



**Appraisal &
Real Estate
Services**

FARM FOR SALE

88.4 ac. +/- Farm Land for Sale

- 88.4 Taxable Acres+/-
- 82.52 Tillable Acres+/- according to FSA
- 58.9 CSR2 according to Surety Maps
- 62.4 acre Corn Base
- 153 bu/acre PLC Corn Yield
- Net Taxes \$1,814/yr
- Farm is available for 2022 crop season.
- Located 8 miles South of Traer, Iowa



Nock Ridge LLC Farm

\$612,125

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 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.

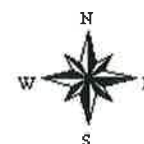
Aerial Map



Map Center: 42° 4' 18.89, -92° 29' 0.7

0ft 822ft 1644ft

21-84N-14W
Tama County
Iowa



5/7/2021

Maps Provided By

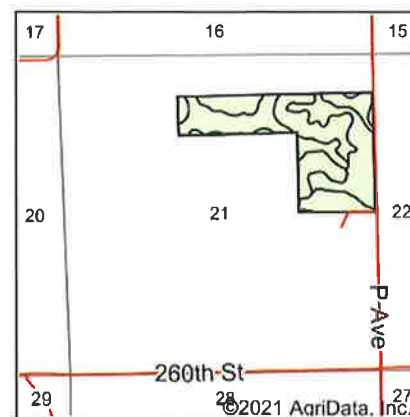
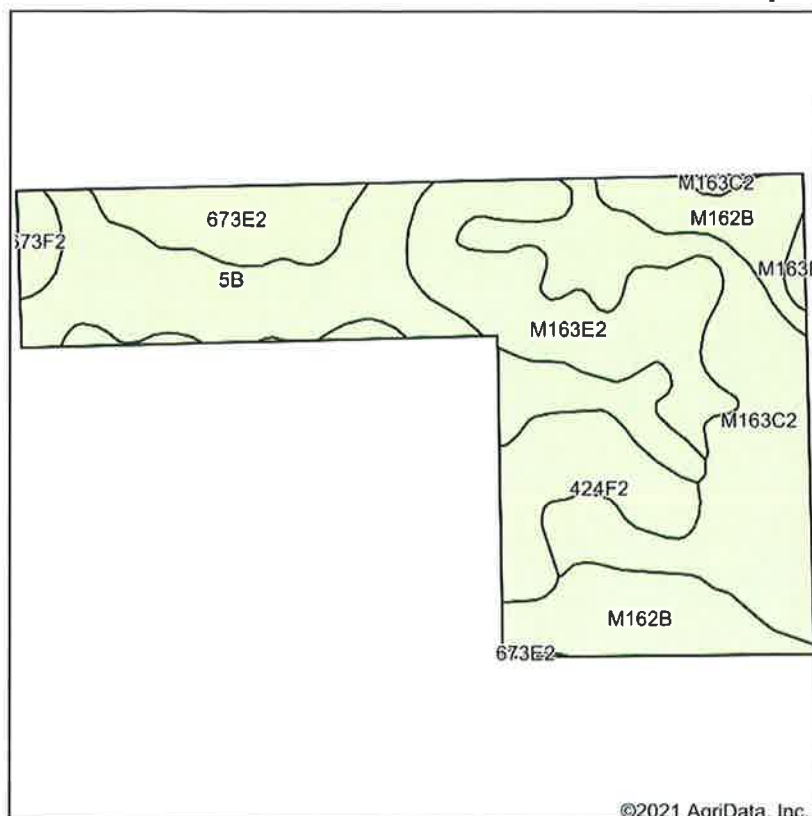


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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **21-84N-14W**
 Township: **Carroll**
 Acres: **88.4**
 Date: **5/7/2021**

Maps Provided By



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Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 25											
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa	Corn	Oats	Soybeans	*n NCCPI Soybeans
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	22.48	25.4%	IIIe	76		1	9	4	3	70
5B	Ackmore-Colo complex, 2 to 5 percent slopes	20.61	23.3%	IIw	77	68					69
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	15.15	17.1%	IVe	36						59
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	13.00	14.7%	Ile	90						81
424F2	Lindley-Keswick complex, 18 to 25 percent slopes, moderately eroded	9.01	10.2%	VIIe	9	5					33
673E2	Timula silt loam, 14 to 18 percent slopes, moderately eroded	6.60	7.5%	IVe	16	48					60
673F2	Timula silt loam, 18 to 25 percent slopes, moderately eroded	1.55	1.8%	VIe	5	28					44
Weighted Average					58.9	*-	0.3	2.3	1	0.8	*n 64.5

**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.

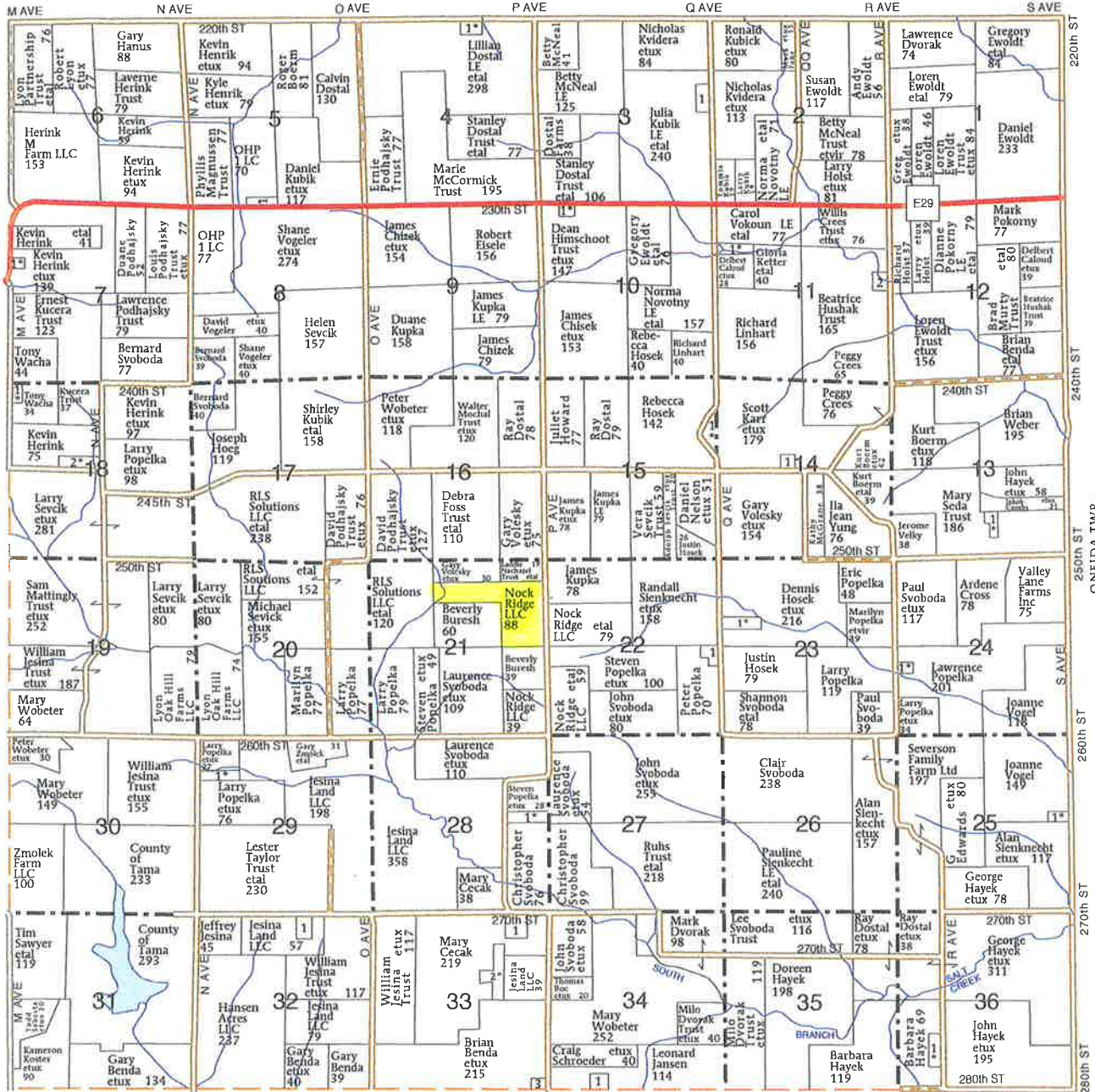
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

(Landowners)

PERRY TWP.



OTTER CREEK TWP.

CARROLL TOWNSHIP**SECTION 3**

1. Kubik, Ronald 12

SECTION 4

1. Cizek, Bryant etux 5

SECTION 5

1. Kubik, Tommie 9

SECTION 7

1. Kucera, Mark etux 5

SECTION 10

1. Feisel, Timmy etux 5

SECTION 11

1. Weida, 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, Juliet 8

SECTION 23

1. Svoboda, Nicholas etal 11

SECTION 24

1. Stacey, Joseph etux 6

SECTION 25

1. Hayek, John etux 10

SECTION 28

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

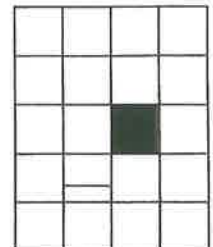
3. Blocker, Rodney 8

SECTION 34

1. Thede, Robert 5

SECTION 36

1. Cibula, Matthew etal 8





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: 82.52 acres

2021 Program Year

Map Created March 04, 2021

Farm 273
Tract 1494

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

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 273

Prepared : 5/10/21 8:35 AM

Crop Year : 2021

Operator Name : XXXXXXXXXX
 Farms Associated with Operator : 19-171-273, 19-171-6270, 19-171-7242
 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
87.76	82.52	82.52	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	82.52	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.30	0.00	39	
Corn	62.40	0.00	153	
Soybeans	1.10	0.00	41	
TOTAL	66.80	0.00		

NOTES

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Tract Number : 1494

Description : NE1/4 Sect 21 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 : MARLYS STOAKES, MARILYN FASSBINDER, LARRY NACHAZEL, JOHN JOSEPH NACHAZEL, DIANE NACHAZEL

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
87.76	82.52	82.52	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	82.52	0.00	0.00	0.00	0.00	0.00

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 Nock Ridge LLC Farm Carroll 21, Tama Co, IA (88.4 taxable acres +/-)

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