



**Appraisal &
Real Estate
Services**

FARM FOR SALE

128 ac. +/- Farm

Land for Sale

- 127.75 Taxable Acres+/-
- 107.59 Tillable Acres+/- according to FSA
- 74 CSR2 on tillable acres according to Surety Maps
- 53.5 acre corn base
- 163 Bushel per acre PLC Corn Yield
- Net Taxes \$4,190/yr
- Farm is Leased for 2022 & 2023 crop season.
- Located 1 mile south of Mt. Auburn, Iowa
- N 11 acres NW¹/₄ SW¹/₄ & NW¹/₄ Except NE¹/₄ NW¹/₄, all in Section 26, Township 86 North, Range 11 West of 5th P.M., Benton County, Iowa (Refer to abstract for actual legal)



Skiles Family Farm

\$1,200,000

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:

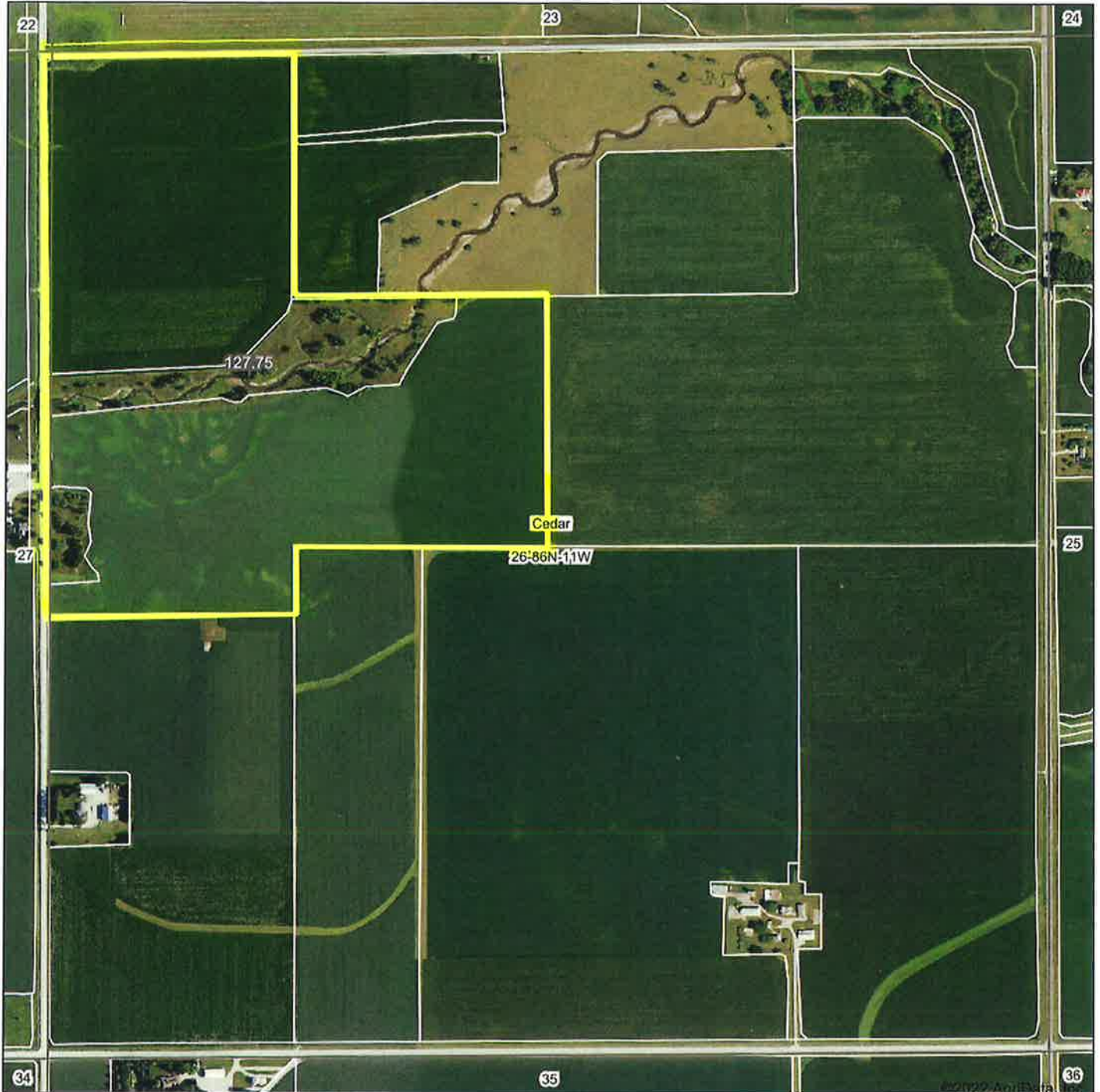
Jammie Howard 319.231.4484

Jason Lakin 641-751-4227

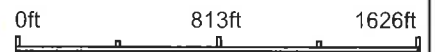


The information gathered for this brochure is from sources deemed reliable, but cannot be Guaranteed by Appraisal & Real Estate Services or its staff.

Aerial Map



Map Center: 42° 13' 56.02, -92° 5' 38.97



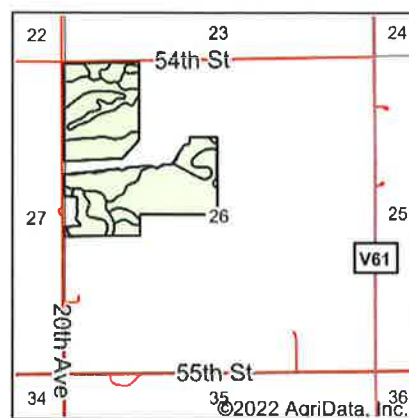
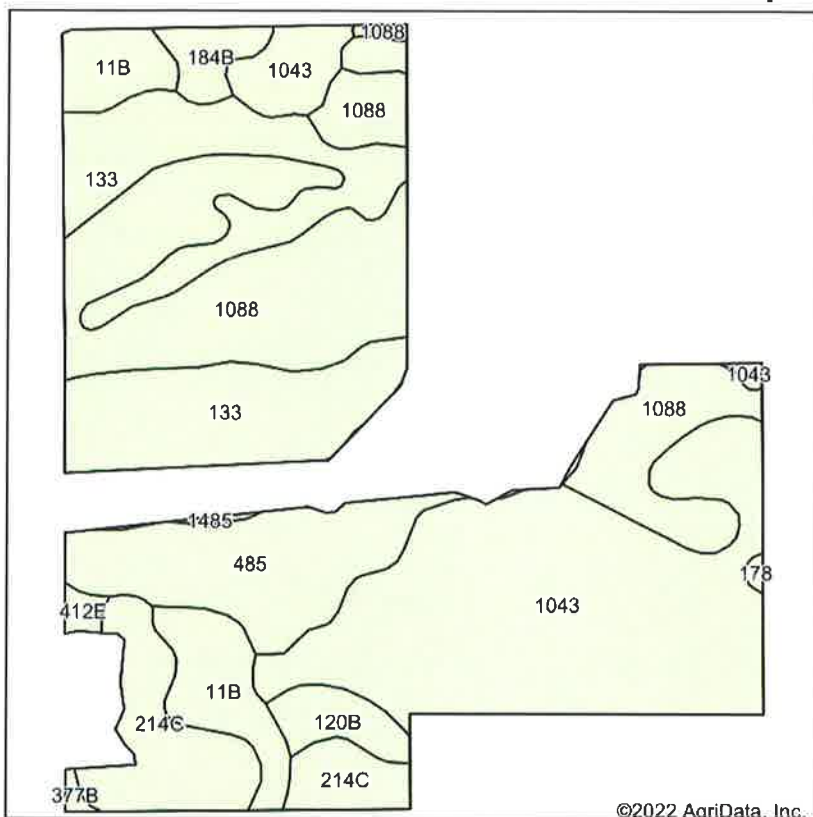
26-86N-11W
Benton County
Iowa



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

Soils Map



State: **Iowa**
 County: **Benton**
 Location: **26-86N-11W**
 Township: **Cedar**
 Acres: **107.59**
 Date: **2/16/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IA011, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
1043	Bremer silty clay loam, sandy substratum, 0 to 2 percent slopes	31.94	29.7%	IIw	68	80	77
1088	Nevin silty clay loam, sandy substratum, 0 to 2 percent slopes	25.10	23.3%	Iw	83	88	93
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	20.49	19.0%	IIw	78	80	75
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	10.04	9.3%	IIw	76	92	74
214C	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 9 percent slopes	8.24	7.7%	IIIe	42	45	35
11B	Colo-Ely complex, 0 to 5 percent slopes	6.70	6.2%	IIw	86	68	76
120B	Tama silty clay loam, 2 to 5 percent slopes	2.18	2.0%	IIe	95	95	80
184B	Klinger silty clay loam, 1 to 4 percent slopes	1.72	1.6%	Iw	95	91	82
412E	Emeline loam, 9 to 18 percent slopes	0.50	0.5%	VIs	5		16
1485	Spillville loam, channeled, 0 to 2 percent slopes	0.27	0.3%	Vw	41	25	47
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	0.24	0.2%	IIe	94	90	74
178	Waukee loam, 0 to 2 percent slopes	0.17	0.2%	IIs	69	79	71
Weighted Average					1.85	74	*n 76.6

**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.



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: 107.59 acres

2021 Program Year

Map Created April 13, 2021

Farm 430

Tract 228

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
Benton

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 430
Prepared: 2/11/22 9:28 AM
Crop Year: 2022
Page: 1 of 2

Report ID: FSA-156EZ

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

Farms Associated with Operator:

4071, 5172, 6781, 6814, 8201, 8587, 8661, 8905, 9030

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
124.19	107.59	107.59	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	107.59	0.0	0.0	0.0				

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	53.5	163	0.00
SOYBEANS	53.5	45	0.00
Total Base Acres:	107.0		

Tract Number: 228 Description G4; SEC 26-86-11 CEDAR

FSA Physical Location : Benton, IA ANSI Physical Location: Benton, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
124.19	107.59	107.59	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	107.59	0.0	0.0	0.0		

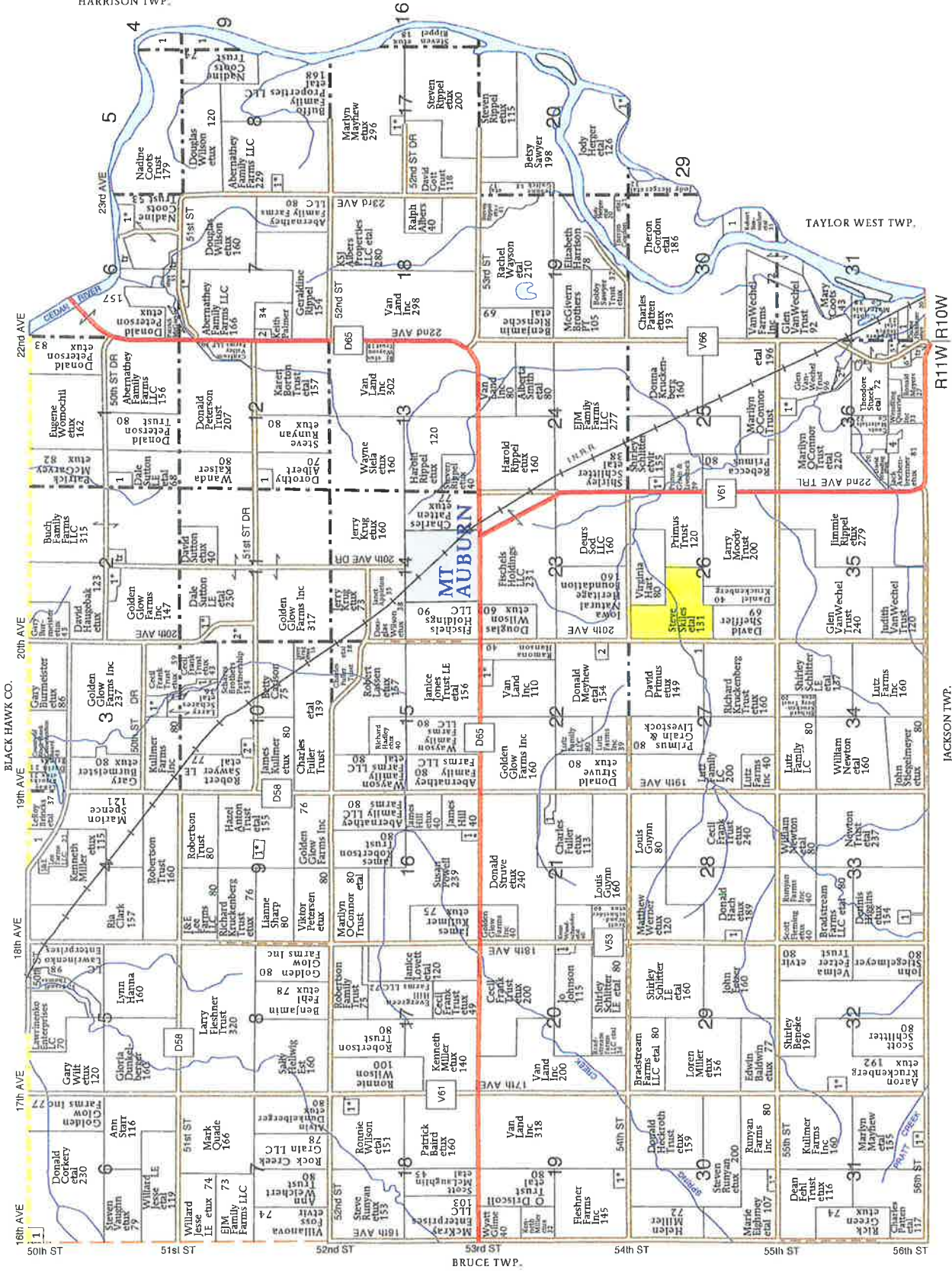
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	53.5	163	0.00
SOYBEANS	53.5	45	0.00
Total Base Acres:	107.0		

Owners: CABLE, GERRIANN
CROSS, JANMARIE

SMITH, CATERINA
SKILES, JEFF

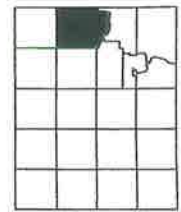
HARRISON TWP.

(Landowners)



- SECTION 1**
1. Poweli, David 12
- SECTION 2**
1. Bechthold, Douglas et ux 11
- SECTION 3**
1. Kuehne, Gary et ux 14
- SECTION 4E**
1. Coote Trust, Nadine 7
- SECTION 4W**
County of Black Hawk Conservation Board 17
- SECTION 6E**
1. Anders, Bradley et ux 10
- SECTION 6W**
1. Craft, Joanne 9
- SECTION 7E**
1. Fisher, Nicholas et ux 6
- SECTION 8E**
2. Carlson, Michael 6
- SECTION 8W**
1. Wayson Family Holdings LLC 6
- SECTION 9**
1. Hanson, Travis et ux 5
- SECTION 9E**
1. Ennulat, Paye 7
- SECTION 10**
1. Jorch, Scott et ux 11
- SECTION 11**
2. Mathis, John et ux 7
- SECTION 11**
1. Albertsen, Larry et ux 5
2. Sawyer Trusty, Bobby et ux 24
- SECTION 12**
1. Gardner, Christopher 10
- SECTION 16W**
1. Hutton, Jeffrey et ux 6
- SECTION 17E**
1. Warren, Terry et ux 8
- SECTION 18W**
1. Wilson, Robert et ux 7
- SECTION 19W**
1. Caldwell, Randall et ux 7
- SECTION 20E**
1. Johnson Trust, Ronnie et ux 5
- SECTION 20W**
1. Mahood, Craig et ux 5
- SECTION 21**
1. Langton, Thomas 7
- SECTION 22**
1. Fisher, Duane et ux 10
2. Lutz, Daniel 5
- SECTION 23**
1. Pree, Keegan et ux 5
- SECTION 27**
1. Lutz Family LC 9
- SECTION 28**
1. Neighbors, Joseph 5
- SECTION 30E**
1. County of Benton 15
- SECTION 30W**
1. Gardner, Patrick et ux 5

- SECTION 31E**
1. Moen, Robert 9
- SECTION 31W**
1. Parizek, Coby et ux 5
- SECTION 32**
1. Wittmer, Garrett et ux 8
- SECTION 33**
1. Woodford Creek Farms LLP 6
- SECTION 35**
1. Henry, Steven et ux 9
2. Parmater, Benjamin et ux 7
3. Henry, Steven et ux 5
4. Phillips, Diane 7
5. Summy, William et ux 5
6. Ahrenholz, Kevin et ux 8



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 Skiles Farm Section 26, Cedar Township, Benton Co, IA (128 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