



**Appraisal &  
Real Estate  
Services**

# FARM FOR SALE

*211.29 ac. +/- Farm*

## *Land for Sale*

- 211.29 Taxable Acres+/-
- 159.4 Tillable Acres+/- according to FSA
- 88.5 CSR2 on tillable according to Surety Maps
- 76 acre corn base
- 184 Bushel per acre PLC Corn Yield
- 52 +/- acres Timber/Pasture
- Net Taxes \$5,084/yr
- Farm is leased for 2020 crop season.
- Located 2 miles Northeast of Traer, Iowa



*Staveley Farm*

**\$1,900,000**

*Great 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 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.



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: 159.40 acres

2019 Program Year

Map Created April 18, 2019

Farm **5169**  
Tract **11541**

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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 : 5169**

**Prepared : 4/7/20 7:52 AM**

**Crop Year : 2020**

**Operator Name** : ██████████  
**Farms Associated with Operator** : 19-171-12, 19-171-43, 19-171-595, 19-171-3761, 19-171-3929, 19-171-3930, 19-171-5169, 19-171-6708  
**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
218.07	159.40	159.40	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	159.40	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

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

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	76.00	0.00	184	
Soybeans	77.90	0.00	53	
<b>TOTAL</b>	<b>153.90</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 11541

**Description** : E1/2 NE1/4 Sec.34, W1/2 W1/2 Sec.35 Buckingham  
**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 contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : PHYLLIS S NORBY, STEVEN G NORBY, JOEL FREDERIC NORBY, RICK E STAVELEY, PAT ELIZABETH MCGINN, KATHRYN JOANN SMITH  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
218.07	159.40	159.40	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	159.40	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 : 5169  
Prepared : 4/7/20 7:52 AM  
Crop Year : 2020

DCP Crop Data

Tract 11541 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	76.00	0.00	184
Soybeans	77.90	0.00	53
<b>TOTAL</b>	<b>153.90</b>	<b>0.00</b>	

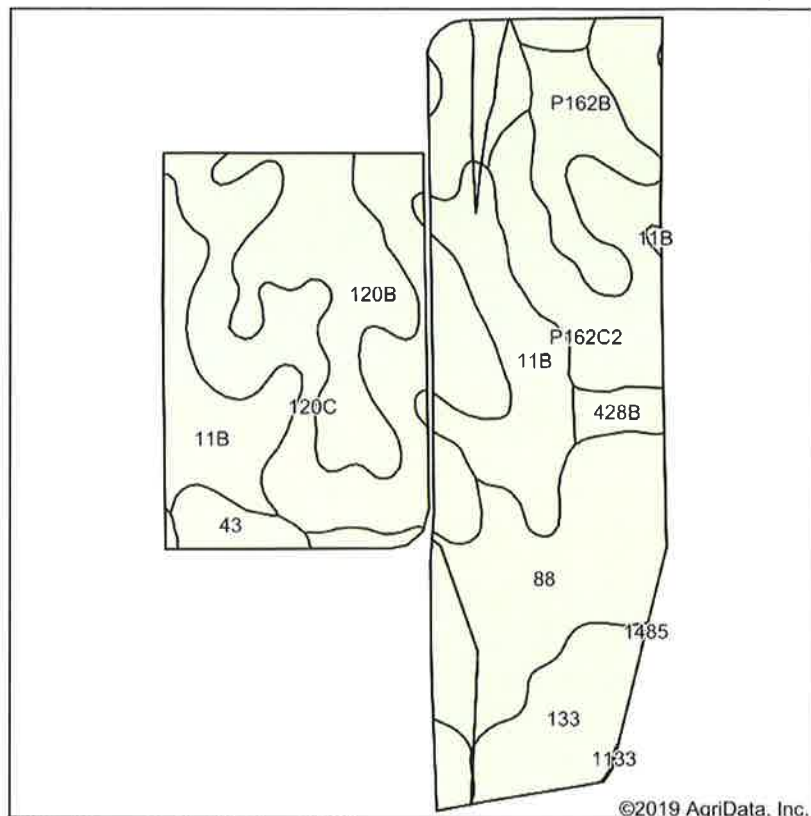
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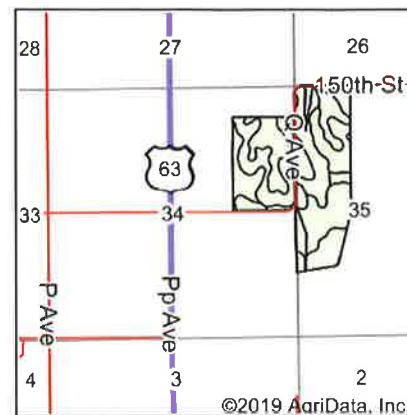
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## Soils Map



Soils data provided by USDA and NRCS.

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State: Iowa

County: Tama

Location: 34-86N-14W

Township: Buckingham

Acres: 159.4

Date: 4/9/2020

Maps Provided By



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Area Symbol: IA171, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
120C	Tama silty clay loam, 5 to 9 percent slopes	41.50	26.0%	IIIe	90	80	76
88	Nevin silty clay loam, 0 to 2 percent slopes	26.31	16.5%	Iw	95	90	86
11B	Colo-Ely complex, 0 to 5 percent slopes	26.04	16.3%	IIw	86	68	74
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	18.95	11.9%	IVe	82		64
120B	Tama silty clay loam, 2 to 5 percent slopes	18.91	11.9%	Ile	95	95	79
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.88	6.8%	IIw	78	85	71
P162B	Downs silt loam, paha, 2 to 5 percent slopes	9.40	5.9%	Ile	90		79
43	Bremer silty clay loam, 0 to 2 percent slopes	5.02	3.1%	IIw	74	82	73
428B	Ely silty clay loam, 2 to 5 percent slopes	2.39	1.5%	Ile	88	88	80
Weighted Average					88.5	*-	*n 76.1

\*\*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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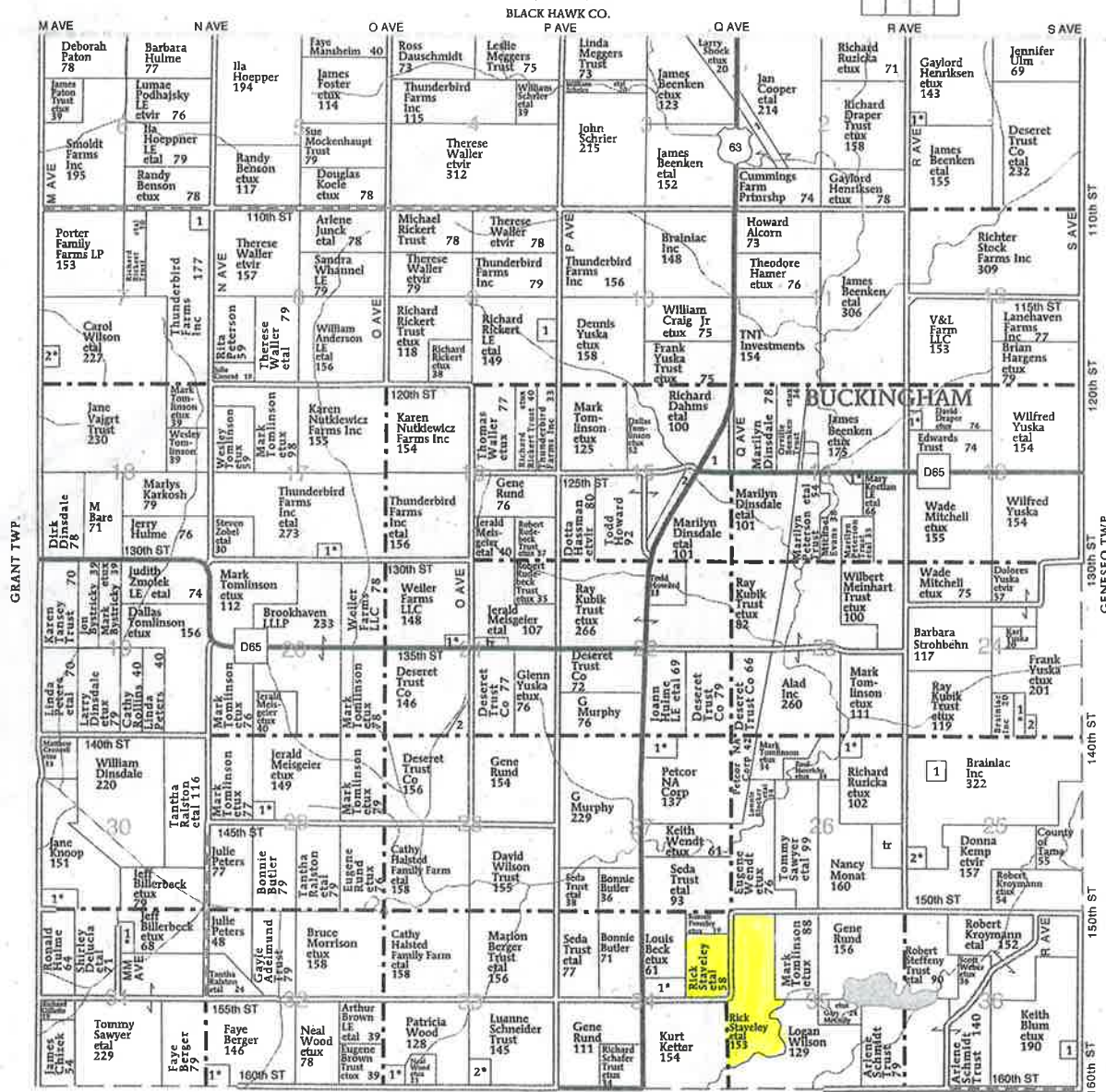
524 River Ave. North • Belmond, IA 50421  
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T-86-N

## BUCKINGHAM PLAT

R-14-W



PERRY TWP.

### BUCKINGHAM TOWNSHIP

#### SECTION 1

1. Elliott, Bret etux 6

#### SECTION 2

1. Halupnick, Dwayne 9

#### SECTION 7

1. Thoms, Mark 8
2. Kubik, Chanilo etal 7

#### SECTION 9

1. Thunderbird Farms Inc 9

#### SECTION 13

1. Koenigsfeld, Lee etux 5

#### SECTION 14

1. Peterson Trust, Marilyn etal 11

#### SECTION 15

1. Dahms, Richard 15

#### SECTION 16

1. Dinsdale, Marilyn 16

#### SECTION 17

1. Blake, Phillip etux 11

#### SECTION 21

1. Tomlinson, Mark etux 6

#### SECTION 24

1. Yuska, Daniel 9

#### SECTION 26

1. Ruzicka, Richard etux 10
2. Yuska, Wilfred 6

#### SECTION 25

1. Minehart, Jill 10
2. Karr, Lonny etal 7

#### SECTION 28

1. Tomlinson, Mark etux 14

#### SECTION 27

1. Stewart, Gregory etux 14

#### SECTION 29

1. Tomlinson, Dallas etux 9

#### SECTION 30

1. Seda, Joshua etux 9

#### SECTION 31

1. Stoyanoff, Benjamin etux 10

#### SECTION 32

1. Berger, Dennis etal 10

#### SECTION 33

1. Brown Trust, Eugene etal 7

#### SECTION 34

2. Bradley, Daniel etux 9

#### SECTION 36

1. Sienkrecht, Brian etux 7

#### SECTION 37

1. Lang, John 5

### 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** Staveley Farm Sec34&35 Bckngm Twnshp, Tama Co., IA (211 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	See Attached Addendum	_____ Seller	_____ Date
_____ Buyer	_____ Date		_____ Seller	_____ Date
_____ Buyer	_____ Date		_____ Seller	_____ Date
_____ Buyer	_____ Date		_____ Seller	_____ Date
_____ Selling Company			_____ Listing Company	
_____ Licensee	_____ Date		_____ Licensee	_____ Date