



Appraisal &
Real Estate
Services

504 Second St. Traer, IA 50675

LAND AUCTION

34.95 Acres m/l, Tama County, IA Arlene Gerlach Estate



Date: Thursday Nov 30, 2023

Time: 10:05 am

Auction Site: Tama Livestock

Auction Tama, IA

Method of Sale:

This property will be offered at PUBLIC AUCTION. The bid will be per acre and will be multiplied by 34.95 acres 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. Auctioneer, reserves the right, to make final decision that all bidders have had ample time to place bids, either in person or online. Auction company is not responsible for any technical difficulties with internet access or hardware related issues

Seller:

Arlene Gerlach Estate

Agency:

Appraisal & 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 Nov 30, 2023. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before Feb 1, 2024. 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 or before Feb 1, 2024.

Sale is subject to terms and provisions of existing farm lease until Mar. 1, 2024, with seller retaining all of the 2023 Cash Rent.

Formal termination has been completed for the 2024 crop year. Sellers have every intention of selling this property, but reserves the right to reject any and all bids.

Possession:

At Closing on or before Feb 1, 2024
Subject to lease until Mar. 1, 2024

Farm Located:

Sect. 27 Howard Township Tama County, Iowa

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

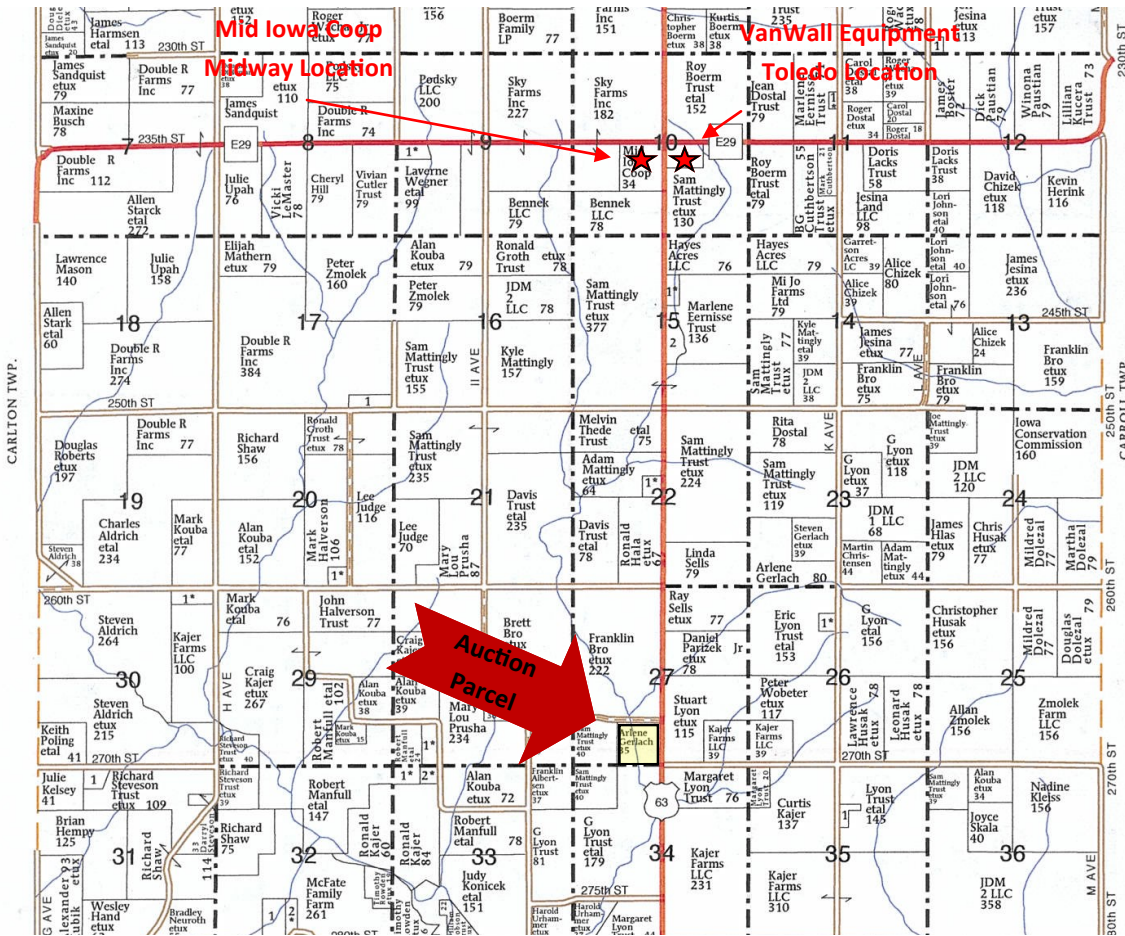
View auction details, updates, and more pictures at midwestlandauctions.com or appraisalandrealestateservices.com

CONTACT FOR MORE INFO
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504 SECOND ST. TRAER, IA 50675
OFFICE: 319-478-2990

JAMMIE HOWARD, BROKER
319-231-4484
JASON LEKIN, AUCTIONEER
641-751-4227

Midwestlandauctions.com

PLAT MAP





**Appraisal &
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Services**

"Professional and Experienced People
Giving You Results"

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Announcements:

Property information provided herein was obtained from sources deemed reliable, but Appraisal & Real Estate Services makes no guarantees as to it's accuracy. All prospective bidders are urged to fully inspect the property, it's condition, and to rely on their conclusions. The property is being sold "As Is – Where Is" and the buyers are purchasing subject to any easements or restrictions of record. Any announcements made auction day by the auctioneer 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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Tama County, Iowa



- Legend**
- Non-Cropland
 - CRP
 - low a PLSS
 - Cropland
 - Tract Boundary
 - low a Roads

- Wetland Determination**
- Restricted Use
 - ▼ Limited
 - Exempt from Conservation

Tract Cropland Total: 33.10 acres

2023 Program Year
Map Created April 04, 2023

Farm 7119
Tract 1876

Compliance Provisions
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.

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FSA FARM DATA

IOWA
TAMA
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.



FARM : 7119
Prepared : 9/29/23 3:07 PM CST
Crop Year : 2024

Operator Name : CHUCK SAWYER
CRP Contract Number(s) : None
Recon ID : 19-171-2016-5
Transferred From : None
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
35.22	33.10	33.10	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	33.10	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

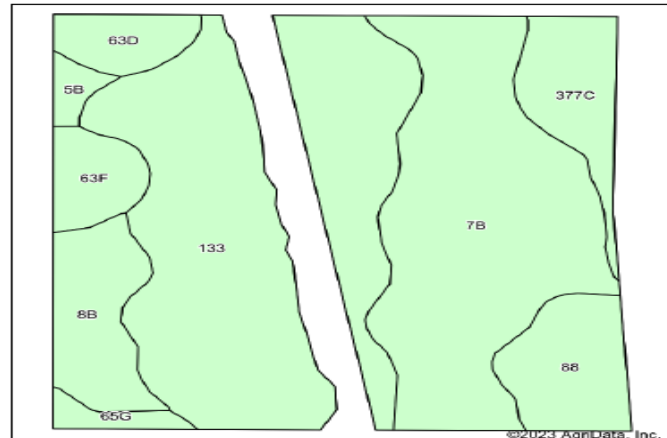
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.70	0.00	52	
Corn	8.40	0.00	141	
Soybeans	3.80	0.00	51	
TOTAL	12.90	0.00		

SURETY SOIL MAP

Property Information:

- 34.95 +/- Taxable Acres according to Tama County Assessor
- 33.10 Acres Crop Land according to USDA
- 80.0 CSR 2 according to Surety Maps
- Net Property Taxes \$1398
- Legal Description: briefly described SE 1/4 of SW 1/4 of 27-84-15



Area Symbol: IA171, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.03	40.0%	llw	78	85	75	
7B	Wlota silt loam, 2 to 5 percent slopes, rarely flooded	9.80	30.1%	l	95	90	80	
8B	Judson silty clay loam, 2 to 5 percent slopes	2.34	7.2%	lle	93	90	82	
88	Nevin silty clay loam, 0 to 2 percent slopes	2.25	6.9%	lw	95	90	87	
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	2.05	6.3%	llle	90	75	72	
63F	Chelsea loamy fine sand, 14 to 25 percent slopes	1.19	3.7%	Vlls	5	5	21	
63D	Chelsea loamy fine sand, 5 to 14 percent slopes	1.09	3.3%	Vls	5	11	28	
65G	Lindley loam, 25 to 40 percent slopes	0.43	1.3%	Vlle	5	5	10	
5B	Ackmore-Colo complex, 2 to 5 percent slopes	0.39	1.2%	llw	77	68	69	
Weighted Average					2.08	80	79.9	*n 73.2

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