



**Appraisal &
Real Estate
Services**

FARM FOR SALE

80.96 ac. +/- Farm

Land for Sale

- 80.96 Taxable Acres+/-
- 74.95 Tillable Acres+/-
- 91.7 CSR2 on Tillable Acres according to Surety Maps
- 40.48 acre corn base
- 176 bu./ac. PLC Corn Yield
- Net Taxes \$2,432/yr
- Farm is available for 2020 crop season.
- Located 3 miles South-east of Traer, Iowa



Zhorne Farm
\$900,000

High Quality Productive farm located in a strong farming area, Located between Traer & Dysart.

Full Packets of Information at:

www.ares-ia.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 Lekin 641.751.4227

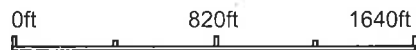


The information gathered for this brochure is from sources deemed reliable, but cannot be Guaranteed by Appraisal & Real Estate Services or its staff.

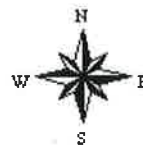
Aerial Map



map center: 42° 9' 34.79, -92° 24' 24.55



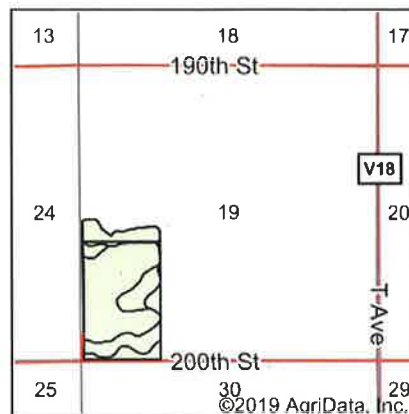
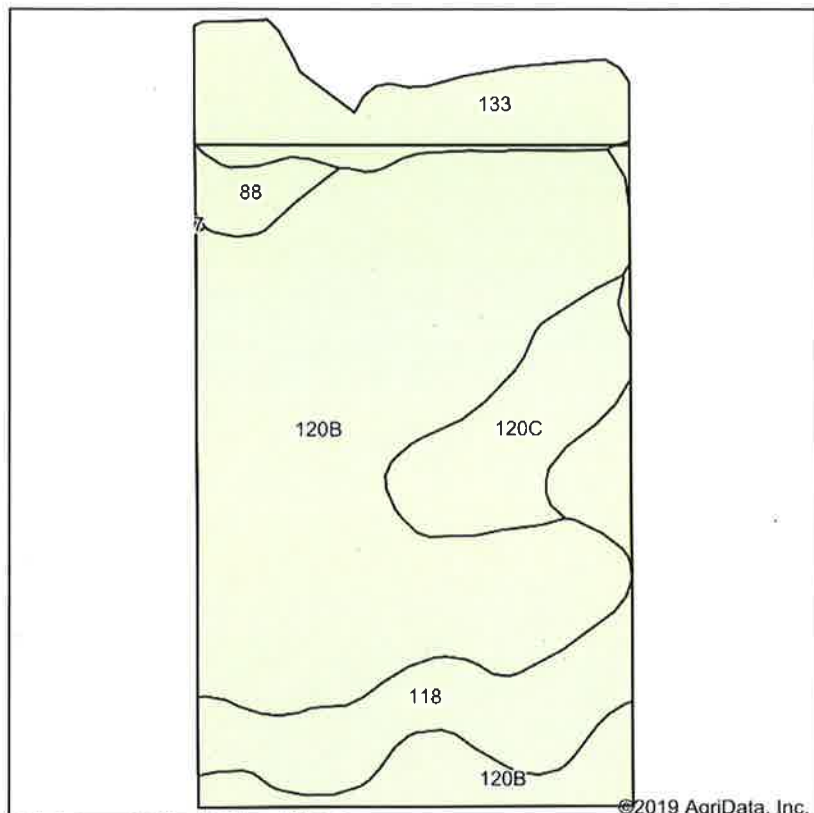
19-85N-13W
Tama County
Iowa



5/1/2019

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **19-85N-13W**
 Township: **Clark**
 Acres: **74.95**
 Date: **5/1/2019**



Soils data provided by USDA and NRCS.

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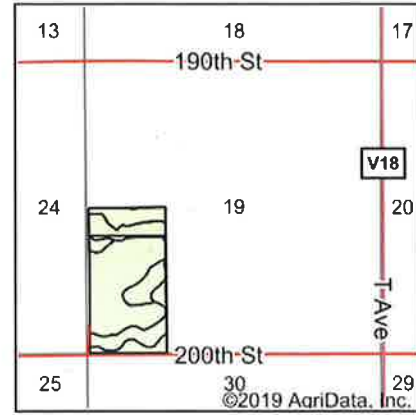
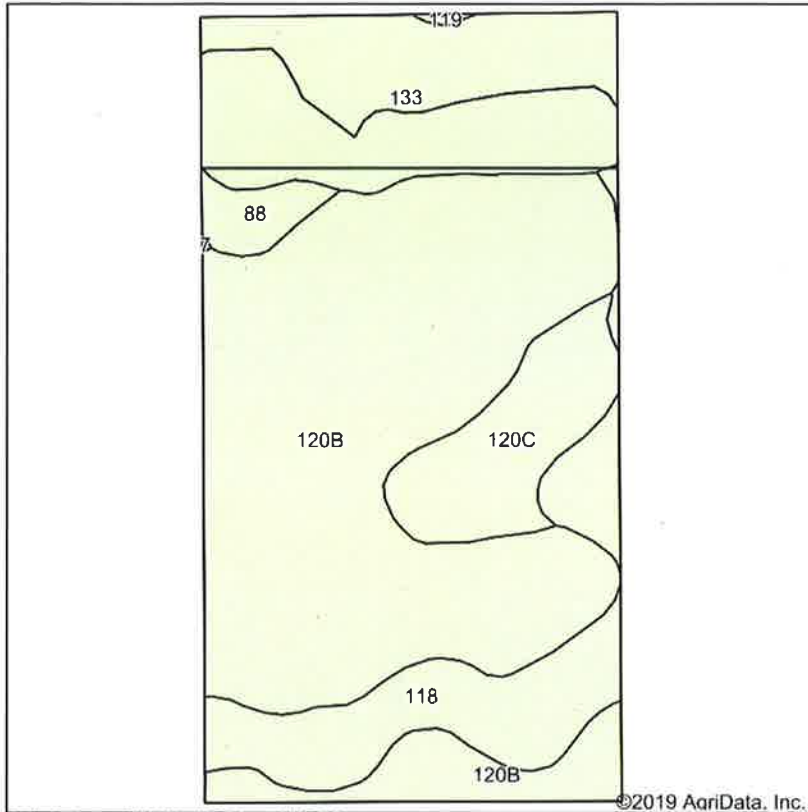
Area Symbol: IA171, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	45.80	61.1%	Ile	95	95	79
118	Garwin silty clay loam, 0 to 2 percent slopes	10.91	14.6%	IIw	90	95	87
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.34	12.5%	IIw	78	85	71
120C	Tama silty clay loam, 5 to 9 percent slopes	7.12	9.5%	IIIe	90	80	76
88	Nevin silty clay loam, 0 to 2 percent slopes	1.78	2.4%	Iw	95	90	86
Weighted Average					91.7	92.2	*n 79

**IA has updated the CSR values for each county to CSR2.
 *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.

Soils Map



State: **Iowa**
 County: **Tama**
 Location: **19-85N-13W**
 Township: **Clark**
 Acres: **83.15**
 Date: **5/1/2019**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA171, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	45.80	55.1%	Ile	95	95	79
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.43	21.0%	Ilw	78	85	71
118	Garwin silty clay loam, 0 to 2 percent slopes	10.91	13.1%	Ilw	90	95	87
120C	Tama silty clay loam, 5 to 9 percent slopes	7.12	8.6%	IIle	90	80	76
88	Nevin silty clay loam, 0 to 2 percent slopes	1.78	2.1%	Iw	95	90	86
119	Muscatine silty clay loam, 0 to 2 percent slopes	0.11	0.1%	Iw	100	100	91
Weighted Average					90.4	91.5	*n 78.3

**IA has updated the CSR values for each county to CSR2.
 *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.



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Iowa PLSS
 - Tract Boundary
 - Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 74.95 acres

2019 Program Year
Map Created April 18, 2019

Farm 6982
Tract 10014

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.

Tract Number : 10014
Description : SW1/4 Section 19 Clark
FSA Physical Location : IOWA/TAMA
ANSI Physical Location : IOWA/TAMA
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LARRY J HANUS, ARLEEN ZHORNE, LAVERN HANUS, MABEL CURLETT, LINETTE HANUS-VIVAS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
83.15	74.95	74.95	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	74.95	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	40.48	0.00	0	176
Soybeans	34.47	0.00	0	55
TOTAL	74.95	0.00		

NOTES

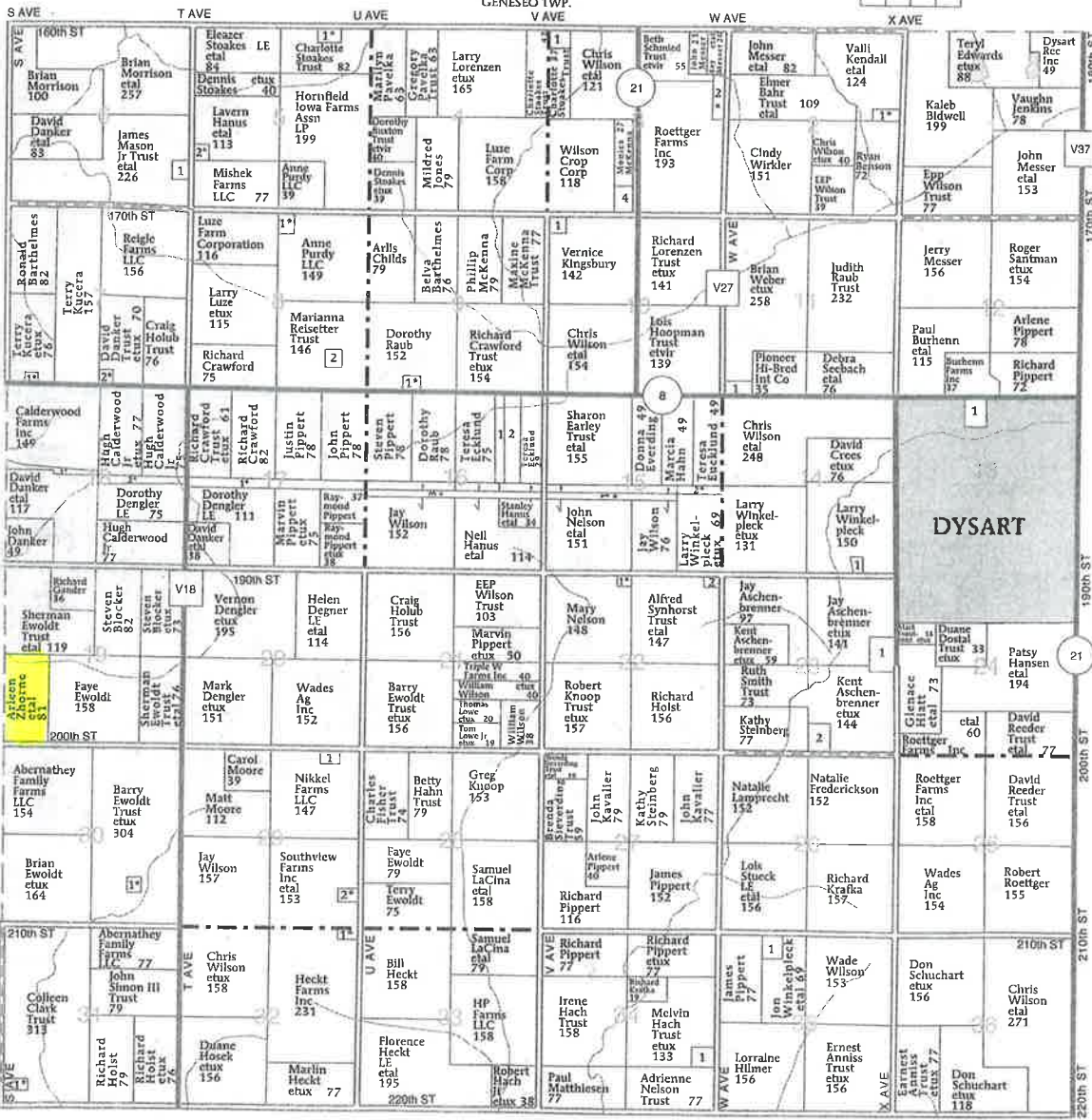
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T-85-N

CLARK PLAT

R-13-W

(Landowners)



CLARK TOWNSHIP

SECTION 2

1. Ternus, Gregory etux 10

SECTION 3

1. Pavelka Trust, Gregory 6
2. Vry, Cody etal 9
3. McKenna, Harold etux 6
4. McKenna, Harold 10

SECTION 5

1. Allen, Erroll etal 6
2. Scribner, David etux 6

SECTION 6

1. Knittel, Kimberly 8

SECTION 7

1. Ollinger, William etux 5
2. Cizek, Jeffery etal 8

SECTION 8

1. Winter, Michael etux 9
2. Zobel, Jeffrey 10

SECTION 9

1. Isenhower, David etux 5

SECTION 10

1. McKenna, Phillip 12

SECTION 11

1. Valley Lane Farms Inc 14

SECTION 13

1. NRG Media LLC 13

SECTION 14

1. City of Dysart 6

SECTION 15

1. Schilling, Suzette etal 9
2. Wilson, Chris etal 7

SECTION 16

1. Hahn, Marcia 21
2. Everding, Donna 21
3. Schilling, Suzette etal 12

SECTION 17

1. Schilling, Suzette etal 12

SECTION 18

1. Danker, John etal 6

2. Calderwood Farms Inc 6

SECTION 22

1. Lorenzen, Richard etux 5
2. Bottema, Roger 7

SECTION 23

1. Dysart Cemetery Assn 17
2. City of Dysart 15

SECTION 29

1. Country Connection Inc 9

2. Wilson, John etux 5

SECTION 30

1. Ewoldt, Brian etux 7

SECTION 31

1. Winkelpleck Jr, Larry etux 6

SECTION 32

1. Furr, Mark etux 6

SECTION 34

1. Hach, Marcella 6

SECTION 35

1. Degner, Dale 10

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 81 acres +/- Arleen Zhorne Farm in Clark 19, Tama County, Iowa

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