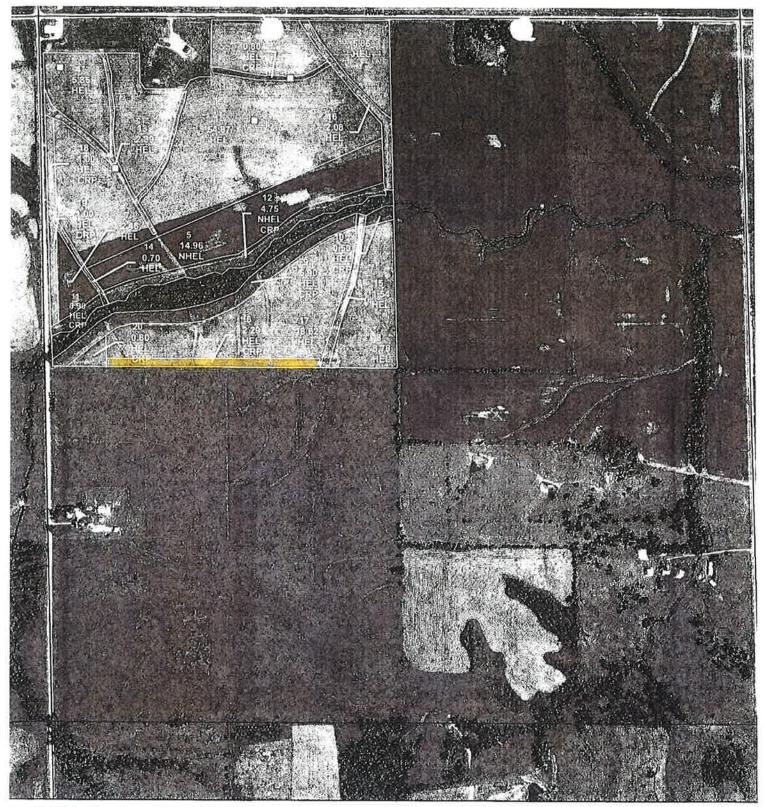
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This form is available electronically.					Page 1 of 1
CRP-1 U.S. DEPARTMENT OF AGRICULT Commodity Credit Corporation	URE	1. ST. & C LOCAT	O CODE & ADMIN.	2. SIGN-UP	
CONCEDUATION		1	19 171		44
CONSERVATION RESERVE PROGRA	AM CONTRACT	3 CONTE	RACT NUMBER 10192A	4 ACRES F	OR ENROLLMENT 2.30
7A. COUNTY OFFICE ADDRESS (Include Zip Code) TAMA COUNTY FARM SERVICE AGEN	CV	5. FARM	NUMBER	8. TRACT N	UMBER(S)
102 HWY 30 W TOLEDO, IA 52342-0000	CI		4315	esa neesawaanunc	11625
		8. OFFER	(Select one)	9. CONTRA	
7B. TELEPHONE NUMBER (Include Area Code): (641) 48		ENVIRONM	ENTAL PRIORITY	(MM-DD-YYYY) 10-01-201	
THIS CONTRACT is entered into between the Commodity Crec Participant".) The Participant agrees to place the designated a period from the date the Contract is executed by the CCC. The such acreage and approved by the CCC and the Participant. A Contract, including the Appendix to this Contract, entitled Apperaticipant ecknowledges that a copy of the Appendix for the air damages in an amount specified in the Appendix if the Participant and In this Form CRP-1 and in the CRP-1 Appendix and OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and 10A. Rental Rate Per Acre \$ 219,30	Participant also agree: Idditionally, the Participandix to CRP-1, Conservo pplicable sign-up pariod ant withdraws prior to C and any addendum the I any addendum there	s to implement on su ant and CCC agree t ration Reserve Progri thas been provided acceptance or re- treto. BY SIGNING to; CRP-2; CRP-2C	can (CRF) for other used to comply with the term on Contract (referred to such person. Such pjection. The terms ar THIS CONTRACT PR	se set by CCC for it is the Conservation is and conditions colored in the conditions colored in the colored in the conditions of the COUCERS ACKNOOLOGICAL INTERPOLATION CONTRACTOR IN THE COUCERS ACKNOOLOGICAL INTERPOLATION CONTRACTOR CONTRACTOR INTERPOLATION CONTRACTOR CONTRACT	he stipulated contract Plan developed for Intained in this By signing below, the
10B. Annual Contract Payment \$504			(See Page 2 for ad	ditional space)	
10C. First Year Payment \$	A. Tract No.	B. Fleid No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
(Item 10C epplicable only to continuous signup when	11625	0006	CP33	2.30	\$ 444
the first year payment is prorated.)		*****			
12. PARTICIPANTS (If more than three individed) A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): BLADINE HIMSCHOOT TRUST  A(2) TRUST	uals are signing	see Page 31			
3301 WINGED FOOT CV JONESBORO, AR 72401-8052 B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): DEAN WHITMORE HIMSCHOOT LIVING TRUST C/O JODY ROBERTS B3301 WINGED FOOT CV JONESBORO, AR 72401-8052 C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE 50.0	(3) SIGNATI	TE Starte	Horay DA	19-6-17 ATE (MM-DD-YYYY)
3. CCC USE ONLY  A SIGNATURE OF ICC  A SIGNATURE OF ICC  White In the Comment is made if accordance with the F is 7 CFR Part 1410, the Commentity Credit Corporation C of 2014 (Pub. L. 113-79). The information will be used to	THE PROPERTY AND A 15 US	C 552a - as amendeg	f). The authority for requ	esting the information	ATE (MM-DD-YYYY)  24 2018  n identified on this form
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no U.S. Department of Agriculture (USDA) prohibits discrimination a isability, sex, gender identity, raligion, reprisel, and where applicable scome is derived from any public assistance program, or protected of rohibited bases will apply to all programs and/or employment activity illemative means of communication for program information (e.g., Bi ridividuals who are deaf, hard of hearing, or have speech disabilitles 800) 877-8339 or (800) 845-6136 (in Spanish).  Tyou wish to file a Civil Rights program complaint of discrimination, or ttp://www.ascr.usda.gov/complaint_filling_cust.html, or at any U squested in the form. Send your completed complaint form or letter in Veshington, D.C. 20250-9410, by fax (202) 690-7442 or email at pro-	against its customers, am a, political beliefs, marital penetic information in em, less.) Persons with disabi- aille, large print, audiotar, and wish to file either an complete the USDA Progr SDA office, or call (866)	ployeas, and applican status, familiai or pan oloyment or in any pro libas, who wish to file be, etc.) please contac EEO or program com ram Discrimination Co 632-9992 to request the	its for employment on the status, sexual orier interest of the status, sexual orier ingram or activity conduct a program complaint, which uses the status of	e basis of race, color tation, or all or part ed or funded by the ite to the address be for at (202) 720-260 SDA through the Fed ine at	national origin, ege, of an individual's Dapadment. (Not all low or if you require O (voice and TDD). eral Relay Service at
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**Tama County FSA** 

0 485 970 Feet

Farm # 4315 Tract # 11625

Sec: 10 Twp: Carroll

#### Legend

Field Boundaries

#### Wetland Determination Identifiers

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



This form is available electronic CRP-1 U.S. DEPAR	TMENT OF AGE	ICIII TUR	E	1 CT 4	00 0000 4 1000			Page 1 of 1
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102 HWY 30 W		AGENCI	C		0004315			11625
roledo, IA 52342-	0000			8 OFFER	(Select one)	9 00	NTRACT	PERIOR III
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B. TELEPHONE NUMBER (Includ		41)484-		ENVIRONA	MENTAL PRIORITY	71.		^
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This information collection is a provisions of appropriate commoduler COUNTY FSA OFFICE.		CONTRACTOR - 115	onio datales may b	a applicable to the It	irormation provided. R	ETURN THIS	COMPLETE	ED FORM TO YOU!
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United States Department of Agriculture Tama County, Iowa Carro Carroll 3 5.86 HEL 5.85 HEL 54.87 HEL 5 14 96 NHEL T 11625 CRP 2.46 HE \$ 680 lowa PLSS Cropland

#### Tract Boundary Wetland Determination Identifiers

Restricted Use

Limited Restrictions Exempt from Conservation Tract Cropland Total: 136.05 acres

2018 Program Year
Map Created March 07, 2018

Farm 4315 Tract 11625

Exempt from Conservation
Compliance Provisions
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TOLEDO, 1	IA 52342-	.0000		B. OFFER GENERAL	(Select one)	9. CON		TO:
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Farm #4315 ract #11625 Sec: 10

Twp:Carroll

Tama County FSA 0 320 640 Feet

Restricted Use

Legend

Limited Restrictions

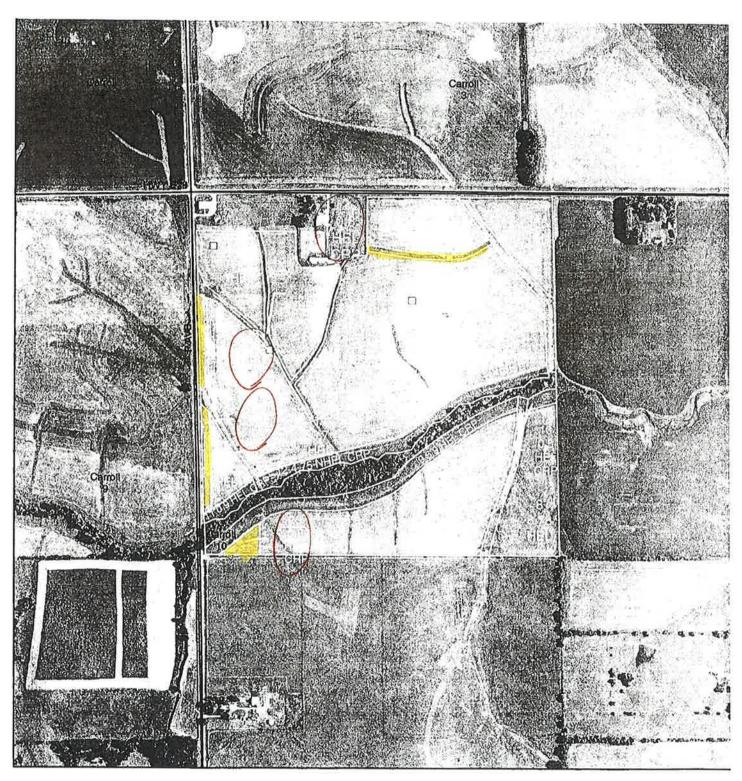
Wetland Determination Identifiers

Exempt from Conservation Compliance Provisio Field Boundary

June 02, 2014

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.

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7B. TELEPHONE N	UMBER (Include Area Code): (641)	84-2701		N. I.			TO: (MM-DD-YYYY)
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**Tama County** 

October 24, 2012

1 inch equals 660 feet

Farm # 4315 Tract # 11625

> Section: 10 Twp: Carroll

Legend

Field Boundary

#### **Wetland Determination Identifiers**

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

 $\rightleftharpoons$ 

2011 flight

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.