



**Appraisal &  
Real Estate  
Services**

# FARM FOR SALE

*72.27 ac. +/- Farm*

## *Land for Sale*

- 72.27 Taxable Acres+/-
- 72.74 Tillable Acres+/- according to FSA
- 86.7 CSR2 according to Surety Maps
- 35.9 acre corn base
- 131 Bushel per acre PLC Corn Yield
- Net Taxes \$2,309/yr estimated since split
- Farm is Leased for 2021 crop season.
- Located on East edge of Clutier, Iowa
- E1/2 SE1/4 Ex Irr Tract SW Cor & Ex Parcel B, Section 18, Township 84 North, Range 13 West of 5th P.M., Tama County, Iowa (Refer to abstract)



*Hora Farm*  
**\$846,000**

*Great chance at a prime farm in strong area!*

*Full Packets of Information at:*

[www.ares-ia.com](http://www.ares-ia.com)

[www.midwestlandauctions.com](http://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.

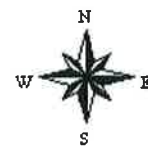
# Aerial Map



Map Center: 42° 5' 12.29, -92° 24' 22.76

0ft 832ft 1664ft

**18-84N-13W**  
**Tama County**  
**Iowa**



2/9/2021

Maps Provided By

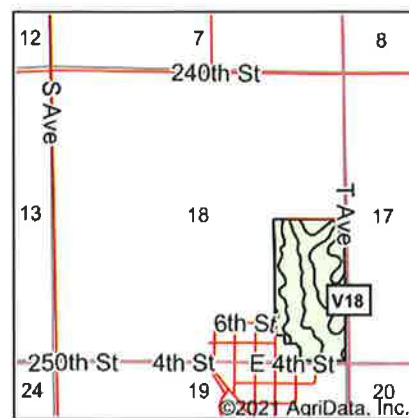
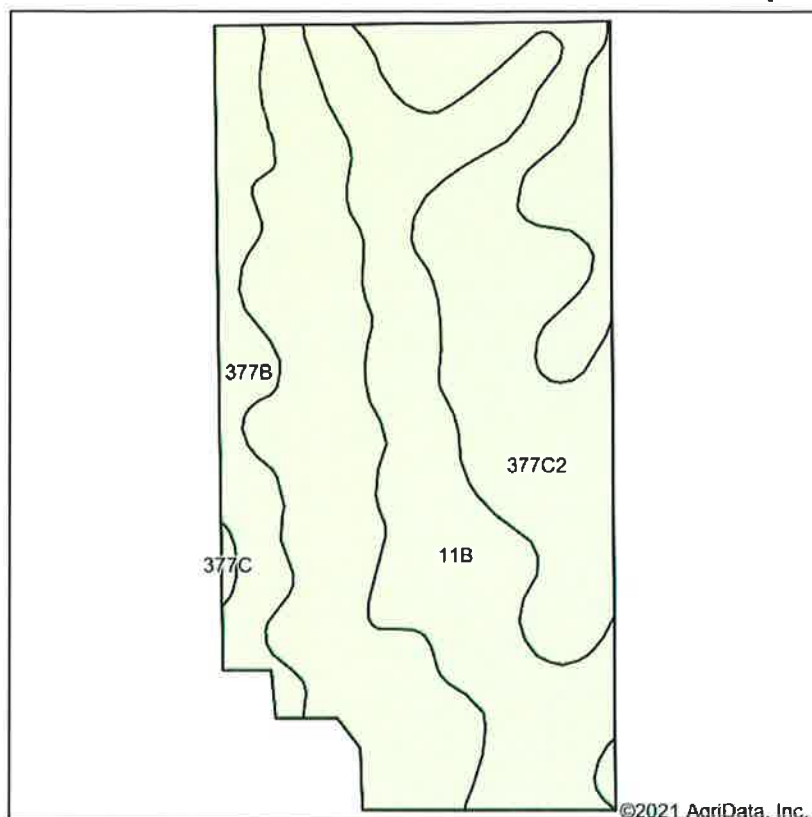


© AgriData, Inc. 2021

www.AgriDataInc.com

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

## Soils Map



State: **Iowa**  
 County: **Tama**  
 Location: **18-84N-13W**  
 Township: **Oneida**  
 Acres: **72.27**  
 Date: **2/9/2021**

Maps Provided By



Area Symbol: IA171, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	39.33	54.4%	IIIe	85	73	63
11B	Colo-Ely complex, 0 to 5 percent slopes	21.23	29.4%	IIw	86	68	76
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	11.48	15.9%	Ile	94	90	75
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.23	0.3%	IIIe	90	75	73
<b>Weighted Average</b>					<b>86.7</b>	<b>74.2</b>	<b>*n 68.8</b>

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

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

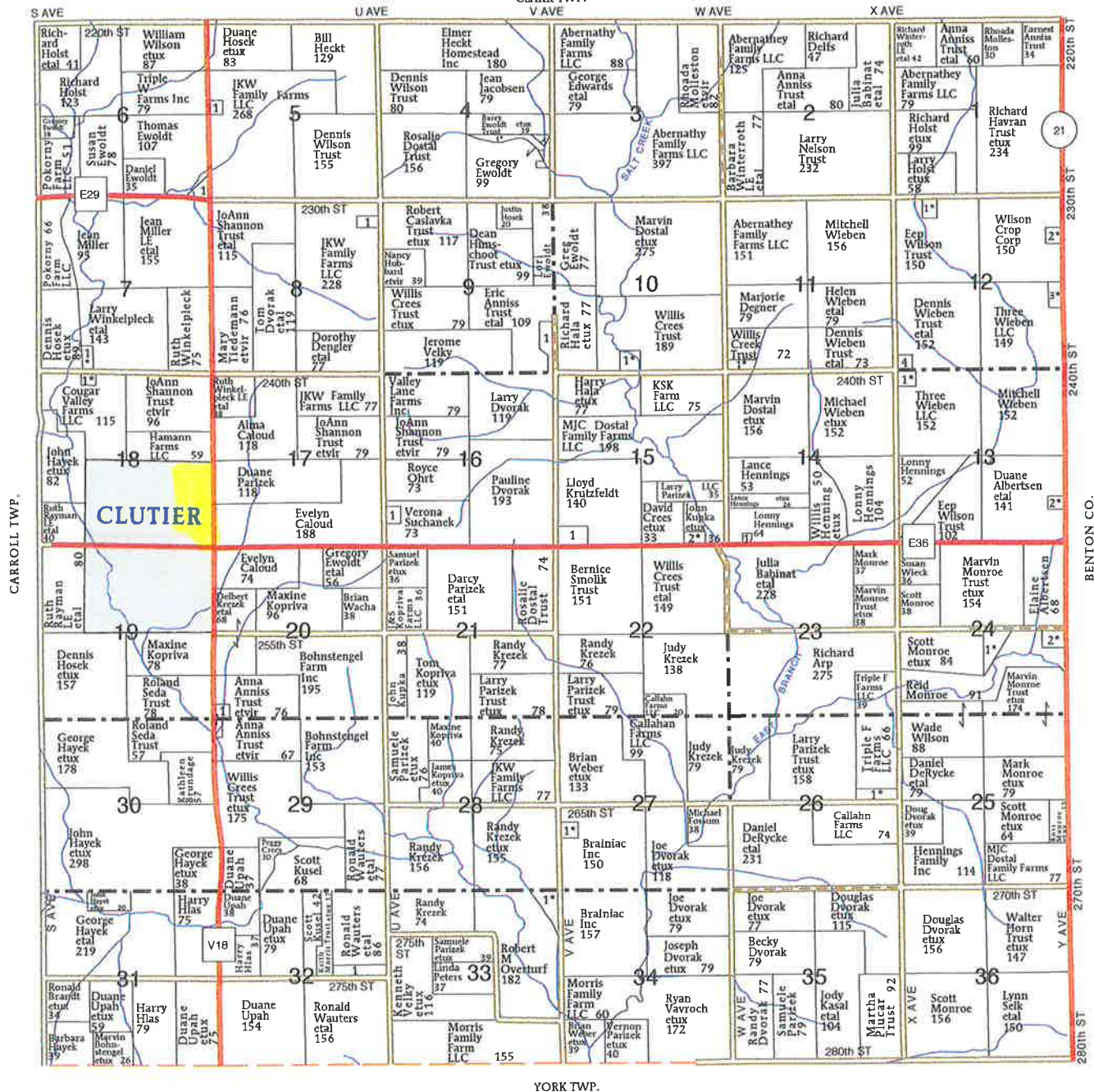
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



(Landowners)

CLARK TWP.



YORK TWP.

**ONEIDA TOWNSHIP****SECTION 4**

1. Hach, Richard et al 18

**SECTION 5**

1. Volante, Joshua 5

**SECTION 6**

1. Blinder, Connie 6

**SECTION 7**

1. Harrison, Steve et al 7

**SECTION 8**

1. Pinnacle Pork Inc 7

**SECTION 9**

1. Degner, David 9

**SECTION 10**

1. Babinat, Leo et al 6

**SECTION 11**

1. Strait, Glenn et al 5

**SECTION 12**

1. Hennings, Willis et al 6

2. Hadachek, Jon et al 5

3. Whipple, Robert et al 6

4. Wieben, Mitchell 6

**SECTION 13**

1. Wieben, Michael et al 6

2. Sobetka, Steve et al 5

**SECTION 14**

1. Family Livestock LLC 10

**SECTION 15**

1. Fehr, Viki 14

2. Upham, Nathan et al 10

**SECTION 16**

1. Wood, Paul 7

**SECTION 18**

1. Snyder, Scott et al 5

**SECTION 20**

1. Fehr, Viki 15

**SECTION 24**

1. Monroe Trust, Marvin et al 19

2. Monroe Trust, Marvin et al 9

**SECTION 26**

1. DeRycke, Daniel et al 11

**SECTION 27**

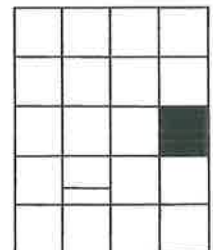
1. Johnson, Larry et al 6

**SECTION 32**

1. Walker, Carolyn 11

**SECTION 33**

1. Weber, Brian et al 8



**HATCH**  
GRADING & CONTRACTING  
Ogden, IA 319-475-2265  
hgc@fctc.coop

Over 20 Years Experience

• Grading • Excavating • Ag Work • Demolition  
Developments & Site Work

319-476-2626





United States  
Department of  
Agriculture

## Tama County, Iowa



### 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: 72.74 acres

2020 Program Year

Map Created April 10, 2020

Farm 7200

Tract 1433

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

U.S. Department of Agriculture  
Farm Service Agency

FARM: 7200

Prepared: 2/8/21 2:06 PM

Crop Year: 2021

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
	Fm 7200	2016 - 76

Farms Associated with Operator:  
242, 3290, 6873, 7103

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
72.74	72.74	72.74	0.0	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	72.74	0.0	0.0	0.0

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	35.9	131	0.00
SOYBEANS	33.4	46	0.00
Total Base Acres:	69.3		

Tract Number: 1433      Description SE1/4 Section 18 Oneida

FSA Physical Location : Tama, IA

ANSI Physical Location: Tama, IA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
72.74	72.74	72.74	0.0	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	72.74	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	35.9	131	0.00
SOYBEANS	33.4	46	0.00
Total Base Acres:	69.3		

Owners: HORA, LADONNA

### 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** LaDonna M. Hora Farm Sec 18, Oneida Township, Tama Co, IA 72ac.+/-  
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