



**Appraisal &  
Real Estate  
Services**

# FARM FOR SALE

*79 ac. +/- Farm*

*Land for Sale*

- 79 Taxable Acres+/-
- 61.11 Tillable Acres+/- according to FSA
- 39.8 CSR2 on tillable acres according to Surety Maps
- 59.4 acre corn base
- Pond along east side
- Net Taxes \$948/yr
- Farm is available for 2020 crop season.
- Located 2 miles West of Clutier, Iowa



*Justin Hosek Farm*

**\$391,050**

*Great chance at a 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.*



**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: 61.11 acres

2019 Program Year

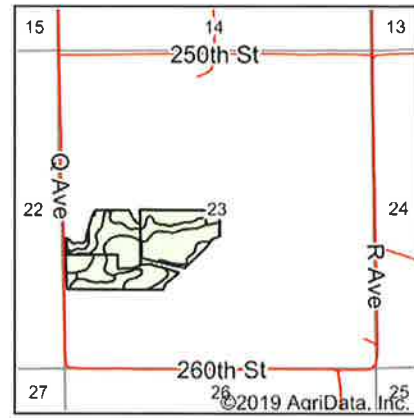
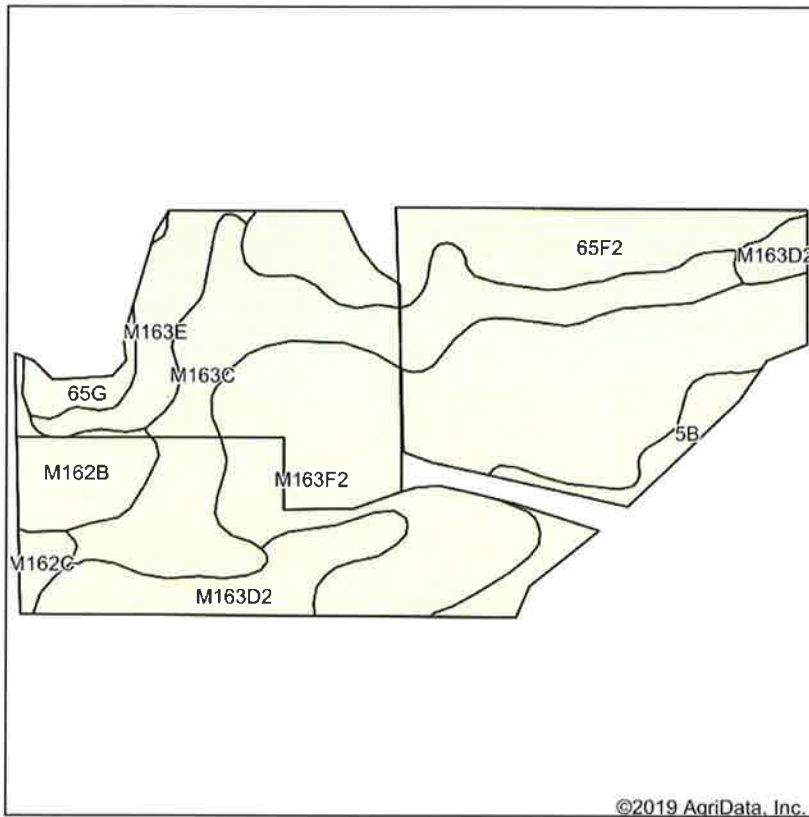
Map Created April 18, 2019

**Farm 6844**

**Tract 1465**

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).

### Soils Map



State: **Iowa**  
 County: **Tama**  
 Location: **23-84N-14W**  
 Township: **Carroll**  
 Acres: **61.11**  
 Date: **2/5/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans	Oats	Bromegrass alfalfa	*n NCCPI Soybeans
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	24.46	40.0%	Vle	18						41
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	12.34	20.2%	IIle	79		9	3	4	1	79
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	8.20	13.4%	VIIe	11	8					35
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	5.10	8.3%	IIle	47						61
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	3.23	5.3%	IVe	39						66
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	3.06	5.0%	Ile	90						79
5B	Ackmore-Colo complex, 2 to 5 percent slopes	2.86	4.7%	IIw	77	68					66
65G	Lindley loam, 25 to 40 percent slopes	1.12	1.8%	VIIe	5	5					9
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	0.74	1.2%	IIle	85						78
<b>Weighted Average</b>					<b>39.8</b>	<b>*</b>	<b>1.8</b>	<b>0.6</b>	<b>0.8</b>	<b>0.2</b>	<b>*n 53.8</b>

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

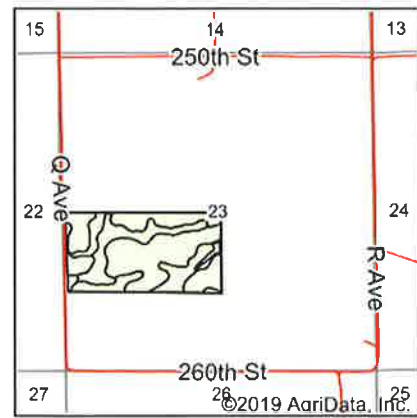
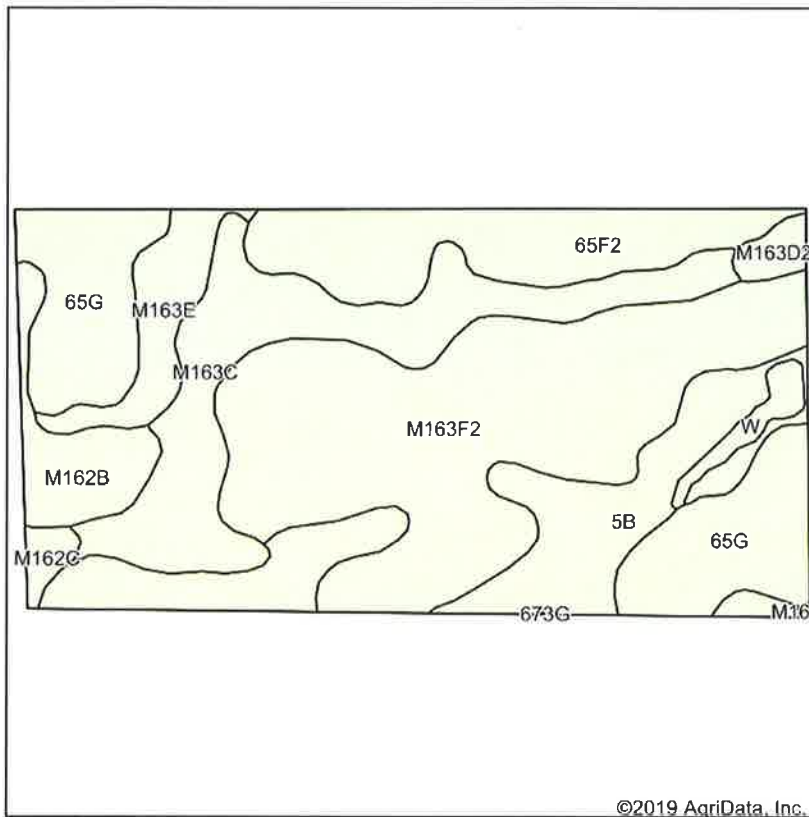
\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*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.

# Soils Map



State: **Iowa**  
 County: **Tama**  
 Location: **23-84N-14W**  
 Township: **Carroll**  
 Acres: **79**  
 Date: **2/5/2020**



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

Area Symbol: IA171, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans	Oats	Bromegrass alfalfa	*n NCCPI Soybeans
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	25.18	31.9%	Vle	18						41
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	12.39	15.7%	IIle	79		9	3	4	1	79
65G	Lindley loam, 25 to 40 percent slopes	11.16	14.1%	VIIle	5	5					9
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	8.65	10.9%	VIIle	11	8					35
5B	Ackmore-Colo complex, 2 to 5 percent slopes	7.43	9.4%	IIlw	77	68					66
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	5.58	7.1%	IIle	47						61
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	3.49	4.4%	Ile	90						79
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	3.36	4.3%	IVe	39						66
W	Water	1.06	1.3%		0	0					0
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	0.70	0.9%	IIle	85						78
<b>Weighted Average</b>					<b>37</b>	<b>*-</b>	<b>1.4</b>	<b>0.5</b>	<b>0.6</b>	<b>0.2</b>	<b>*n 48.1</b>

\*\*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.



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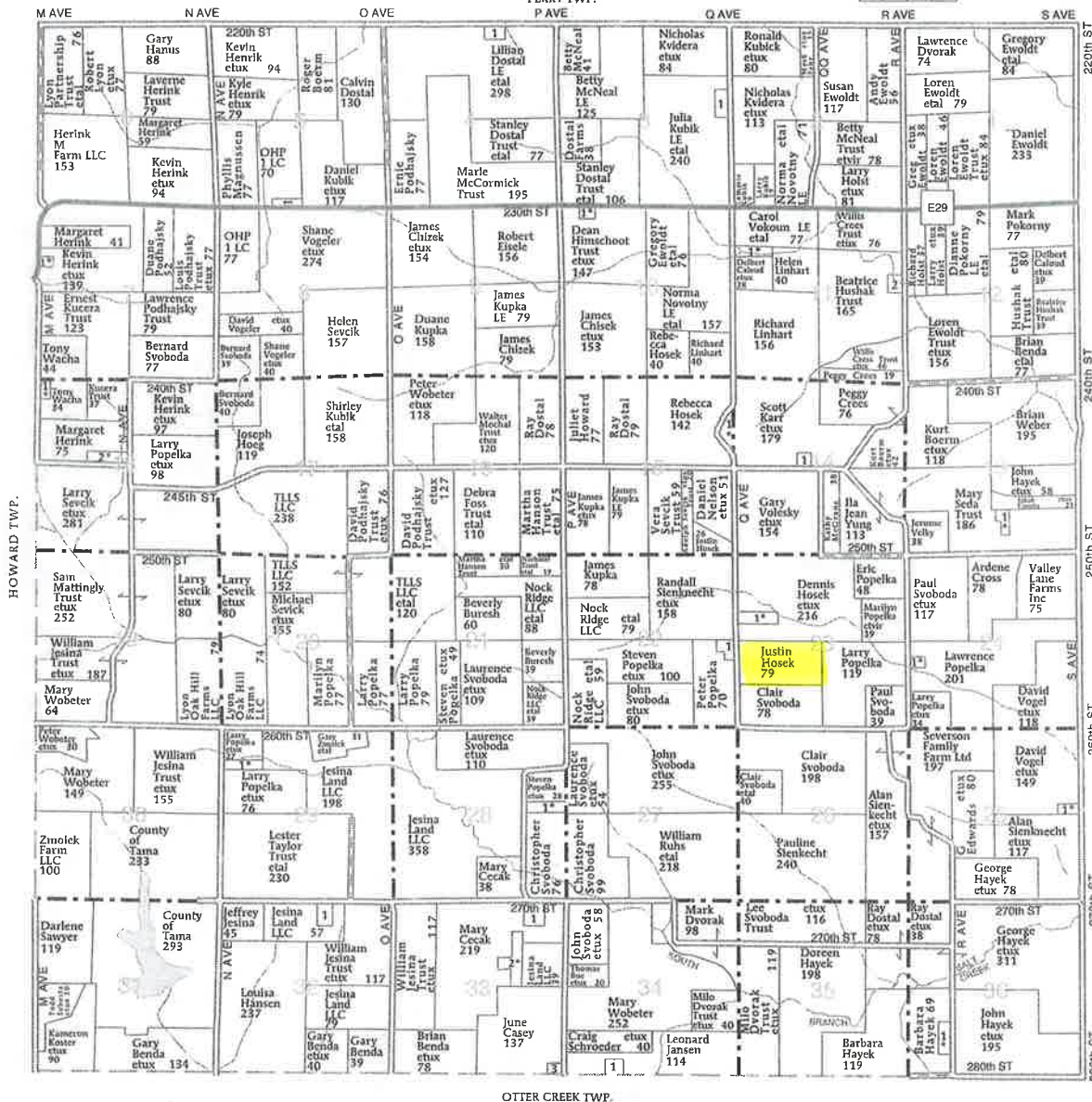
524 River Ave. North  
Belmond, IA 50421  
641-444-3508

T-84-N

## CARROLL PLAT

R-14-W

(Landowners)  
PERRY TWP.



OTTER CREEK TWP.

### CARROLL TOWNSHIP

#### SECTION 3

1. Kubik, Ronald 12

#### SECTION 4

1. Vazquez, Amy 5

#### SECTION 5

1. Kubik, Tommie 9

#### SECTION 7

1. Kucera, Mark etux 5

#### SECTION 10

1. Felse, Timmy etux 5

#### SECTION 11

1. Welda, Jerome etux 10

2. Jones, Timothy 6

#### SECTION 13

1. Gropper, Joshua etal 10

#### SECTION 14

1. St Wenceslaus Catholic Church 5

#### SECTION 15

1. Monat, Scott etux 9

#### SECTION 18

1. Cizek, Robert etux 10

2. Williams, Dale etux 9

#### SECTION 22

1. Howard, Judith 8

#### SECTION 23

1. Svoboda, Nicholas etal 11

#### SECTION 24

1. Stacey, Joseph etux 6

#### SECTION 25

1. Hayek, John etux 10

#### SECTION 26

1. Stoakes, Adam etux 10

#### SECTION 29

1. Williams, Phillip etux 10

#### SECTION 32

1. Central Iowa Pork LC 13

#### SECTION 33

1. Popelka, Peter 8  
2. Cecak, Joe etux 20  
3. Blocker, Rodney 8

#### SECTION 34

1. Thede, Robert 5

#### SECTION 36

1. Cibula, Matthew etal 8

IOWA  
TAMA  
Form: FSA-156EZ



FARM : 6844  
Prepared : 2/5/20 1:42 PM  
Crop Year : 2020

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

**Operator Name** : JUSTIN WAYNE HOSEK  
**Farms Associated with Operator** : 19-171-245, 19-171-1187, 19-171-2897, 19-171-2898, 19-171-4108, 19-171-5279, 19-171-6729, 19-171-6844, 19-171-7155  
**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
78.67	61.11	61.11	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	61.11	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	59.40	0.00	127	
<b>TOTAL</b>	<b>59.40</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 1465  
**Description** : SW1/4 Section 23 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** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : JUSTIN WAYNE HOSEK  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.67	61.11	61.11	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	61.11	0.00	0.00	0.00	0.00	0.00

IOWA  
TAMA  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6844  
Prepared : 2/5/20 1:42 PM  
Crop Year : 2020

DCP Crop Data

Tract 1465 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	59.40	0.00	127
<b>TOTAL</b>	<b>59.40</b>	<b>0.00</b>	

NOTES

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(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** Justin Hosek Farm Sec 23, Carroll Township, Tama Co, Iowa 79ac. +/-  
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

Listing Company/Licensee

- \_\_\_\_\_ Buyer Exclusive Agency
- \_\_\_\_\_ Consensual Dual Agency
- \_\_\_\_\_ Self Representation

- \_\_\_\_\_ Seller Exclusive Agency
- \_\_\_\_\_ Consensual Dual Agency
- \_\_\_\_\_ Self Representation

**IF YOU DO NOT UNDERSTAND THIS DOCUMENT, CONSULT AN ATTORNEY.**

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Buyer Date

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Seller Date

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Buyer Date

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Seller Date

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