



**Appraisal &  
Real Estate  
Services**

# LAND AUCTION

View auction details, updates, farm video, or more pictures at:

[www.ares-ia.com](http://www.ares-ia.com)

## 156 Acres m/l, Benton County, IA Elmer Stein Farm

**Date:** December 6, 2022

**Time:** 10:05 am

**Auction Site:** Keystone Turner Hall

**Address:** 91 2nd St. Keystone, IA

### **Auction Information**

#### **Method of Sale:**

This property will be offered at PUBLIC AUCTION as a single parcel. The bid will be per acre and will be multiplied by their respective acres of 156 to determine total sale price. If you can not be present at this auction, you may bid online, by phone, or by a confidential proxy bid. Please contact agents to make arrangements prior to auction day. Sellers have every intention of selling this property, but reserves the right to reject any and all bids.

#### **Sellers:**

Randy Stein, Greg Stein, Darby Stein, Brenda Krause, & Pamela Lawless

#### **Agency:**

Appraisal and Real Estate Services and their representatives are Agents of the Seller.

#### **Terms:**

High bidder of real estate to pay 10% of the purchase price to Appraisal & Real Estate Services Trust Account on December 6, 2022. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before January 15, 2023 or after any objections to title have been cleared. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of purchase price to be by cashier's check or wire transfer at closing on January 15, 2023.

Formal termination of the lease has been made. Buyer will take possession at closing subject to lease with full possession March 1, 2023. Sellers to keep all lease payments from prior crop season. Taxes will be prorated to date of closing.

#### **Possession:**

At Closing on or before January 15, 2023 subject to lease with full possession being March 1, 2023.

**Farm Located:** Sections 19 & 30 of Homer Township in Benton County, Iowa. Farm is located approximately 6 miles northwest of Keystone, Iowa.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by ARES or its staff.*

Jammie W. Howard, Broker

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Contact for more Information:

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504 Second St. Traer, IA 50675

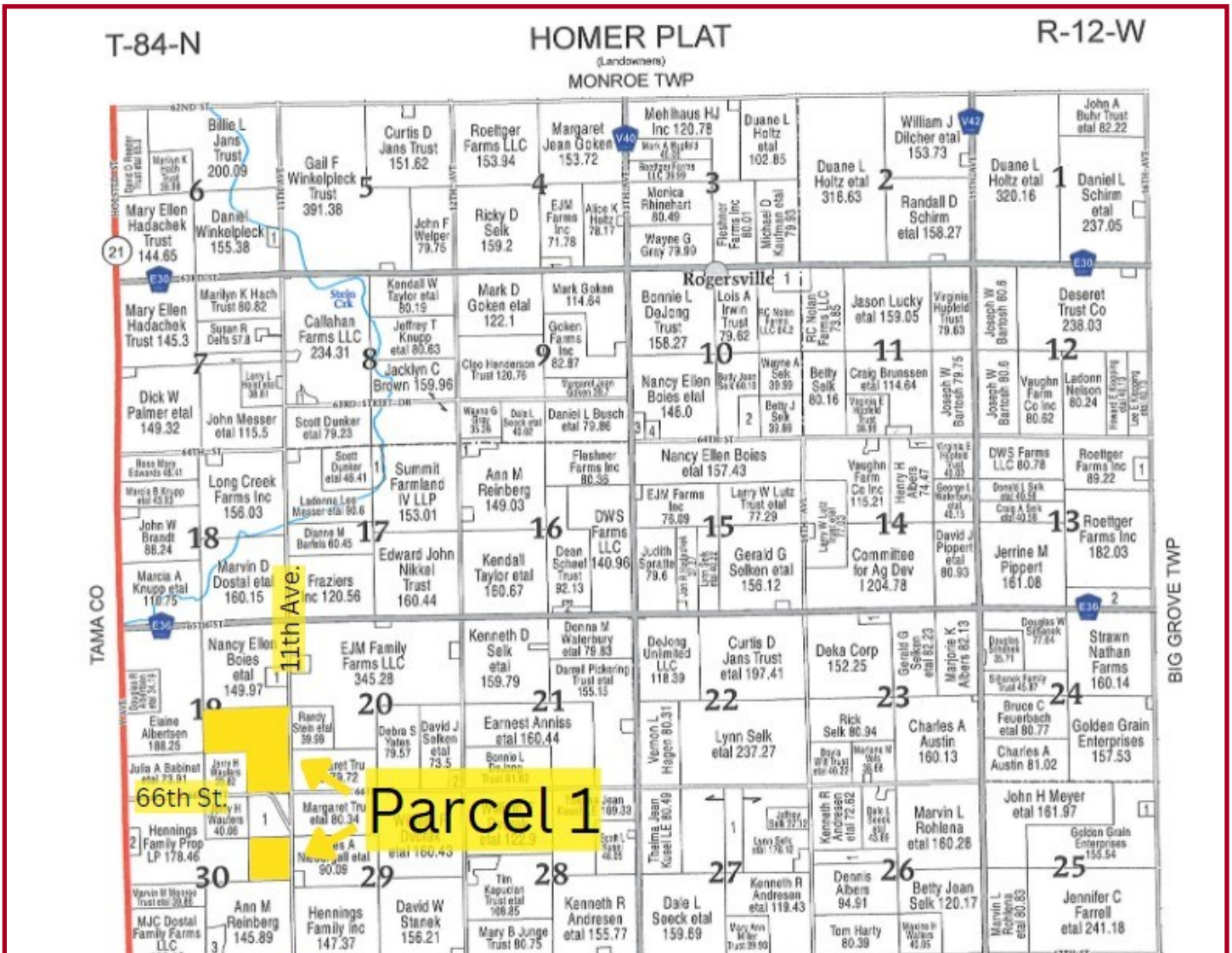
Office: 319-478-2990

Jason Lekin, Agent/Auctioneer

Cell: 641-751-4227

[www.midwestlandauctions.com](http://www.midwestlandauctions.com)

# Plat Map:



## Announcements:

Property information provided herein was obtained from sources deemed reliable, but Appraisal and Real Estate Services makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. The property is being sold “As Is—Where Is” and the buyers are purchasing subject to any easements or restrictions recorded.

Any announcements made auction day by Appraisal and Real Estate Services will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.

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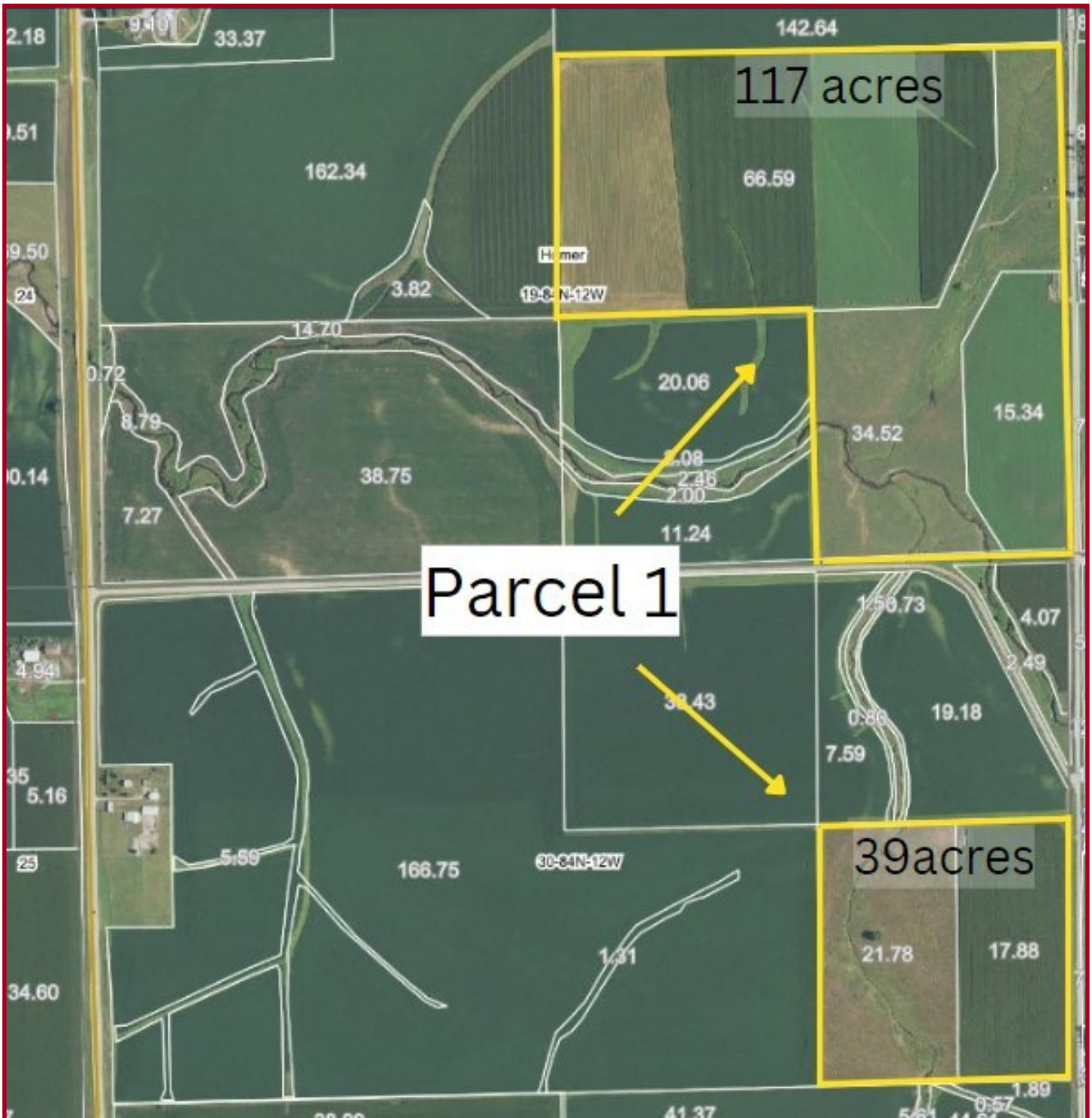
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# Aerial Photo: Parcel 1



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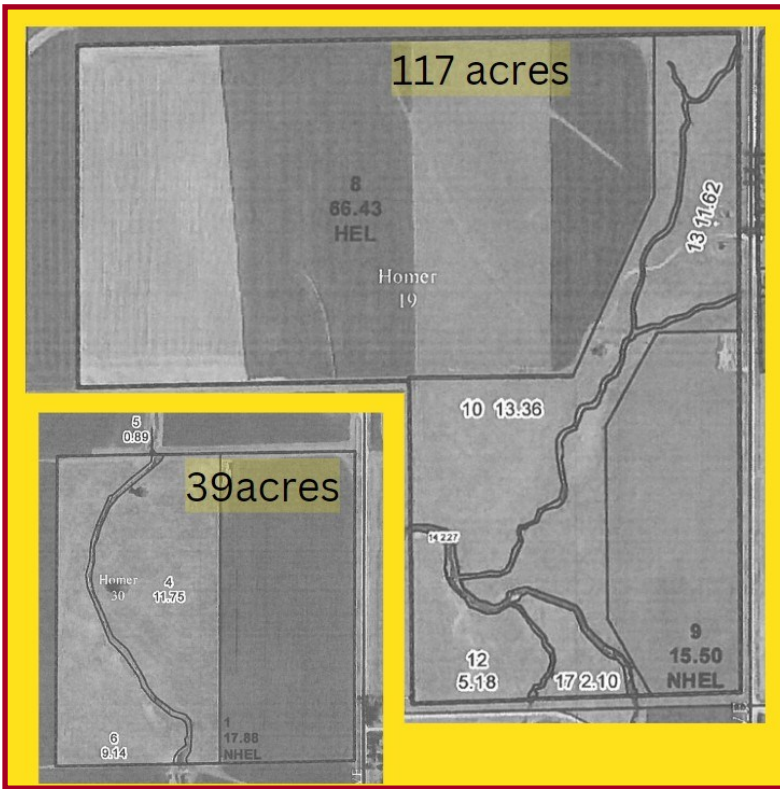
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# FSA Map/Soil Map:



## Property Information:

- 156 +/- taxable acres
- 99.81 +/- tillable acres
- 56.19 +/- pasture acres
- 88.5 CSR2 on tillable acres
- 82.8 CSR2 on pasture acres

## Legal Description:

N 1/2 of the SE 1/4 & SE1/4 SE1/4 of Section 19, & SE1/4 NE1/4 Section 30, all in Township 84 North, Range 12 West of the 5th P.M., Benton County, Iowa. Actual Legal to be determined by abstract.

## Parcel Numbers:

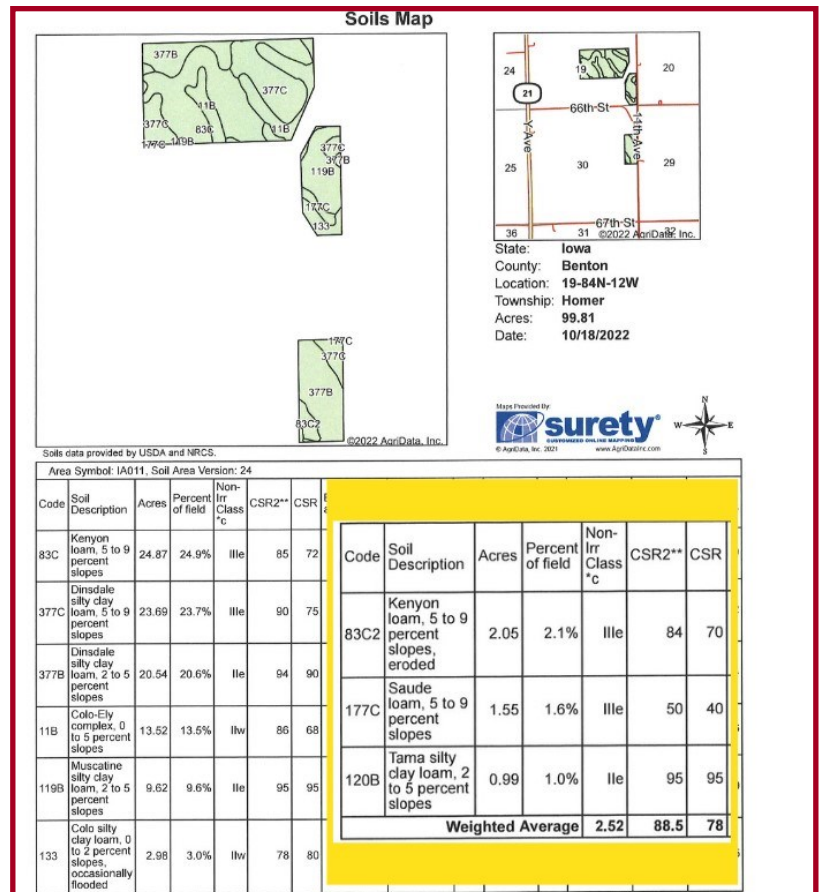
63001700 & 59016150

## Net Real Estate Taxes:

\$4,544/year

## FSA Data- Estimated:

To be determined by FSA when property is split from the total farm. See attached information on total farm.



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# FSA Farm Data: Entire Farm

Iowa  
Benton

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

FARM: 1044  
Prepared: 8/23/22 11:53 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:									
2738, 8066									
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
195.46	130.94	130.94	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	130.94	0.0	0.0	0.0				
ARC/PLC									
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default				
NONE	OATS , CORN	NONE	NONE	NONE	NONE				

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	32.1	73	0.00
CORN	65.5	152	0.00
<b>Total Base Acres:</b>	<b>97.6</b>		

Tract Number: 633      Description A9; SEC30-84-12 HOMER  
 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
39.66	17.88	17.88	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	17.88	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
OATS	4.4	73	0.00				
CORN	8.9	152	0.00				
<b>Total Base Acres:</b>	<b>13.3</b>						

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Tract Number: 634 Description A9,B9; SEC19-84-12 SEC20-84-12 HOMER  
FSA Physical Location : Benton, IA ANSI Physical Location: Benton, IA  
BIA Range Unit Number:  
HEL Status: HEL: conservation system is being actively applied  
Wetland Status: Wetland determinations not complete  
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
155.8	113.06	113.06	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	113.06	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
OATS	27.7	73	0.00				
CORN	56.6	152	0.00				
<b>Total Base Acres:</b>	<b>84.3</b>						

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# Parcel 1: Photos



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## Reasons to Choose Appraisal & Real Estate Services

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- Over 50 years of combined experience: Residential, Commercial & Ag Properties.
- Expertise in local market gives you an educated market analysis at no charge.
- Large marketing area since we are a member of both, Northeast Iowa Regional Board of Realtors MLS and Mid-Iowa Regional Board of Relators MLS.
- Successful record auctioning farm land with online bidding.
- Large community performance with small town charm.

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