



**Appraisal &
Real Estate
Services**

FARM FOR SALE

131 ac. +/- Prime- Farm Land for Sale

- 130.72 Taxable Acres+/-
- 126.58 Tillable Acres+/- according to FSA
- 93.6 CSR2 according to Surety Maps
- 66.39 acre corn base
- 157 Bushel per acre PLC Corn Yield
- Net Taxes \$4,686/yr
- Farm is available for 2021 crop season.
- Wind Turbine Lease & Easement. Terms available from ARES.
- Located 3 miles South-east of Gladbrook, Iowa



Luethje Farm

\$1,572,000

Great chance at a prime 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 Lakin 641-751-4227



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524 River Ave. North • Belmond, IA 50421
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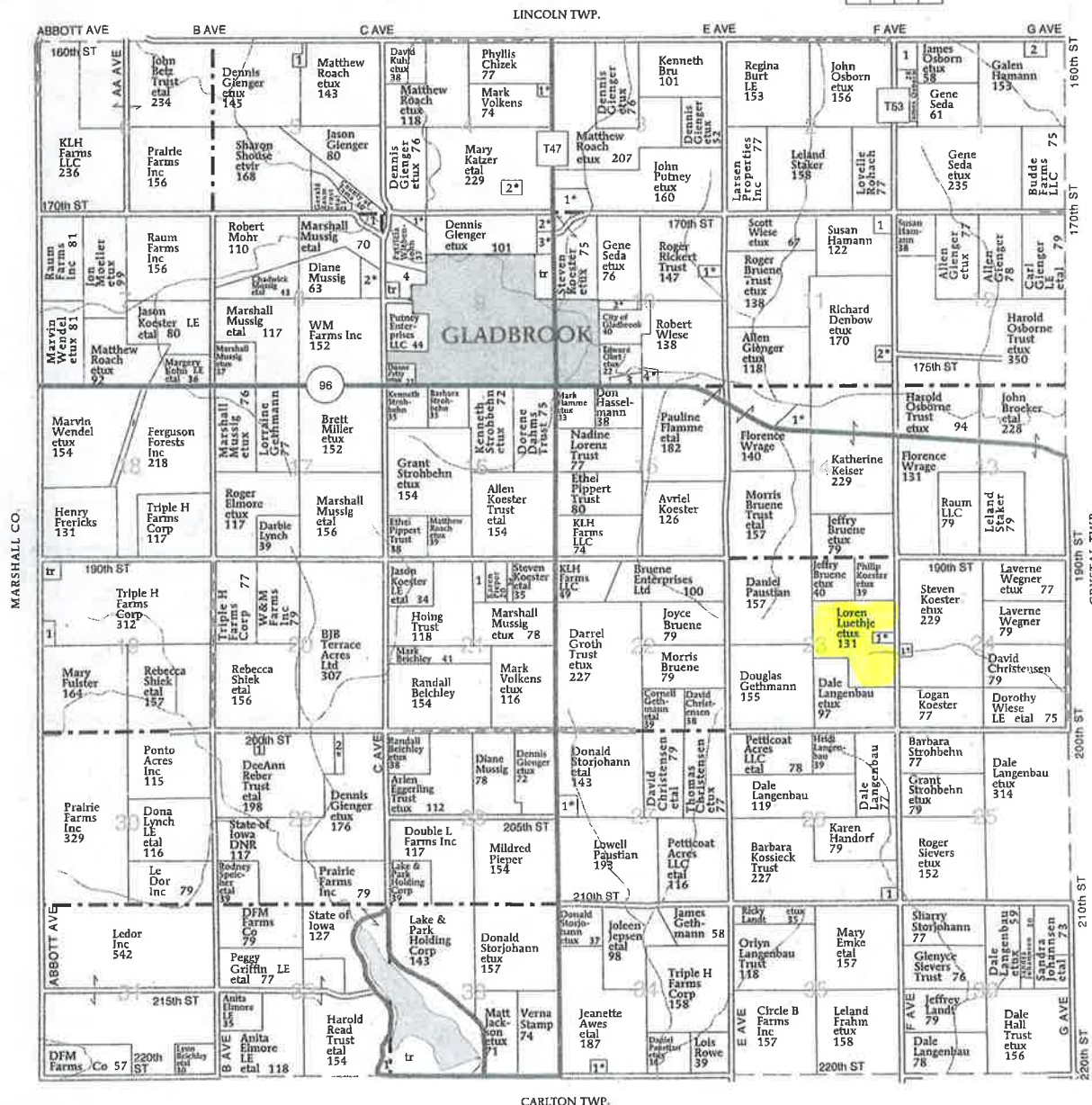
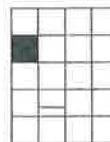
- ✓ Use search box to find names of landowners or rural residents listed within each publication.
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T-85-N

SPRING CREEK PLAT

(Landowners)

R-16-W



SPRING CREEK TOWNSHIP

SECTION 1

1. Ryherd, Dean 8
2. Hamann, Jason 5

SECTION 3

1. Glenger, Dennis etux 13

SECTION 4

1. Baumeler, Steven etal 5

SECTION 5

1. Bruene, Daniel 7

SECTION 8

1. County of Tama 9

2. Jensen, Larry etux 8

SECTION 9

1. Mullinix, Lora etal 8

2. Pautsian, Jerry etal 7

3. Dilly, Brian etux 10

SECTION 10

1. Workman, Gerald etal 8

2. Ohrt, Edward etux 10

3. Goos Implement Ltd 10

4. Schmidt, Scott etux 8

SECTION 11

1. Knaack, Zachery 5

2. Denbow, David etal 5

SECTION 14

1. Murty, Steven etal 10

SECTION 18

1. Wendel, Marvin 7

SECTION 19

1. Fulster, Juanita 6

SECTION 21

1. Nirider, Peggy 13

2. Nirider, Peggy 7

SECTION 23

1. Elder, Douglas etux 7

SECTION 24

1. Krull, Gayle etux 6

SECTION 26

1. Lunde, Randall 7

SECTION 27

1. Pippert, Robert etux 10

SECTION 29

1. OHP 09 LC 7

SECTION 32

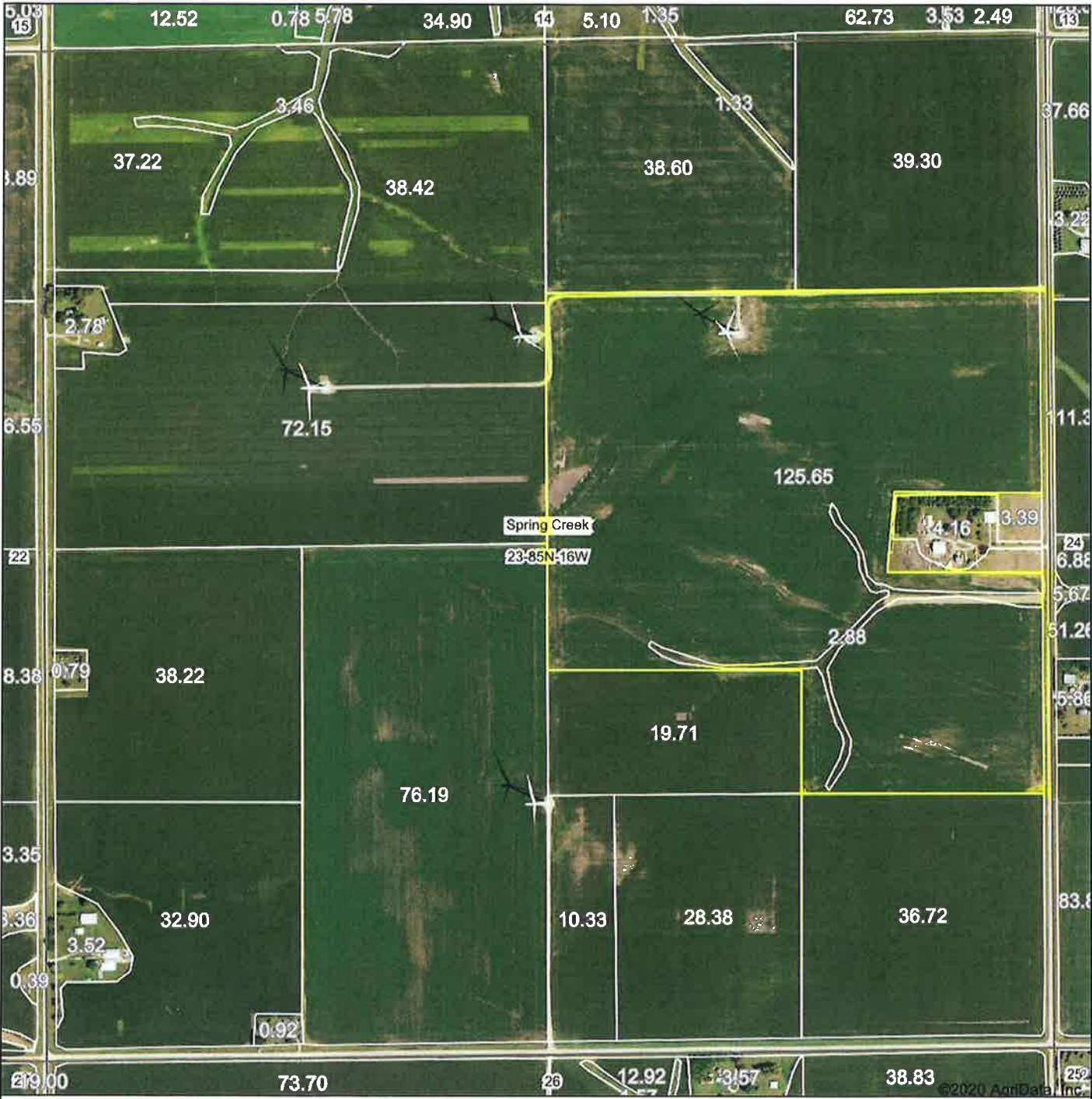
1. Hutson, Diana etal 10

SECTION 34

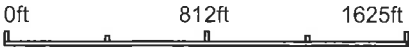
1. Lake & Park Holding Corp 6

1. Vaughn, Scott etal 5

Aerial Map



Map Center: 42° 9' 34.85, -92° 40' 46.59



23-85N-16W
Tama County
Iowa

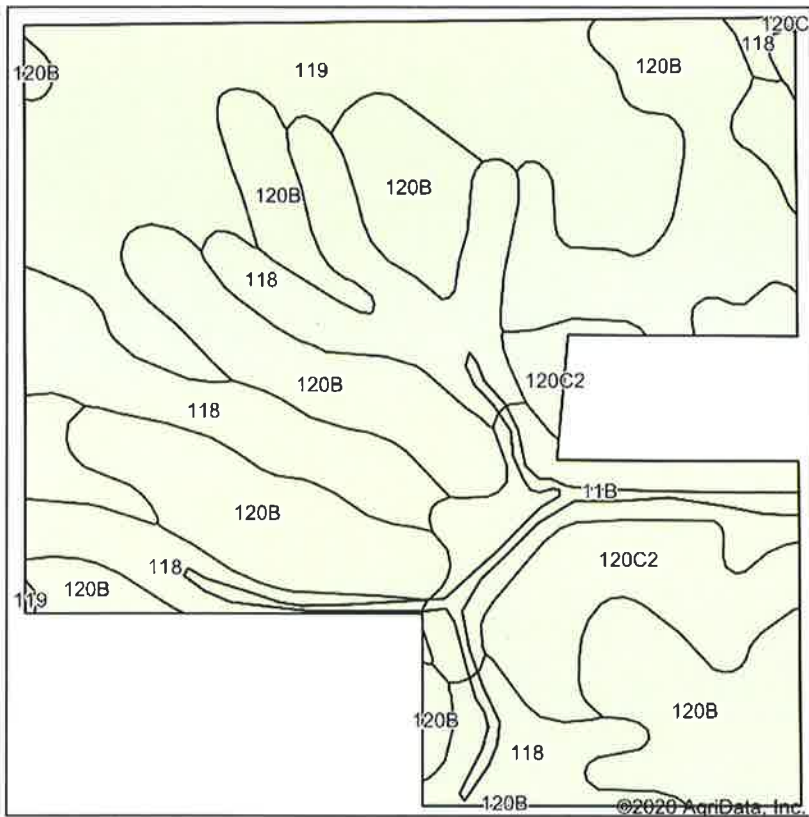


12/20/2020

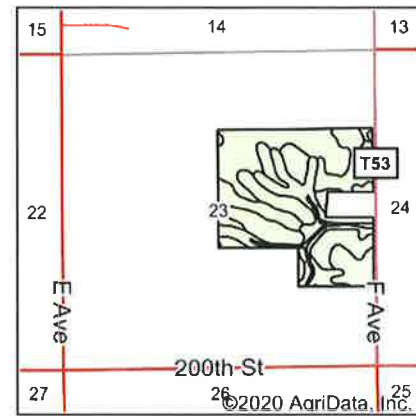
Maps Provided By
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Tama**
 Location: **23-85N-16W**
 Township: **Spring Creek**
 Acres: **128.53**
 Date: **11/25/2020**

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Area Symbol: IA171, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	48.43	37.7%	Ile	95	95	80
119	Muscataine silty clay loam, 0 to 2 percent slopes	29.98	23.3%	Iw	100	100	91
118	Garwin silty clay loam, 0 to 2 percent slopes	27.65	21.5%	Ilw	90	95	86
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	12.83	10.0%	IIle	87	78	70
11B	Colo-Ely complex, 0 to 5 percent slopes	9.64	7.5%	Ilw	86	68	76
Weighted Average					93.6	92.4	*n 82.6

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

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

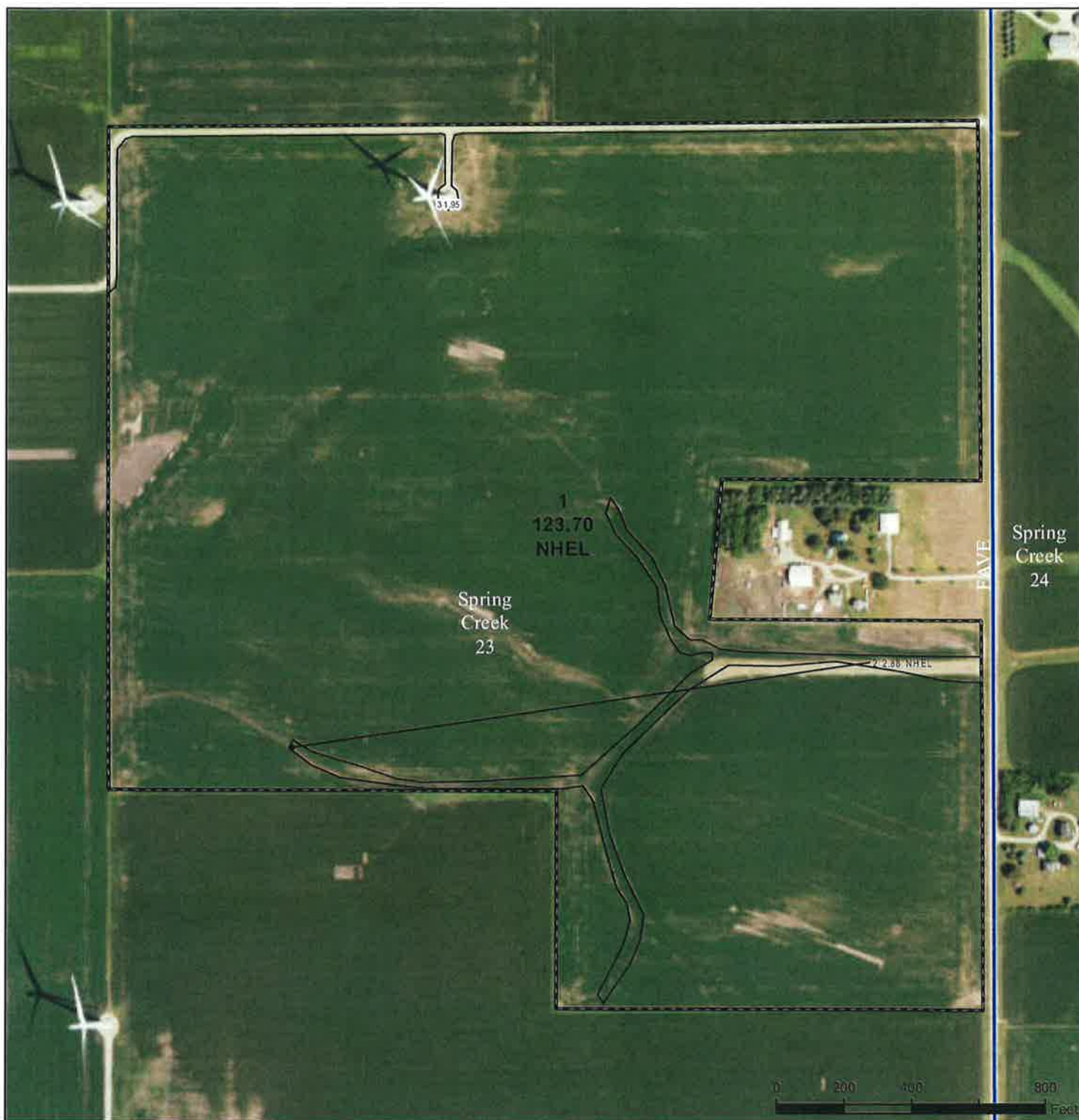
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Tama County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 126.58 acres

2020 Program Year

Map Created April 10, 2020

Farm 4834

Tract 11277

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).

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IOWA
TAMA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4834
Prepared : 12/21/20 7:57 AM
Crop Year : 2021

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator : 19-171-4834
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
128.53	126.58	126.58	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	126.58	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	66.39	0.00	157	
Soybeans	60.19	0.00	52	
TOTAL	126.58	0.00		

NOTES

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Tract Number : 11277

Description : NE 1/4 SEC 23 SPRING CREEK TWP
FSA Physical Location : IOWA/TAMA
ANSI Physical Location : IOWA/TAMA
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARJORIE LUETHJE
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
128.53	126.58	126.58	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	126.58	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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IOWA
TAMA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4834
Prepared : 12/21/20 7:57 AM
Crop Year : 2021

Tract 11277 Continued ...

Corn	66.39	0.00	157
Soybeans	60.19	0.00	52
TOTAL	126.58	0.00	

NOTES

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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

Ludwig Farm

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

Appraisal³ Real Estate Services
Listing Company

Licensee Date

Licensee Date