

Berk Farm for Sale



200.0 Gross Acres +/-; 130.68 tillable acres

SW 1/4 & NE ¼ SE ¼ Section 24, Owen Township;

All in T99N-R19W, Cerro Gordo County

Closing date is negotiable

Subject to lease for 2024 growing season

Asking Price - \$1,100,000.00



Courtside Offices * 23 Third Street NW * Mason City, Iowa 50401

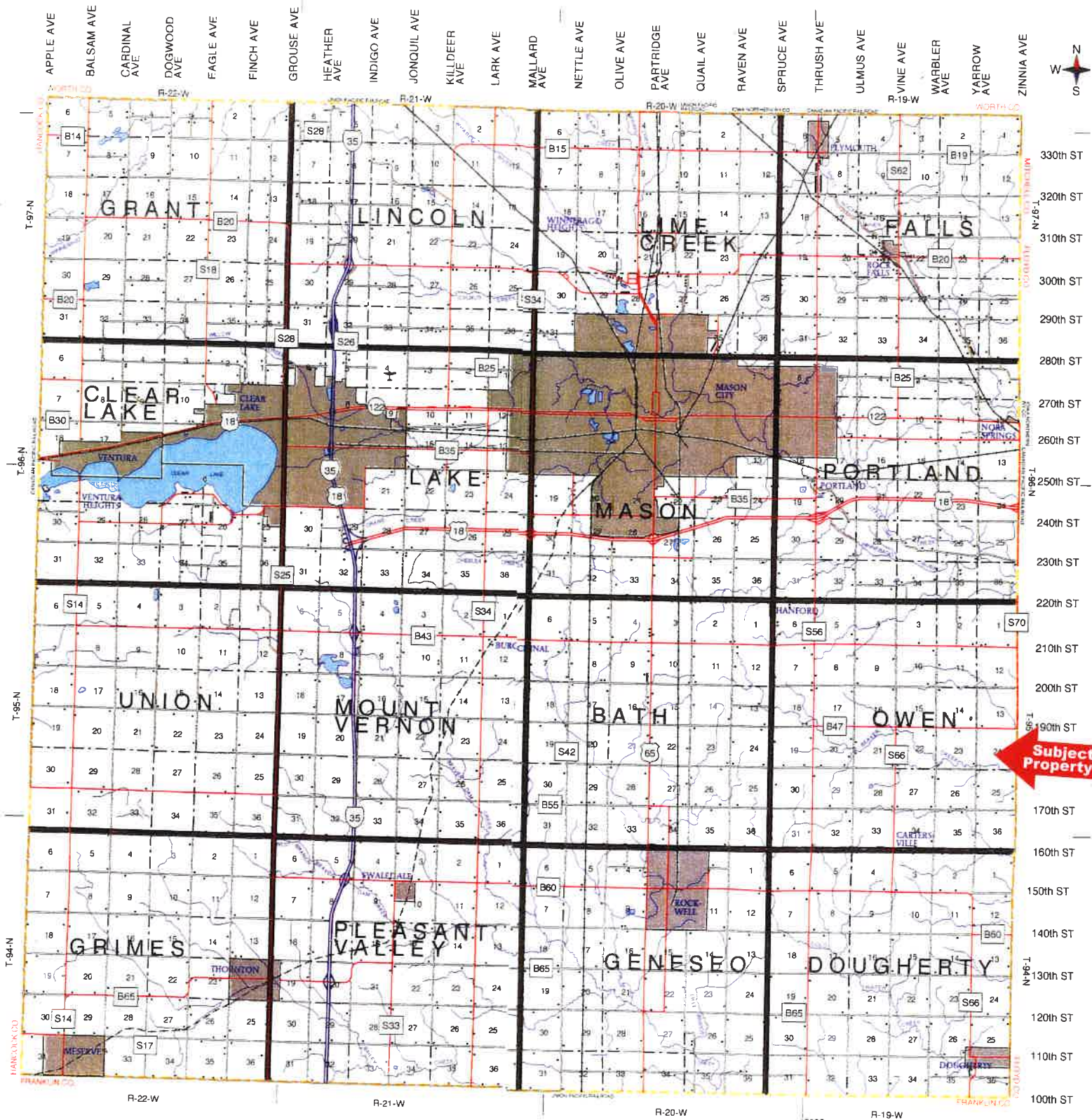
641-424-6983 * Fax 641-424-0318 * cell 641-425-0080

www.benchmarkagribusiness.com * Email – fred@benchmarkagribusiness.com

SPECIAL PROVISIONS:

- 1) Closing date is negotiable.
- 2) Selling subject to the current cash rent lease on the tillable acres for the 2024 crop season through February 28, 2025. Buyer gets a credit for the cash rent received on March 1st (\$13,068.00) and the September 1st cash rent payment will be paid directly to the buyer.
- 3) Outright possession is available for the 2025 growing season.
- 4) Earnest money deposit 10% of sale price.
- 5) The seller will provide an abstract at the seller's expense.
- 6) 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.
- 7) This sale is not subject to financing.
- 8) 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 (when applicable) to the buyers.
- 9) Real Estate taxes will be pro-rated to date of closing. Unpaid special assessment to be paid by the seller. The semi-annual installment due March 31st, 2024 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.** If the buyer wants possession of the pasture acres, the buyer must get the current tenant's permission.

Cerro Gordo County, Iowa



Property Description

SIZE – 200.0 Gross Acres - bare cropland & permanent pasture

LEGAL DESCRIPTION – SW 1/4 & NE ¼ SE ¼ Section 24, Owen Township; All in T99N-R19W

REAL ESTATE TAXES - \$3,958.00

ACREAGE BREAKDOWN – ~ 130.68 tillable acres; 60.21 pasture acres; (32.89 pasture acres have a cropping history per FSA).

CSR2 ave. – 66.0 (tillable acres only)

DRAINAGE – FSA Form 156EZ says “the tract does not contain a wetland”. See attached tile map.

BUILDING IMPROVEMENTS – None

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

POSSESSION - Subject to lease for 2024 growing season. Actual cropland cash rent - \$26,136.00/year

The 2025 lease will be terminated by the Sellers.

EASEMENTS - See the attached tile easement and drainage agreement with Hitzhusen Farms, LLC.

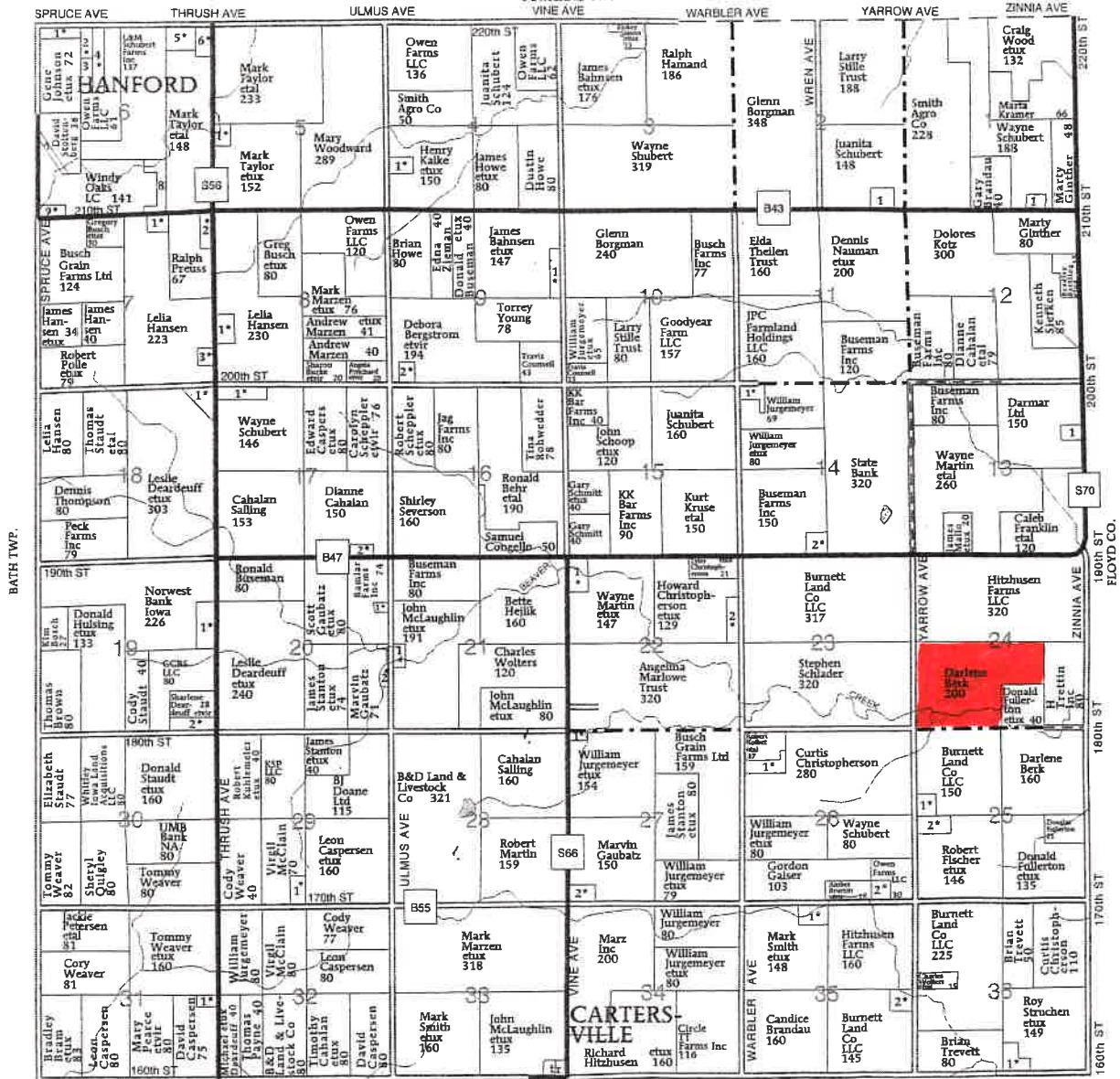
T-95-N

OWEN PLAT

(Landowners)

PORTLAND TWP.

R-19-W

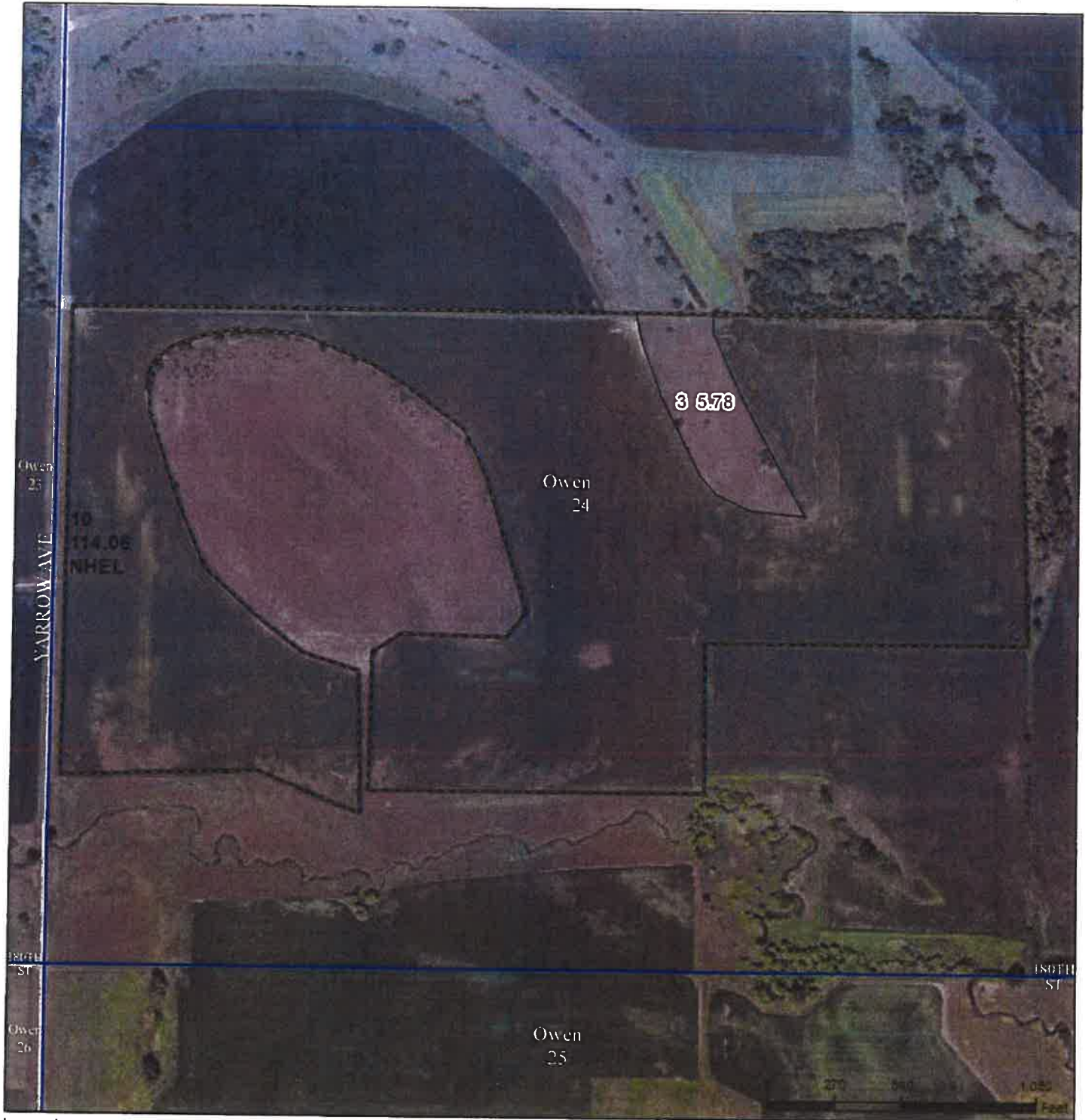


DOUGHERTY TWP.



United States
Department of
Agriculture

Cerro Gordo 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: 114.06 acres

2023 Program Year

Map Created April 06, 2023

Farm 8846

Tract 9586

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.



United States
Department of
Agriculture

Cerro Gordo 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: 32.89 acres

2023 Program Year

Map Created April 06, 2023

Farm 8846

Tract 9299

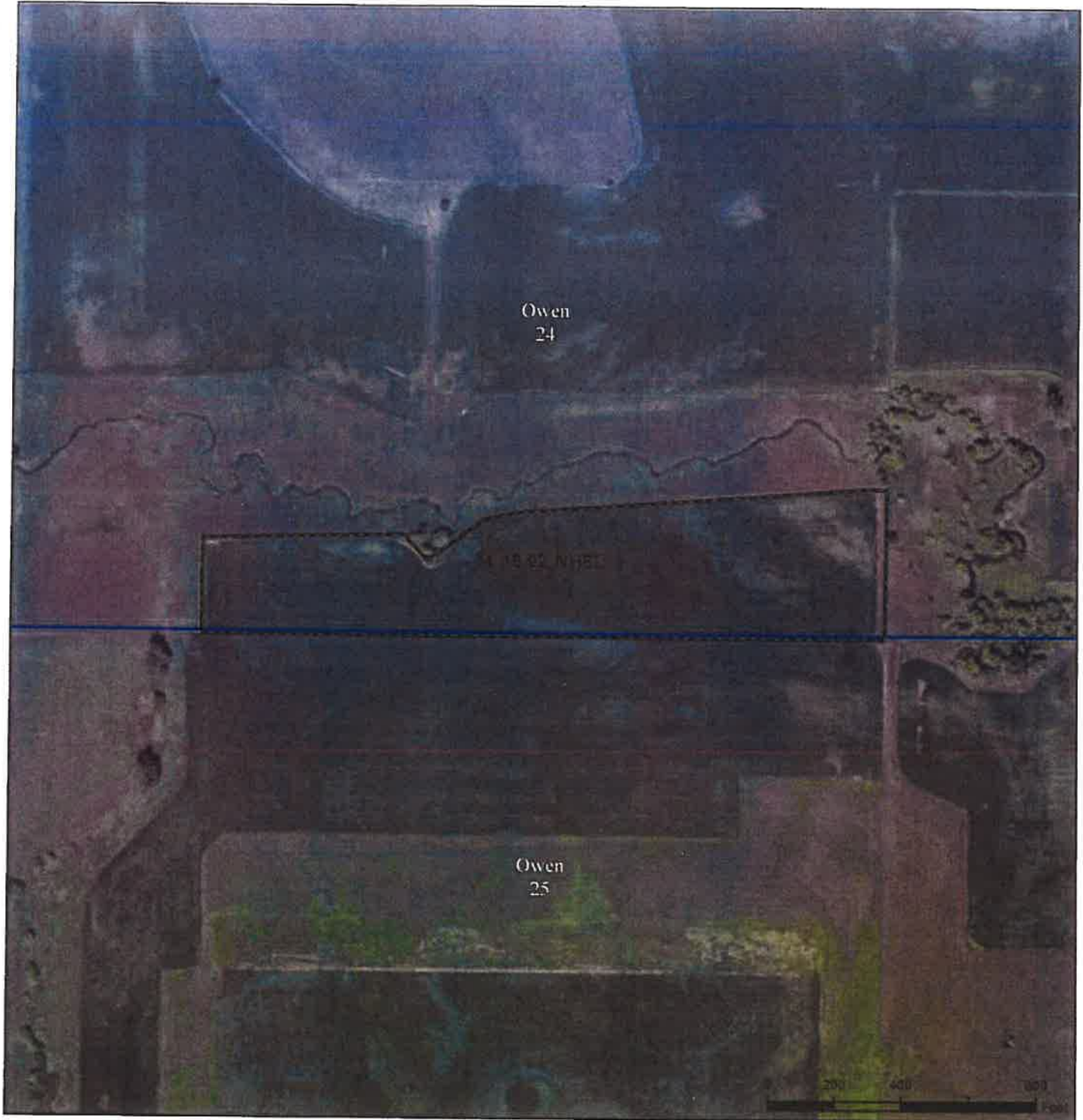
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

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United States
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Cerro Gordo 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: 16.92 acres

2023 Program Year

Map Created April 06, 2023

Farm 8846

Tract 9298

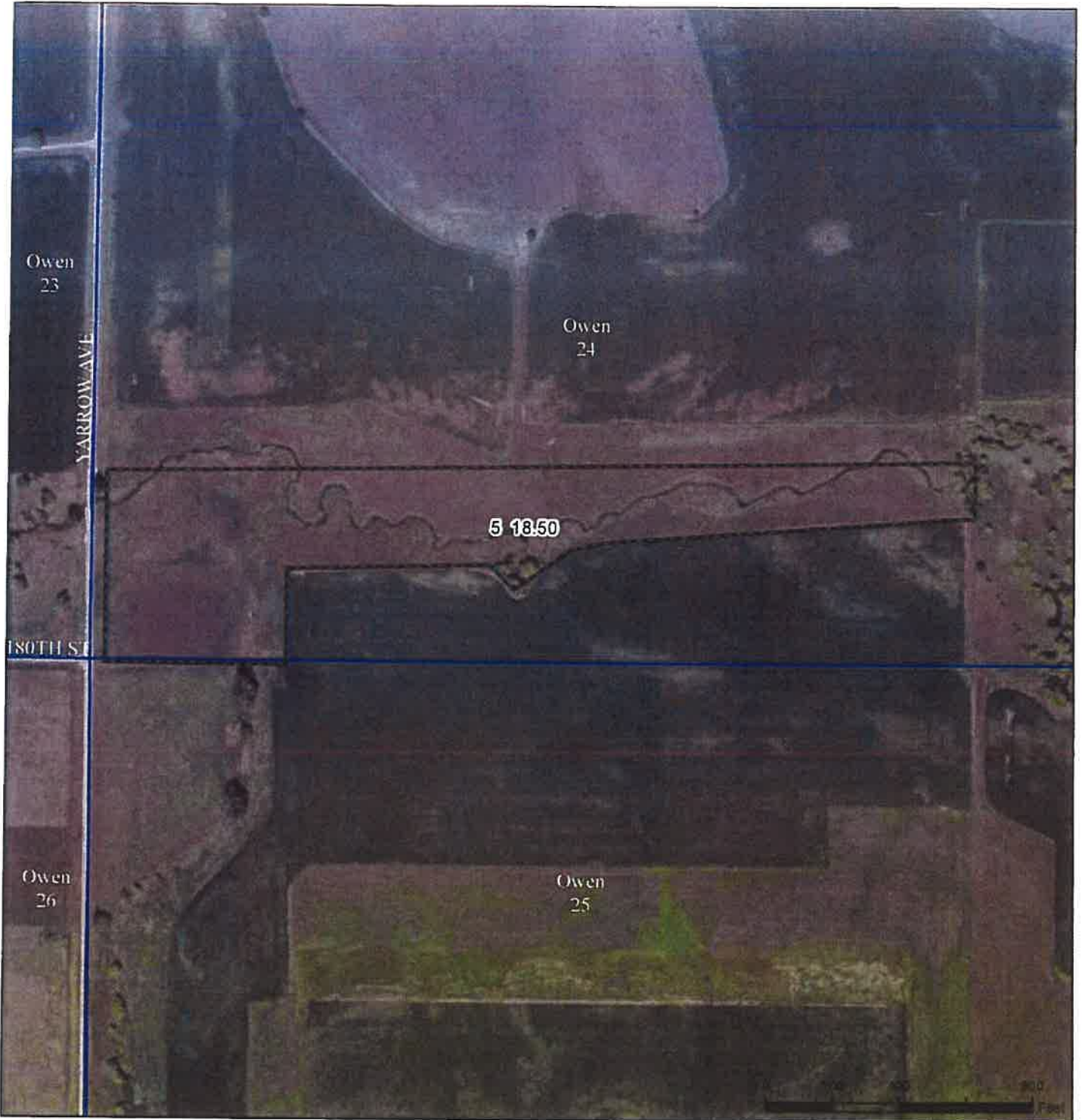
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

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United States
Department of
Agriculture

Cerro Gordo County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 0.00 acres

2023 Program Year

Map Created April 06, 2023

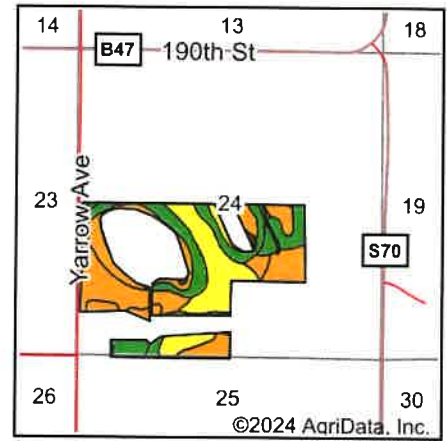
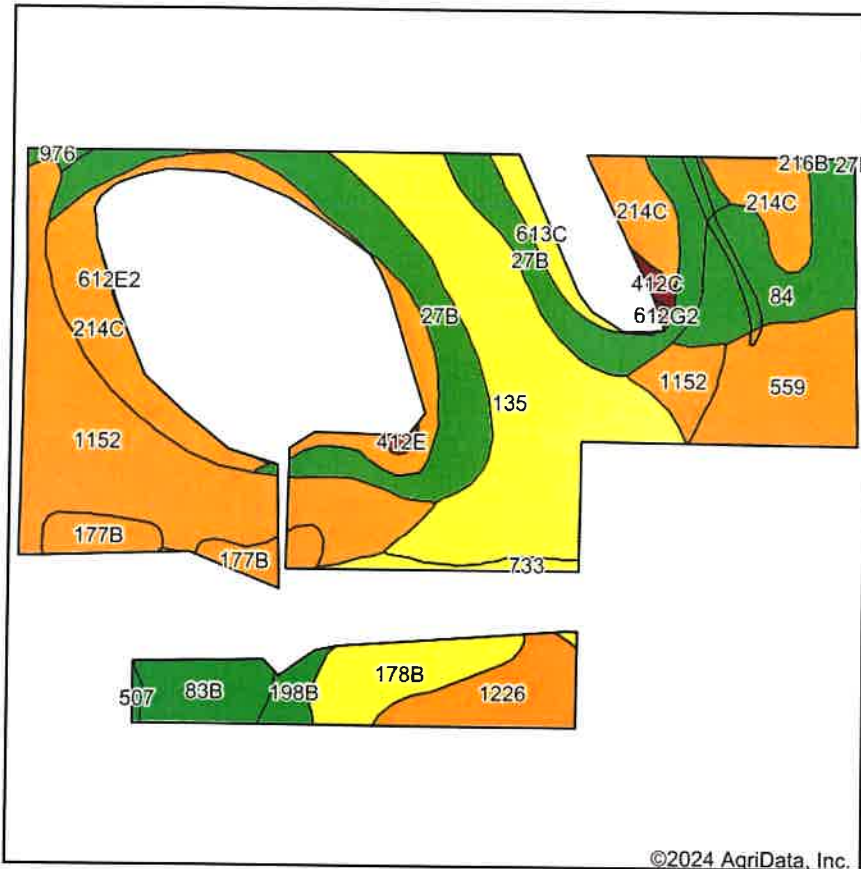
Farm **8846**

Tract **9297**

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Soils Map



State: **Iowa**
 County: **Cerro Gordo**
 Location: **24-95N-19W**
 Township: **Owen**
 Acres: **130.68**
 Date: **3/8/2024**



Area Symbol: IA033, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	24.13	18.5%		IIw	80.0	23.2	54	67
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	23.99	18.4%		IIw	198.4	57.5	76	78
27B	Teril loam, 2 to 6 percent slopes	20.66	15.8%		Ile	224.0	65.0	87	85
214C	Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes	18.59	14.2%		IIIe	80.0	23.2	40	36
84	Clyde silty clay loam, 0 to 3 percent slopes	8.89	6.8%		IIw	224.0	65.0	88	78
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	8.79	6.7%		IIw	182.4	52.9	54	65
178B	Waukee loam, 2 to 5 percent slopes	5.60	4.3%		Ils	80.0	23.2	64	72
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	5.56	4.3%		Ils	80.0	23.2	59	71
83B	Kenyon loam, 2 to 5 percent slopes	4.04	3.1%		Ile	225.6	65.4	90	83
177B	Saude loam, 2 to 5 percent slopes	4.02	3.1%		Ils	80.0	23.2	55	58
613C	Rossfield silt loam, 5 to 9 percent slopes	2.03	1.6%		IIIe	80.0	23.2	80	63
198B	Floyd loam, 1 to 4 percent slopes	1.41	1.1%		IIw	222.4	64.5	89	78
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.39	1.1%		IIw	204.8	59.4	78	75
412C	Emeline loam, 2 to 9 percent slopes	0.48	0.4%		IVs	88.0	25.5	7	18
976	Raddle silt loam, 1 to 3 percent slopes	0.40	0.3%		I	240.0	69.6	95	92
412E	Emeline loam, 9 to 18 percent slopes	0.27	0.2%		VIIs	88.0	25.5	5	5
507	Canisteo clay loam, 0 to 2 percent slopes	0.22	0.2%		IIw	224.0	65.0	84	78

Maps Provided By:



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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
612G2	Mottland loam, 18 to 40 percent slopes, moderately eroded	0.14	0.1%		VIIe	80.0	23.2	7	5
216B	Ripon silt loam, 20 to 30 inches to limestone, 1 to 5 percent slopes	0.07	0.1%		Ile	80.0	23.2	53	65
Weighted Average					2.18	149.3	43.3	66.3	68.5

**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

IOWA
CERRO GORDO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

See Page 4 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 8846
Prepared : 2/20/24 2:21 PM CST
Crop Year : 2024

Operator Name : P & G FARMS INC
CRP Contract Number(s) : None
Recon ID : 19-033-2022-52
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
196.97	163.87	163.87	0.00	0.00	0.00	0.00	0.0	Active	4
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	163.87		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	81.20	0.00	107	
Soybeans	27.80	0.00	31	
TOTAL	109.00	0.00		

NOTES

Tract Number : 9297

Description : Part S1/2 S1/2 SW1/4 24 95 19 Owen
FSA Physical Location : IOWA/CERRO GORDO
ANSI Physical Location : IOWA/CERRO GORDO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DARLENE BERK
Other Producers : None
Recon ID : 19-033-2018-35

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
18.50	0.00	0.00	0.00	0.00	0.00	0.00	0.0

IOWA
CERRO GORDO
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8846
Prepared : 2/20/24 2:21 PM CST
Crop Year : 2024

Tract 9297 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

NOTES

Tract Number : 9298

Description : Part S1/2 S1/2 SW1/4 24 95 19 Owen
FSA Physical Location : IOWA/CERRO GORDO
ANSI Physical Location : IOWA/CERRO GORDO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DARLENE BERK
Other Producers : None
Recon ID : 19-033-2018-35

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
16.92	16.92	16.92	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	16.92	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	7.60	0.00	108
Soybeans	3.30	0.00	32
TOTAL	10.90	0.00	

NOTES

IOWA
CERRO GORDO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8846
Prepared : 2/20/24 2:21 PM CST
Crop Year : 2024

Tract Number : 9299
Description : Part SW1/4 & NW1/4 SE1/4 24 95 19 Owen
FSA Physical Location : IOWA/CERRO GORDO
ANSI Physical Location : IOWA/CERRO GORDO
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DARLENE BERK
Other Producers : None
Recon ID : 19-033-2018-36

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
41.71	32.89	32.89	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	32.89	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	16.52	0.00	106
Soybeans	5.48	0.00	27
TOTAL	22.00	0.00	

NOTES

Tract Number : 9586

Description :
FSA Physical Location : IOWA/CERRO GORDO
ANSI Physical Location : IOWA/CERRO GORDO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DARLENE BERK
Other Producers : None
Recon ID : 19-033-2022-4

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
119.84	114.06	114.06	0.00	0.00	0.00	0.00	0.0

IOWA
CERRO GORDO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8846
Prepared : 2/20/24 2:21 PM CST
Crop Year : 2024

Tract 9586 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	114.06	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	57.08	0.00	108
Soybeans	19.02	0.00	32
TOTAL	76.10	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (a.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

M-26

6.8

2 38.3

M-185

2.4

3A 9.3

112.5

M-5

2 38.4

1 66.0

210° 5' 70
370° 5' 70
430° 5' 70
390° 5' 70
410° 5' 70
405° 5' 70
785° 5' 70

K-244

1 19.2

Floyd Co.

M-174

5 16.8

1000° 5' 70
1000° 5' 70

Number: 2017-5960
BK: 2017 PG: 5960
Recorded: 10/13/2017 at 11:53:00.0 AM
Fee Amount: \$22.00
Revenue Tax:
COLLEEN PEARCE, RECORDER
Cerro Gordo County, Iowa

Prepared By and Return to: Kristen N. Ollenburg, P.O. Box 1588, Mason City, IA 50402-1588; (641) 423-4264
Tax Statements: No Change

TILE EASEMENT AND DRAINAGE AGREEMENT

This Tile Easement and Drainage Agreement, entered into this 9th day of October, 2017, by and between HITZHUSEN FARMS, LLC, an Iowa limited liability company (hereinafter referred to as "Hitzhusen"), and Darlene K. Berk, unmarried (hereinafter referred to as "Berk"); WITNESSETH:

WHEREAS, Hitzhusen is the record owner of the following described Cerro Gordo County, Iowa real estate, to-wit:

THE NORTH HALF (N½) OF SECTION TWENTY-FOUR (24), TOWNSHIP NINETY-FIVE (95) NORTH, RANGE NINETEEN (19) WEST OF THE 5th P.M., CERRO GORDO COUNTY, IOWA. (Parcel Nos. 12-24-100-001-00; 12-24-100-002-00, 12-24-100-003-00, 12-24-100-004-00, 12-24-200-001-00, 12-24-200-002-00, 12-24-200-003-00 and 12-24-200-004-00)

(hereinafter referred to as the "Hitzhusen Property");

WHEREAS, Berk is the record owner of the following described Cerro Gordo County, Iowa real estate, to-wit:

THE SOUTHWEST QUARTER (SW¼) AND THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION TWENTY-FOUR (24), TOWNSHIP NINETY-FIVE (95) NORTH, RANGE NINETEEN (19) WEST OF THE 5th P.M., CERRO GORDO COUNTY, IOWA. (Parcel Nos. 12-24-300-001-00; 12-24-300-002-00, 12-24-300-003-00, 12-24-300-004-00 and 12-24-400-001-00)

(hereinafter referred to as the "Berk Property");

WHEREAS, the Berk Property is located directly south of the Hitzhusen Property;
and

WHEREAS, the Hitzhusen Property has insufficient natural drainage, and therefore, Hitzhusen wishes to run tile through the a portion of the Hitzhusen Property, and across the Berk Property, to Beaver Creek, which runs through the Berk Property; and

WHEREAS, Berk wishes to grant an easement to Hitzhusen to allow Hitzhusen to drain the Hitzhusen Property, upon the terms and conditions set out herein.

IT IS THEREFORE AGREED AS FOLLOWS:

1. Easement. In consideration of one dollar (\$1.00) and other valuable consideration, Berk hereby grants to Hitzhusen, its successors and/or assigns, a permanent and perpetual easement over and across the Berk Property, for the construction, reconstruction, repair, maintenance, and replacement of a drainage tile line, and for ingress and egress over the Berk Property to access said drainage tile line, to drain the Hitzhusen Property.

2. Approximate Location of Tile Line. The tile line will connect from the Hitzhusen Property to the Berk Property at a point near the center of the south line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24, thence shall run southeasterly through the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 24 to a point near the southeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, and thence shall run southerly near the easterly border of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 24, to Beaver Creek, which runs through said SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 24.

3. Expenses. All costs of construction, repair, maintenance, replacement and reconstruction of said tile line shall be borne by Hitzhusen, its heirs, successors and assigns.

4. Damage to Berk Property. In the event any damage is done to the Berk Property in the construction, repair, maintenance or replacement of said tile line, Hitzhusen, its heirs, successors and assigns shall promptly repair the same and restore the Berk Property to its prior condition, at Hitzhusen's expense.

5. Covenant to Run With Land. This Agreement is binding upon the present and future owners of each of the identified parcels of land and their successors and assigns. The easement granted herein is permanent and perpetual and is a covenant which runs with the land.

Signed on separate counterpart signature pages.

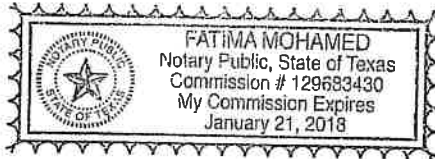
COUNTERPART SIGNATURE PAGE
TO
TILE EASEMENT AND DRAINAGE AGREEMENT

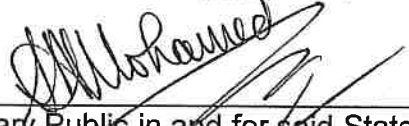
HITZHUSEN FARMS, LLC, an Iowa
limited liability company

By: 
Mark J. Alcorn, Member and Manager

STATE OF TEXAS; COUNTY OF DALLAS) ss:

Subscribed and sworn to before me on this 9th day of OCTOBER,
2017, by Mark J. Alcorn, as Member and Manager of Hitzhusen Farms, LLC.




Notary Public in and for said State

COUNTERPART SIGNATURE PAGE
TO
TILE EASEMENT AND DRAINAGE AGREEMENT

Darlene Berk
DARLENE K. BERK

STATE OF Iowa; COUNTY OF Cerro Gordo ss:

Subscribed and sworn to before me on this 9th day of October,
2017, by Darlene K. Berk, unmarried.



[Signature]
Notary Public in and for said State

This information has been gathered from reliable sources but, Benchmark Agribusiness, Inc. does 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.

Benchmark Agribusiness, Inc. is an agent for the Seller.