



**Appraisal &  
Real Estate  
Services**

# FARM FOR SALE

*79 ac. +/- Farm*

*Land for Sale*

- *79 Taxable Acres+/-*
- *58.86 Tillable Acres+/- according to FSA*
- *44 CSR2 according to Surety Maps*
- *22.03 acre corn base*
- *135 Bushel per acre PLC Corn Yield*
- *Net Taxes \$1,870/yr*
- *Farm is Leased for 2022 crop season.*
- *Located 6 miles south of Traer, Iowa*
- *West Half Southeast Quarter of Section 15, Township 84 North, Range 14 West of 5th P.M., Tama County, Iowa (Refer to abstract for actual legal)*



*Sevcik Family Farm*

**\$454,250**

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

*Includes cropland, pasture, pond,  
house, & buildings.*

*Full Packets of Information at:*

*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*



*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: 58.86 acres

2021 Program Year

Map Created March 04, 2021

**Farm 2898**  
**Tract 10086**

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



FARM : 2898  
Prepared : 3/31/22 9:56 AM  
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 10086 Continued ...

Corn	22.03	0.00	135
Soybeans	7.37	0.00	41
<b>TOTAL</b>	<b>29.40</b>	<b>0.00</b>	

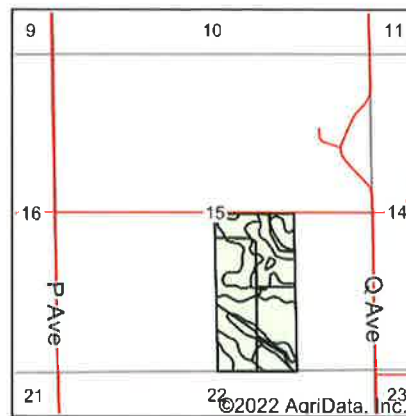
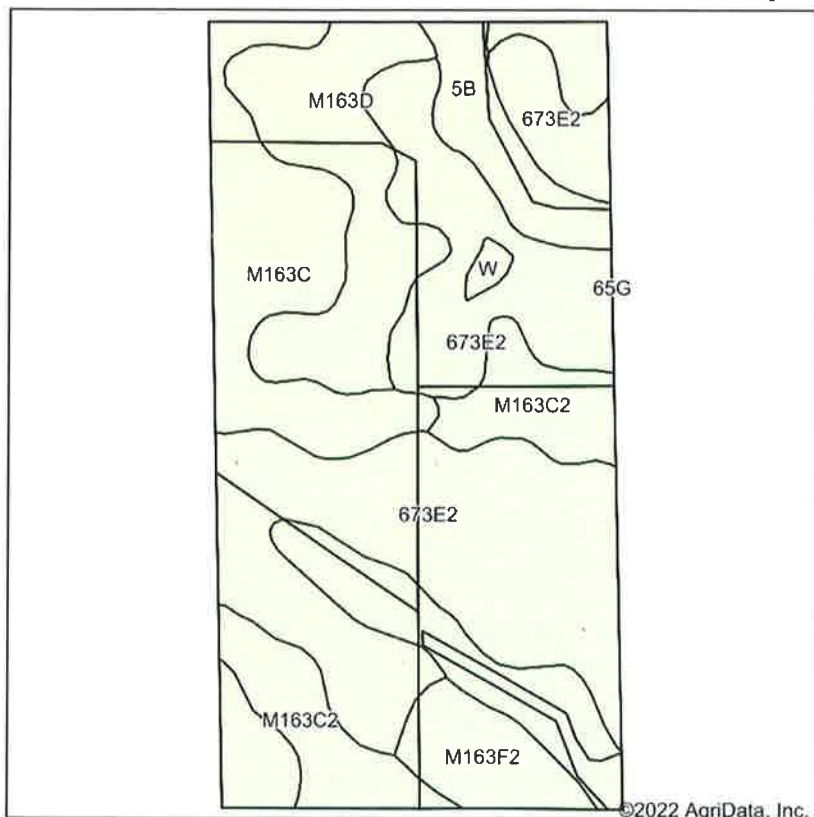
NOTES

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### Soils Map



State: **Iowa**  
 County: **Tama**  
 Location: **15-84N-14W**  
 Township: **Carroll**  
 Acres: **78.86**  
 Date: **3/28/2022**



Soils data provided by USDA and NRCS.

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www.AgriDataInc.com

Area Symbol: IA171, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	Bromegrass/alfalfa AUM	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Soybeans	
673E2	Timula silt loam, 14 to 18 percent slopes, moderately eroded	32.80	41.6%	IVe	16	48					60	
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	11.93	15.1%	IIIe	79		1	9	4	3	79	
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	9.96	12.6%	IIIe	50						72	
5B	Ackmore-Colo complex, 2 to 5 percent slopes	9.89	12.5%	IIw	77	68					69	
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	8.15	10.3%	IIIe	76		1	9	4	3	71	
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	5.71	7.2%	VIe	18						43	
W	Water	0.42	0.5%		0	0						
<b>Weighted Average</b>					<b>3.49</b>	<b>43.7</b>	<b>*-</b>	<b>0.3</b>	<b>2.3</b>	<b>1</b>	<b>0.8</b>	<b>*n 65.1</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.

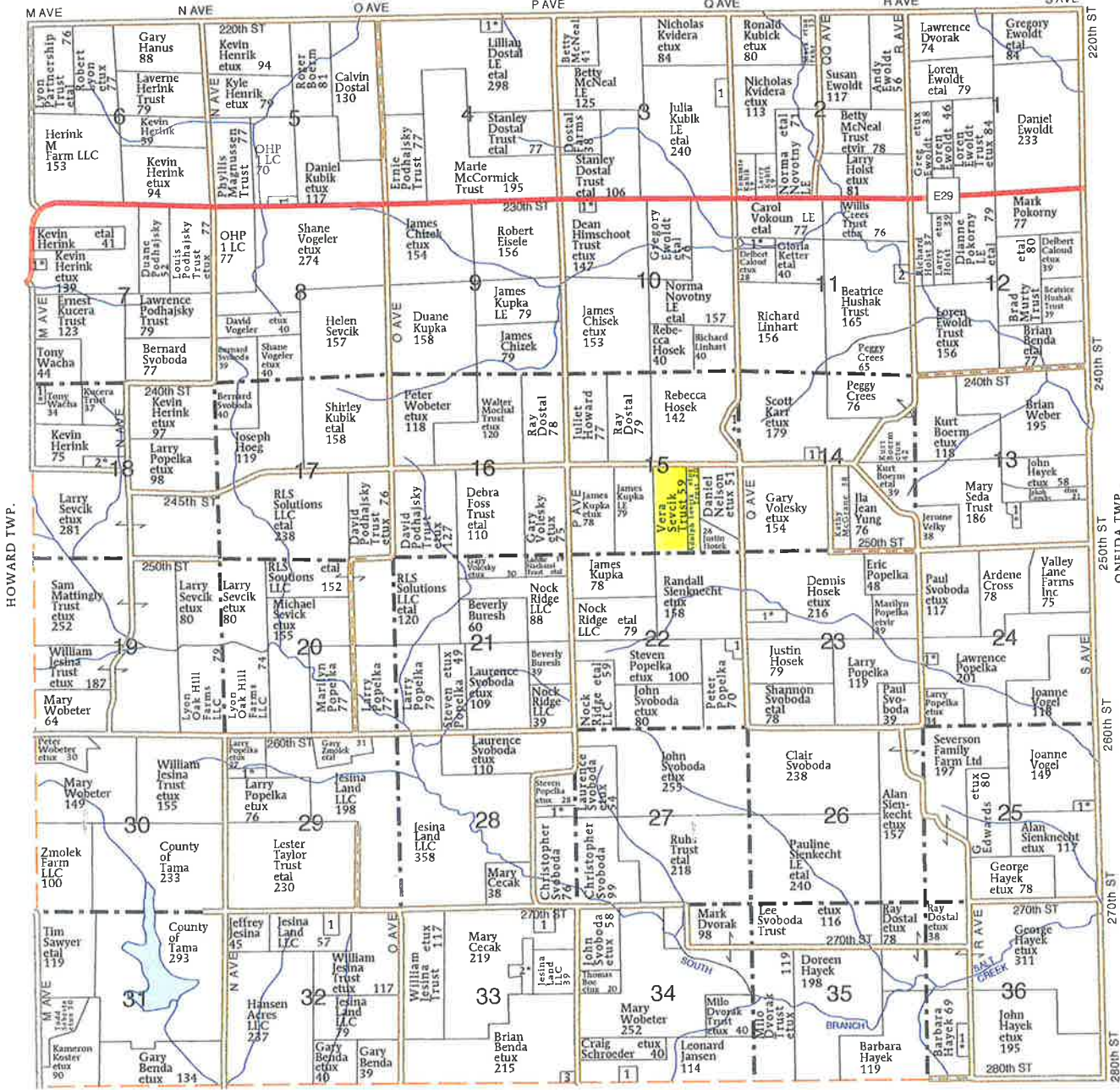
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

(Landowners)

PERRY TWP.



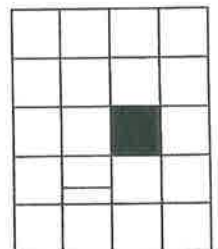
OTTER CREEK TWP.

**CARROLL TOWNSHIP**

- SECTION 3**
- 1. Kubik, Ronald 12
- SECTION 4**
- 1. Cizek, Bryant et ux 5
- SECTION 5**
- 1. Kubik, Tommlle 9
- SECTION 7**
- 1. Kucera, Mark et ux 5
- SECTION 10**
- 1. Feisel, Timmy et ux 5
- SECTION 11**
- 1. Weida, Jerome et ux 10
- 2. Jones, Timothy 6
- SECTION 13**
- 1. Gropper, Joshua et al 10

- SECTION 14**
- 1. St Wenceslaus Catholic Church 5
- SECTION 15**
- 1. Monat, Scott et ux 9
- SECTION 18**
- 1. Cizek, Robert et ux 10
- 2. Williams, Dale et ux 9
- SECTION 22**
- 1. Howard, Juliet 8
- SECTION 23**
- 1. Svoboda, Nicholas et al 11
- SECTION 24**
- 1. Stacey, Joseph et ux 6

- SECTION 25**
- 1. Hayek, John et ux 10
- SECTION 28**
- 1. Stoakes, Adam et ux 10
- SECTION 29**
- 1. Williams, Phillip et ux 10
- SECTION 32**
- 1. Central Iowa Pork LC 13
- SECTION 33**
- 1. Popelka, Peter 8
- 2. Cecak, Joe et ux 20
- 3. Blocker, Rodney 8
- SECTION 34**
- 1. Thede, Robert 5
- SECTION 36**
- 1. Cibula, Matthew et al 8





# SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)



(To be delivered prior to buyer making Offer to Buy Real Estate)

**Property Address:** 2560 245th St. Clutier, IA 52217

**Property Owner (Seller – please print per title):** Vera Sevcik Estate

**Purpose of Disclosure:** Completion of this form is required under Iowa law which mandates Seller disclose condition and information about the property, unless the property is exempt.

**Instructions to the Seller:** (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

**Exempt Properties:** Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply.

Property is exempt because one or more of the above exemptions apply. (If exempt -**STOP HERE** skip to signature line)

**Seller's Disclosure Statement:** Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not the representations of Agent. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

## I. Property Conditions, Improvements and Additional Information:

1. **Basement/Foundation:** Has there been known water or other problems? Yes  No  Unknown  If yes, please explain: \_\_\_\_\_
2. **Roof:** Any known problems? Yes  No  Unknown  Type \_\_\_\_\_ Unknown   
Date of repairs/replacement \_\_\_\_\_ Unknown  Describe: \_\_\_\_\_
3. **Well and pump:** Any known problems? Yes  No  Unknown  Type of well (depth/diameter), age and date of repair: \_\_\_\_\_  
Has the water been tested? Yes  No  Unknown  If yes, date of last report/results: \_\_\_\_\_
4. **Septic tanks/drain fields:** Any known problems? Yes  No  Unknown  Location of tank \_\_\_\_\_  
Unknown  Age \_\_\_\_\_ Unknown  Date tank last inspected \_\_\_\_\_ Unknown
5. **Sewer:** Any known problems? Yes  No  Any known repairs/replacement? Yes  No  Date of repairs \_\_\_\_\_
6. **Heating system(s):** Any known problems? Yes  No  Any known repairs/replacement? Yes  No  Date of repairs \_\_\_\_\_
7. **Central Cooling system(s):** Any known problems? Yes  No  Any known repairs/replacement? Yes  No  Date of repairs \_\_\_\_\_
8. **Plumbing system(s):** Any known problems? Yes  No  Any known repairs/replacement? Yes  No  Date of repairs \_\_\_\_\_
9. **Electrical system(s):** Any known problems? Yes  No  Any known repairs/replacement? Yes  No  Date of repairs \_\_\_\_\_

**Buyer initials** \_\_\_\_\_ **Seller initials** \_\_\_\_\_

10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems? Yes  No  Unknown  Date of treatment \_\_\_\_\_ Previous Infestation/Structural Damage? Yes  No  Date of repairs \_\_\_\_\_

11. **Asbestos:** Is asbestos present in any form in the property? Yes  No  Unknown  If yes, explain: \_\_\_\_\_

12. **Radon:** Any known tests for the presence of radon gas? Yes  No  If yes, who tested? \_\_\_\_\_ Test results? \_\_\_\_\_ Date of last report \_\_\_\_\_ Seller Agrees to release any testing results. **If not, Check here**

13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint? Yes  No  Unknown  If yes, what were the test results? \_\_\_\_\_

14. **Any known** encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes  No  Unknown

15. **Features** of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or maintenance responsibility may have an effect on the property? Yes  No  Unknown

16. **Structural Damage:** Any known structural damage? Yes  No  Unknown

17. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes  No  Unknown

18. **Is the property located in a flood plain?** Yes  No  Unknown  If yes, flood plain designation \_\_\_\_\_

19. **Do you know the zoning classification of this property?** Yes  No  Unknown  What is the zoning? \_\_\_\_\_

20. **Covenants:** Is the property subject to restrictive covenants? Yes  No  Unknown  If yes attach a copy **OR** state where a true, current copy of the covenants can be obtained: \_\_\_\_\_

21. **Has there been "major" structural remodeling?**  Yes  No If yes, please explain: \_\_\_\_\_

**You MUST explain any "Yes" responses above (Attach additional sheets if Necessary):**

Seller has owned the property since \_\_\_\_\_ (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

**Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.**

Seller See Attached Signature page Seller \_\_\_\_\_ Date \_\_\_\_\_

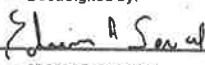
**Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.**

**Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.**

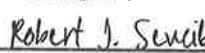
Buyer \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_



Signature page for 2560 245<sup>th</sup> St. Clutier, IA Property Disclosure Page

DocuSigned by:  
  
2B952DF204C2489  
Seller

DocuSigned by:  
  
2B952DF204C2489  
4/25/2022

DocuSigned by:  
  
304A7F2F7BEF4D8  
Seller

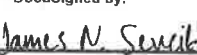
4/25/2022

DocuSigned by:  
  
DC345159E8F1491  
Seller

DocuSigned by:  
  
DC345159E8F1491  
4/26/2022

DocuSigned by:  
  
AAB0301D1287488  
Seller

DocuSigned by:  
  
AAB0301D1287488  
4/25/2022

DocuSigned by:  
  
DC345159E8F1491  
Seller

4/27/2022

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT:  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

**Address:** 2560 245th St. Clutier, IA 52217

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

<sup>DS</sup> E <sup>DS</sup> PARIS  
<sup>DS</sup> JAF <sup>DS</sup> VMS <sup>DS</sup> JMS

**SELLER'S DISCLOSURE (initial)**

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

<sup>DS</sup> E <sup>DS</sup> PARIS  
<sup>DS</sup> JAF <sup>DS</sup> VMS <sup>DS</sup> JMS

(b) Records and Reports available to the Seller (check one below):

Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**PURCHASER'S ACKNOWLEDGEMENT (initial)**

(c)  Purchaser has received copies of all information listed above.  
or,  No Records or Reports were available (see (b) above).

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*.

(e) Purchaser has (check one below):  
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or  
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

**AGENT'S ACKNOWLEDGEMENT (initial)**

JAF (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**CERTIFICATE OF ACCURACY**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

See Attached Signature Page  
Seller \_\_\_\_\_ Date \_\_\_\_\_ Purchaser \_\_\_\_\_ Date \_\_\_\_\_  
Seller \_\_\_\_\_ Date \_\_\_\_\_ Purchaser \_\_\_\_\_ Date \_\_\_\_\_  
Seller's Agent [Signature] Date 4/27/22 Purchaser's Agent \_\_\_\_\_ Date \_\_\_\_\_

Signature page for 2560 245<sup>th</sup> St. Clutier, IA Lead Base Paint Disclosure

DocuSigned by:  
*John A Sewick*  
2B952DF204C2489

Seller

DocuSigned by:  
*Judy Sewick*  
2B952DF204C2489

4/25/2022

DocuSigned by:  
*Robert J. Sewick*  
304A7F2F7BEF4D8

Seller

4/25/2022

DocuSigned by:  
*Jean Ann Ferguson*  
DC345159E8F1491

Seller

DocuSigned by:  
*Ronald Jack Ferguson Jr.*  
DC345159E8F1491

4/26/2022

DocuSigned by:  
*Verna Mae Sewick*  
AAB0301D1287488

Seller

DocuSigned by:  
*W J Hittman*  
AAB0301D1287488

4/25/2022

DocuSigned by:  
*James N. Sewick*  
DC345159E8F1491

Seller

4/27/2022

**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** Sevcik Farm Section 15, Carroll Township Tama Co., Iowa (79 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

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

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

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

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

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

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

\_\_\_\_\_  
Selling Company

\_\_\_\_\_  
Appraisal & Real Estate Services  
Listing Company

\_\_\_\_\_  
Licensee Date

\_\_\_\_\_  
Licensee Date