



STEWART
REALTY COMPANY



Benchmark
AGRIBUSINESS, INC.

LAND FOR SALE

BAILEY NURSERIES, INC.

FLOYD COUNTY, IOWA
97.01 Gross Acres;
91.41 Net Tillable Acres

NW 1/4 NW 1/4 SECTION 6 T95N-R15W WITH EXCEPTIONS; IRREGULAR
PARCEL S 1/2 SW 1/4 EXCEPT SURVEY PARCEL I & NW 1/4 SW 1/4 WITH
EXCEPTIONS SECTION, 31-T96N-R15W, FLOYD COUNTY, IOWA

OFFERED AT
\$625,000.00

Great Development Opportunity!



STEWART
REALTY COMPANY

Listing Broker Dean A. Stewart
(641) 228-1111 · cell: 641-330-2977
503 Kelly St., Charles City, IA 50616
Dean@StewartRealtySells.com
StewartRealtySells.com



Benchmark
AGRIBUSINESS, INC.

Listing Broker Fred Greder
641-424-6983 · cell: 641-425-0080
23 Third St. NW, Mason City, IA 50401
Fred@BenchmarkAgribusiness.com
BenchmarkAgribusiness.com ·

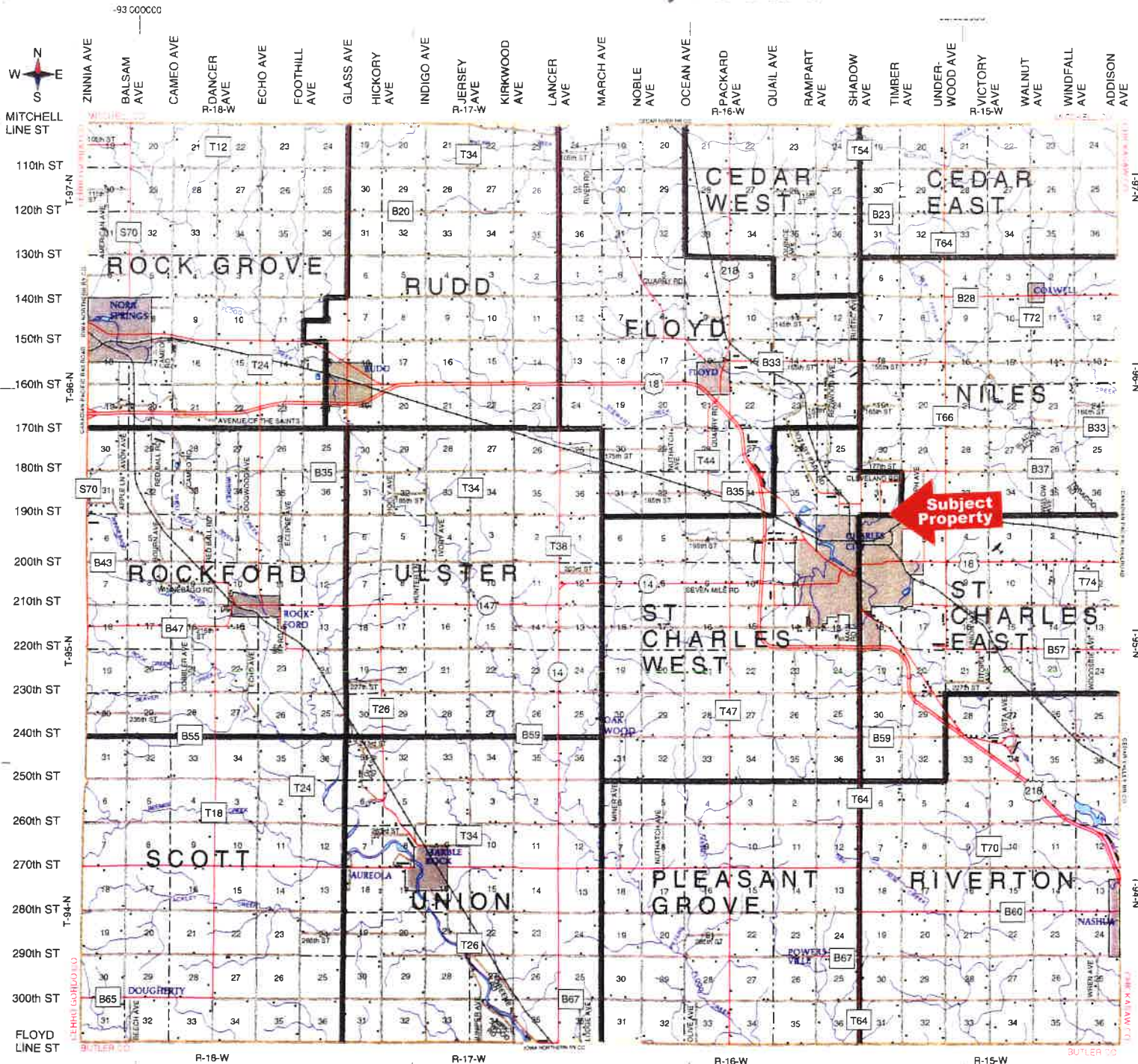
Offered jointly by Stewart Realty Company and Benchmark Agribusiness, Inc.

*For questions and more information, please contact
Listing Broker Dean A. Stewart and Listing Broker Fred Greder.*

SPECIAL PROVISIONS:

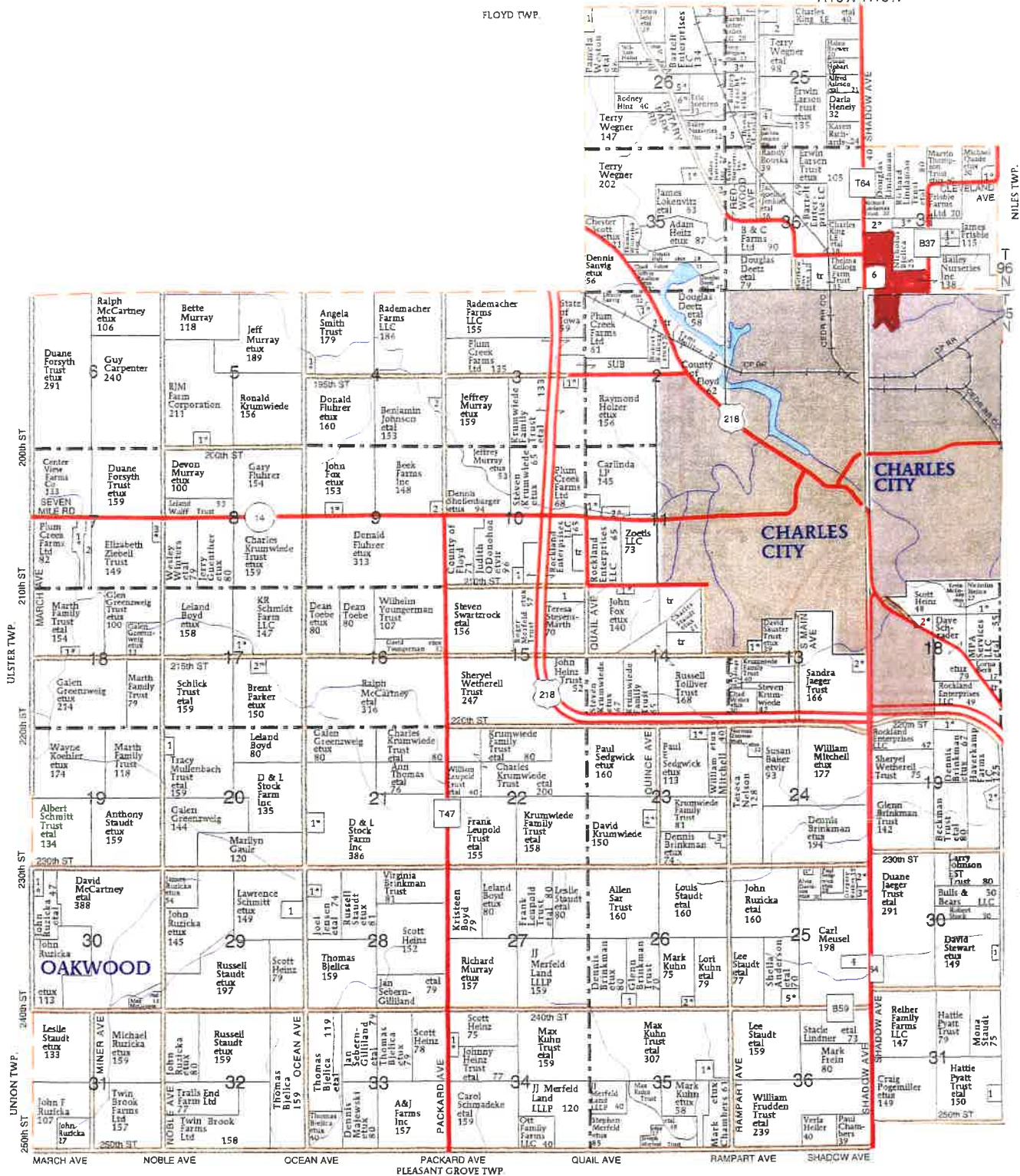
- 1) Closing date is negotiable.
- 2) This parcel is subject to the lease with Ron Dunn for the 2024 growing season.
- 3) Earnest money deposit 10% of sale price.
- 4) The seller will provide an abstract at the seller's expense.
- 5) The boundaries of the property being sold are assumed to coincide with the existing fences and right-of-way lines. Any surveying expenses will be at the buyer's expense. The sellers do not guarantee or warrant the occupation lines coincide with the survey lines.
- 6) This sale is not subject to financing.
- 7) The cropland has been enrolled in the ARC program for the 2024 growing season. It will be the buyer's responsibility to provide the FSA office in their control County a copy of the recorded deed to authorize the FSA to assign the program contract, allotted bases and existing CRP contracts to the buyers.
- 8) Buyer(s) must assume the CRP contracts or otherwise be responsible for any termination penalties as a result of improper maintenance practices and/or deciding to remove the land from the CRP. The seller will receive 100% of the annual CRP payment payable on October 1st, 2024. The buyer will receive 100% of the annual CRP payments in all subsequent years.
- 9) Real Estate taxes will be pro-rated to date of closing. Unpaid special assessment, if applicable, to be paid by the seller. The semi-annual installment due March 31, 2025 will be paid by the seller. It will be the buyer's responsibility to pay all other subsequent semi-annual payments.
- 10) If a buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.**

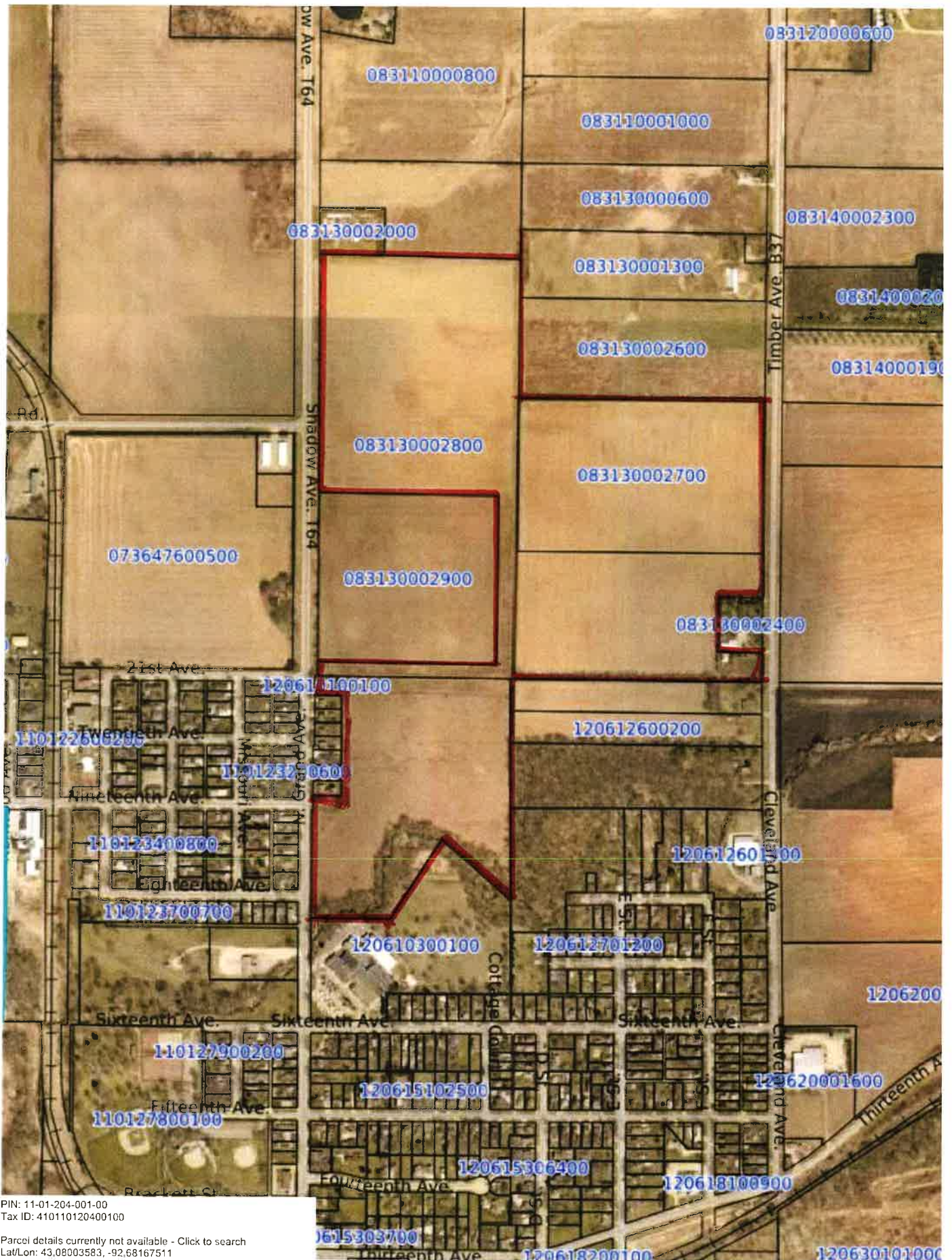
FLOYD COUNTY, IOWA



R-15-16-W

R16W R15W





PIN: 11-01-204-001-00
Tax ID: 410110120400100

Parcel details currently not available - Click to search
Lat/Lon: 43.08003583, -92.68167511

Property Description

SIZE – 97.01 Gross Acres - bare cropland

LEGAL DESCRIPTION - NW ¼ NW ¼ Section 6 T95N-R15W with exceptions; irregular parcel S ½ SW ¼ except survey Parcel I & NW ¼ SW ¼ with exceptions Section 31-T96N-R15W; All Floyd County

REAL ESTATE TAXES - \$2,173.00 (Estimated)

TILLABLE ACRES – 91.41 acres; of which 26.0 Acres in Conservation Reserve Program (CRP); \$6,204/CRP annual payment (\$238.61/Acre); expires 2027; Pollinator habitat practice - CP42

CSR2 ave. – 58.2

DRAINAGE – FSA Form 156EZ says the wetlands determinations are incomplete.

IMPROVEMENTS – Zinmatic 800' electric drive irrigation system; low volume flow with drops; offered "as is"; 38' x 26' utility building. Condition unknown – idle in recent years

MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - This parcel is subject to the lease with Ron & Susan Dunn for the 2024 growing season.

EASEMENTS - No easements.

GENERAL COMMENTS – partially within Charles City corporate limits; several hundred feet of frontage on Shadow Avenue; City utilities nearby.







United States
Department of
Agriculture

Floyd 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: 241.01 acres

2023 Program Year

Map Created April 07, 2023

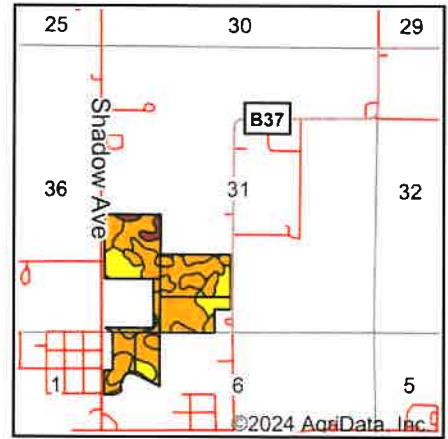
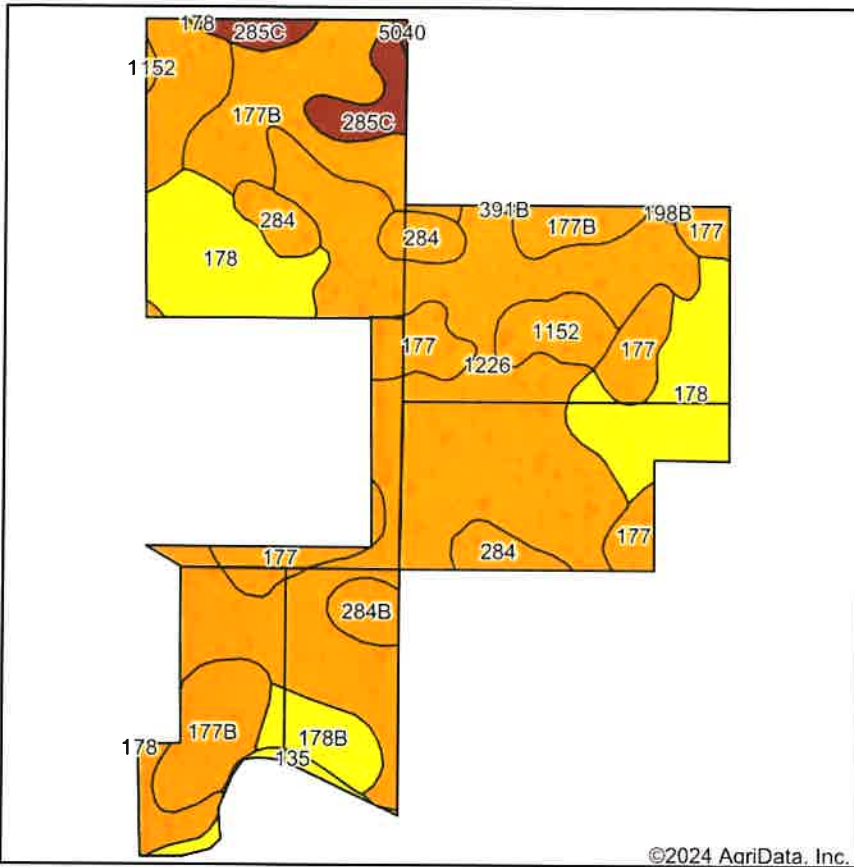
Farm 8364

Tract 12371

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.

Soils Map



State: **Iowa**
 County: **Floyd**
 Location: **31-96N-15W**
 Township: **Charles City**
 Acres: **91.41**
 Date: **4/7/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	40.86	44.7%		Ils		80.0	23.2	59	71
177B	Saude loam, 2 to 5 percent slopes	14.13	15.5%		Ils		80.0	23.2	55	58
178	Waukee loam, 0 to 2 percent slopes	13.67	15.0%		Ils		80.0	23.2	69	79
177	Saude loam, 0 to 2 percent slopes	7.82	8.6%		Ils		80.0	23.2	60	63
284	Flagler sandy loam, 0 to 2 percent slopes	4.09	4.5%		IIIs		80.0	23.2	56	50
285C	Burkhardt sandy loam, 5 to 9 percent slopes	2.99	3.3%		IIIs	IIle	80.0	23.2	13	5
178B	Waukee loam, 2 to 5 percent slopes	2.66	2.9%		Ils		80.0	23.2	64	74
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	2.62	2.9%		IIw		80.0	23.2	54	67
284B	Flagler sandy loam, 2 to 5 percent slopes	1.42	1.6%		IIle		80.0	23.2	49	45
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.84	0.9%		IIw		198.4	57.5	65	80
198B	Floyd loam, 1 to 4 percent slopes	0.13	0.1%		IIw		222.4	64.5	89	74
5040	Anthroportic Udorthents, 2 to 9 percent slopes	0.10	0.1%		VIIs		88.0	25.5	5	5
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.08	0.1%		IIw		216.0	62.6	87	73
Weighted Average					2.10	*-	81.4	23.6	58.2	66

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

IOWA
FLOYD
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8364
Prepared : 8/21/23 8:56 AM CST
Crop Year : 2023

Tract Number : 12371
Description : 31-96-15 ST CHARLES W & 6-95-15 ST CHARLES E
FSA Physical Location : IOWA/FLOYD
ANSI Physical Location : IOWA/FLOYD
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BAILEY NURSERIES INC
Other Producers : None
Recon ID : 19-067-2017-16

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
247.48	241.01	241.01	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	196.58	0.00	44.43	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	124.25	0.00	151
Soybeans	27.94	0.00	39
TOTAL	152.19	0.00	

NOTES

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 19 067	2. SIGN-UP NUMBER 50
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11888	4. ACRES FOR ENROLLMENT 44.43
		5. FARM NUMBER 0007714	6. TRACT NUMBER(S) 0012199
7A. COUNTY OFFICE ADDRESS (Include Zip Code) FLOYD COUNTY FARM SERVICE AGENCY 611 BECK STREET CHARLES CITY, IA 50616-3799		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10/01/2017 09/30/2027
7B. TELEPHONE NUMBER (Include Area Code): (641) 228-4055		THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.	

10A. Rental Rate Per Acre	\$ 238.61	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 10,601	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$ <i>RD</i>	0012199	0007	CP42	26.00	13,780
(Item 10C applicable only to continuous sign-up when the first year payment is prorated.)		0012199	0008	CP21	3.09	565
		0012199	0009	CP42		1,611

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): SHERMAN NURSERY 1325 BAILEY RD NEWPORT, MN 55055-1502	(2) SHARE <i>RD</i> 0.00%	(3) SIGNATURE Sherman Nursery by for John Bailey <i>SS/treas</i> <i>Ronald James Dunn</i>	(4) DATE (MM-DD-YYYY) APR 05 2017 4/5/17
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): RONALD JAMES DUNN 20688 DALE AVE ALTA VISTA, IA 50603-8513	(2) SHARE <i>RD</i> 100.00%	(3) SIGNATURE <i>Ronald James Dunn</i>	(4) DATE (MM-DD-YYYY) 4/5/17
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 4/6/17
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

☐ Original - County Office Copy

☐ Owner's Copy

☒ Operator's Copy

Conservation Plan Map

Date: 6/2/2017

Customer(s): RONALD JAMES DUNN

Field Office: CHARLES CITY SERVICE CENTER

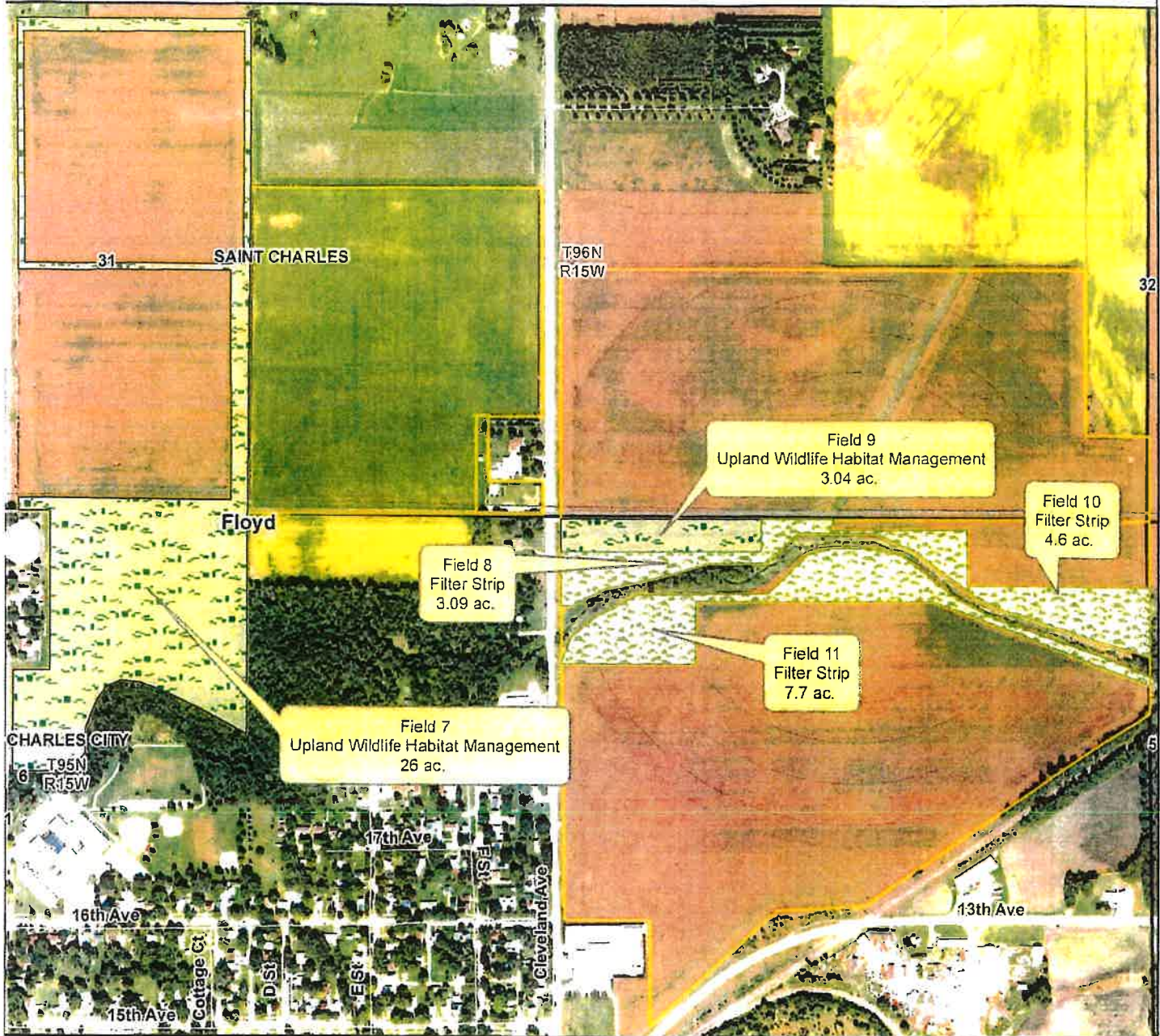
Agency: NRCS

Assisted By: Daniel Borchardt

State and County: IA, Floyd County, Iowa

Legal Description: St Charles East 31

copy





Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

Practices (polygons)

Practice name

-  Filter Strip
-  Upland Wildlife Habitat Management
-  Consplan-t12371



660 0 660 1,320 Feet



This information has been gathered from reliable sources but, Stewart Realty Company and Benchmark Agribusiness, Inc. do not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.

This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.

Stewart Realty Company and Benchmark Agribusiness, Inc. is an agent for the Seller.