

# Ludeman Farm for Sale



**240.0 Gross Acres +/-; 168.36 tillable acres**

**SW ¼ Section 4 & N ½ NW ¼ Section 9, All in T97N-R20W  
Lime Creek Township; Cerro Gordo County**

**Closing date is negotiable**

**Subject to lease for 2024 growing season**

**Asking Price - \$1,789,000.00**



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

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

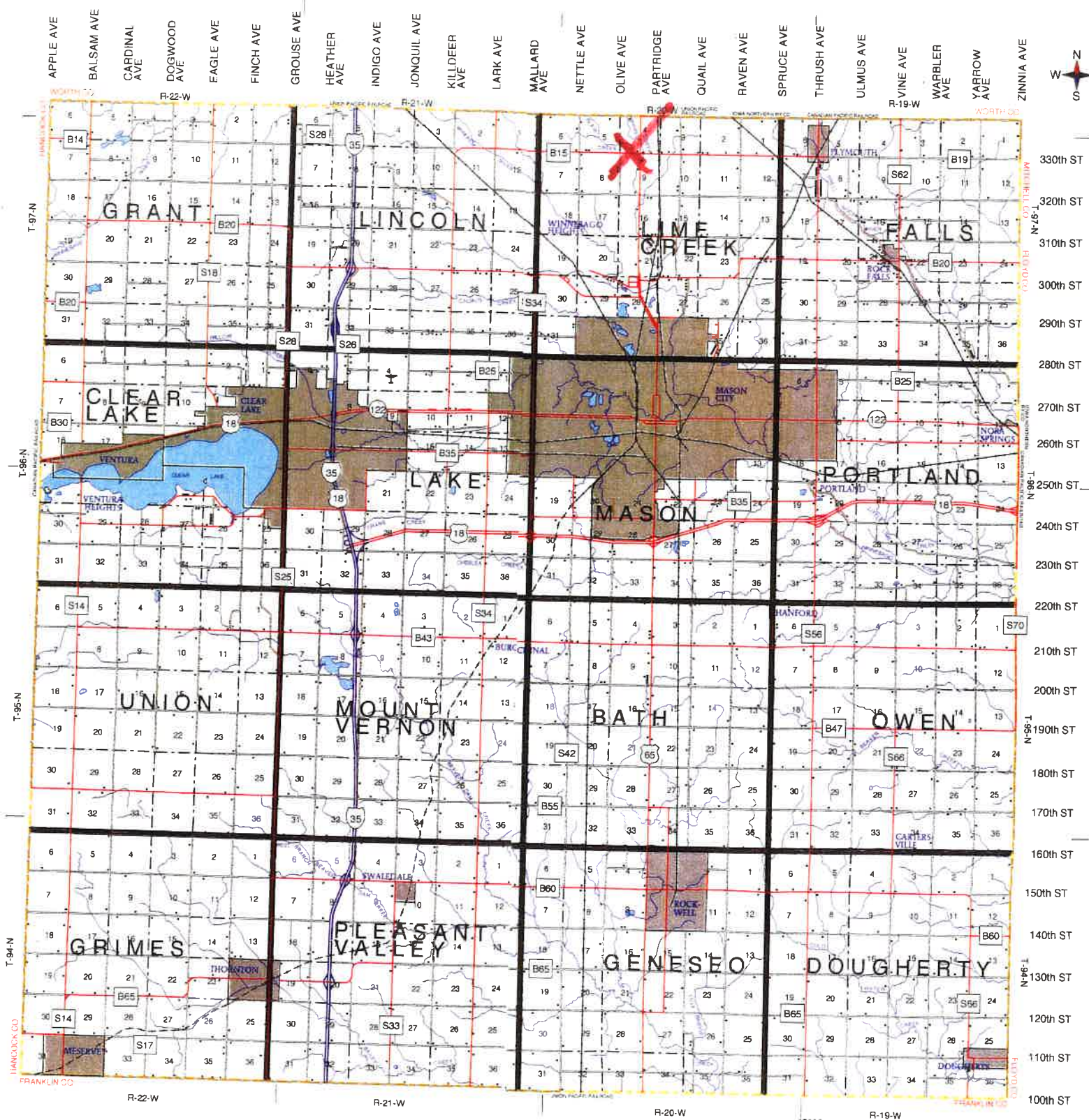
www.benchmarkagribusiness.com \* Email – [fred@benchmarkagribusiness.com](mailto:fred@benchmarkagribusiness.com)

## **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. The seller keeps the cash rent received on March 1<sup>st</sup> (\$19,798.75) and the September 1<sup>st</sup> cash rent payment (\$19,798.75) 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 to confirm boundaries 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 assessments (if applicable) to be paid by the seller. The semi-annual installment due September 30, 2024 will be credited to the Buyer. The next semi-annual payment due March 31, 2025 will be the responsibility of the buyer. 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 – 240.0 Gross Acres – idle building site, cropland & permanent pasture**

**LEGAL DESCRIPTION – SW ¼ Section 4 & N ½ NW ¼ Section 9, All in T97N-R20W**

**REAL ESTATE TAXES - \$4,318.00**

**ACREAGE BREAKDOWN – ~ 168.36 tillable acres; ~49.3 pasture acres; ~11.2 acres of building lot.**

**CSR2 ave. – 67.8 (tillable acres only)**

**DRAINAGE – FSA Form 156EZ says “wetlands determinations incomplete” Tile evidence from aerial photos is attached.**

**BUILDING IMPROVEMENTS – Open-front pole Shed & Wood frame storage shed. The former well has been plugged.**

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

**POSSESSION - Subject to lease for 2024 growing season. Actual cropland cash rent - \$39,597.50/year**

**The 2025 lease will be terminated by the Sellers.**

**EASEMENTS - Bell System – buried phone cable  
ITC overhead, high voltage transmission line along the  
North side is on the adjoining land to the North**

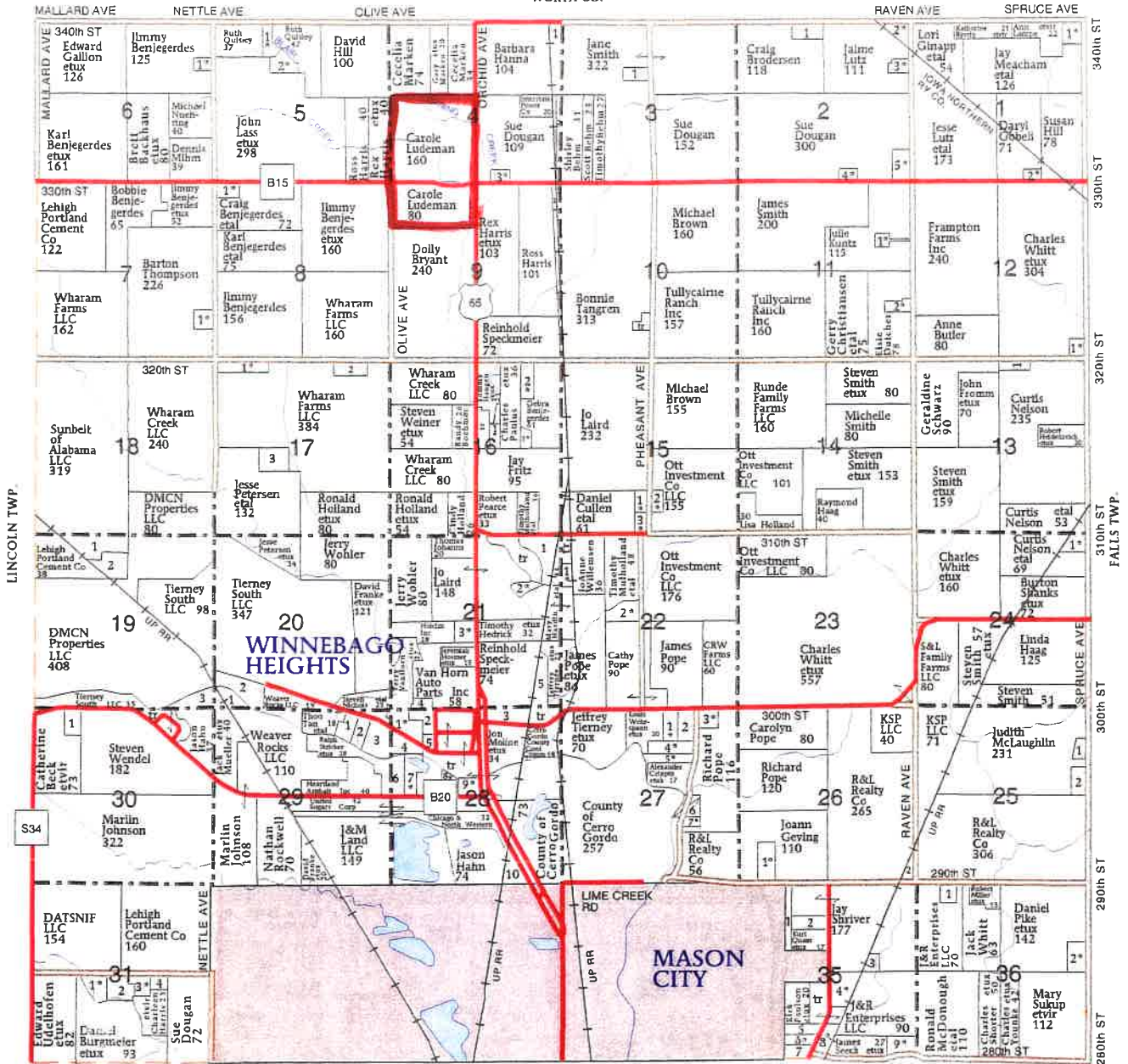


T-97-N

# LIME CREEK PLAT

R-20-W

(Landowners)  
WORTH CO.





# Cerro Gordo County, Iowa



## Common Land Unit

Cropland Non-cropland CRP

Farm 5120  
Tract 1267

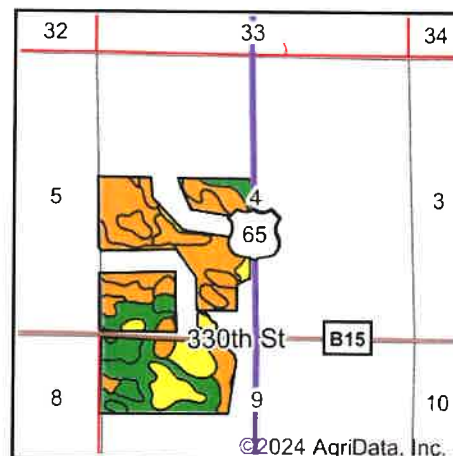
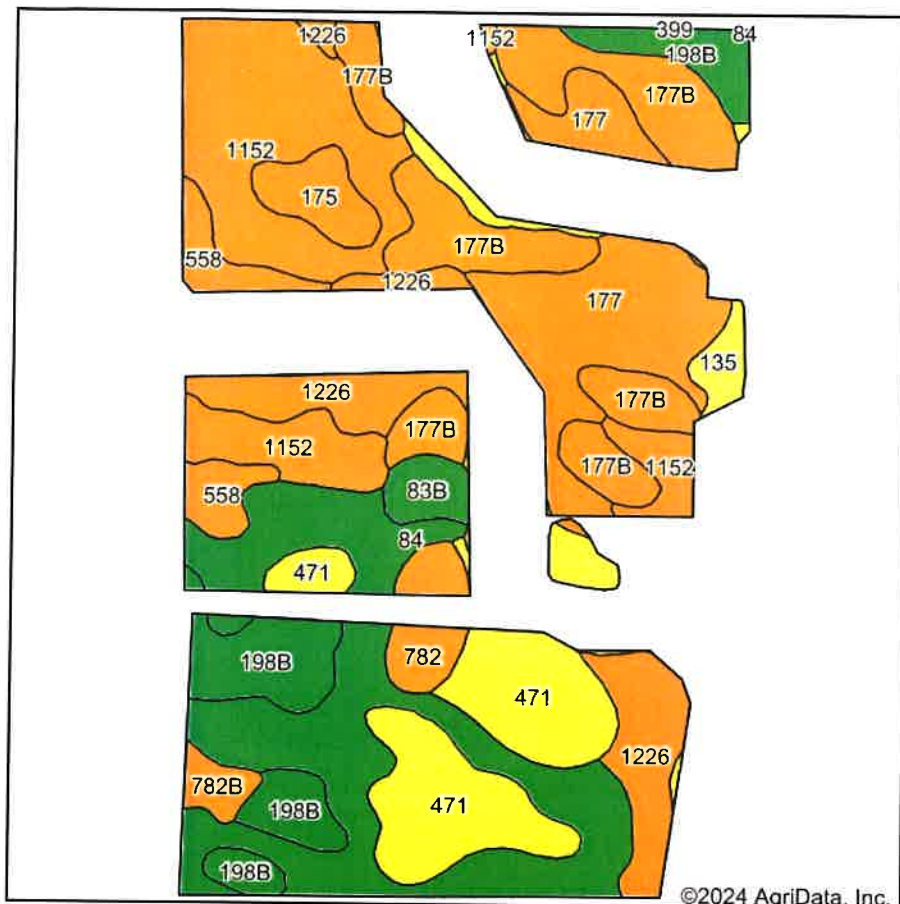
## Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation 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 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).



# Soils Map



State: **Iowa**  
 County: **Cerro Gordo**  
 Location: **4-97N-20W**  
 Township: **Lime Creek**  
 Acres: **167.74**  
 Date: **3/27/2024**



Soils data provided by USDA and NRCS.

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
84	Clyde silty clay loam, 0 to 3 percent slopes	31.88	19.0%		IIw	224.0	65.0	88	78
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	26.30	15.7%		IIw	80.0	23.2	54	67
177B	Saude loam, 2 to 5 percent slopes	22.74	13.6%		IIIs	80.0	23.2	55	58
471	Oran silt loam, 1 to 4 percent slopes	19.76	11.8%		Iw	217.6	63.1	74	83
177	Saude loam, 0 to 2 percent slopes	18.47	11.0%		IIIs	80.0	23.2	60	63
198B	Floyd loam, 1 to 4 percent slopes	13.54	8.1%		IIw	222.4	64.5	89	78
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	13.36	8.0%		IIIs	80.0	23.2	59	71
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.29	3.2%		IIw	198.4	57.5	76	78
558	Talcot clay loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	4.97	3.0%		IIw	182.4	52.9	54	57
175	Dickinson fine sandy loam, 0 to 2 percent slopes	3.72	2.2%		IIIs	80.0	23.2	55	60
782	Donnan loam, 0 to 2 percent slopes	3.55	2.1%		IIw	80.0	23.2	48	55
83B	Kenyon loam, 2 to 5 percent slopes	2.38	1.4%		Ile	225.6	65.4	90	83
782B	Donnan loam, 2 to 5 percent slopes	1.78	1.1%		Ile	80.0	23.2	43	50
Weighted Average					1.90	143.9	41.7	67.8	70.2

\*\*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

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5120

Prepared : 3/27/24 10:34 AM CST

Crop Year : 2024

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
228.38	167.74	167.74	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	167.74	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	99.60	0.00	144	
Soybeans	68.10	0.00	47	
<b>TOTAL</b>	<b>167.70</b>	<b>0.00</b>		

NOTES

Tract Number : 1267  
Description : SW4 4-97-20 LIME CREEK, N2NW4 9-97-20 LIME CREEK  
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 : Wetland determinations not complete  
WL Violations : None  
Owners : CAROLE E LUDEMAN  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
228.38	167.74	167.74	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 : 5120  
Prepared : 3/27/24 10:34 AM CST  
Crop Year : 2024

Tract 1267 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	167.74	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	99.60	0.00	144
Soybeans	68.10	0.00	47

**TOTAL** 167.70 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 (e.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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

# Aerial Map



Boundary Center: 43° 14' 36.13, -93° 12' 45.17

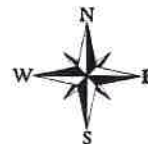
0ft 828ft 1655ft

Maps Provided By:



© AgnData, Inc. 2023 www.AgnDataInc.com

4-97N-20W  
Cerro Gordo County  
Iowa



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

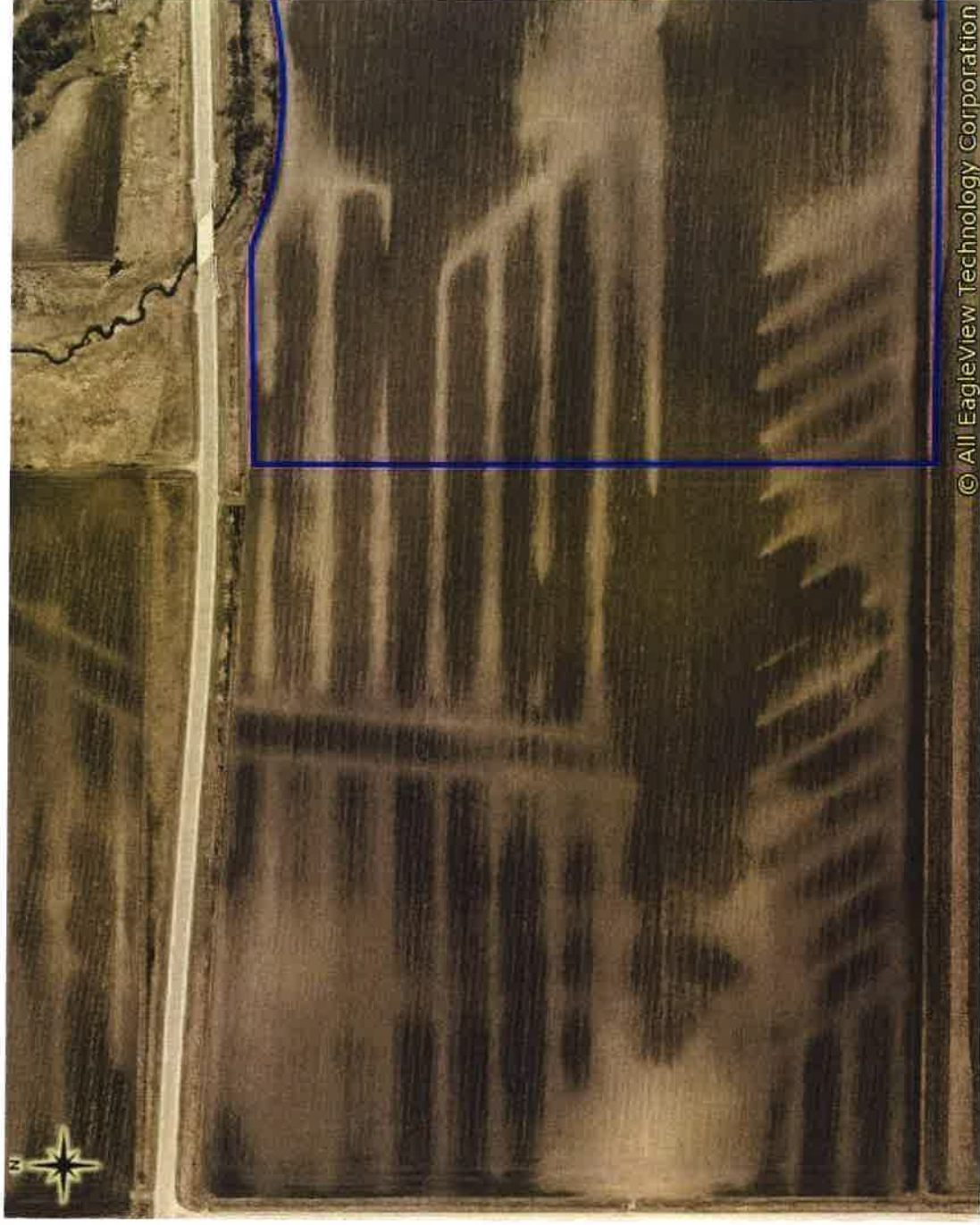
3/13/2024





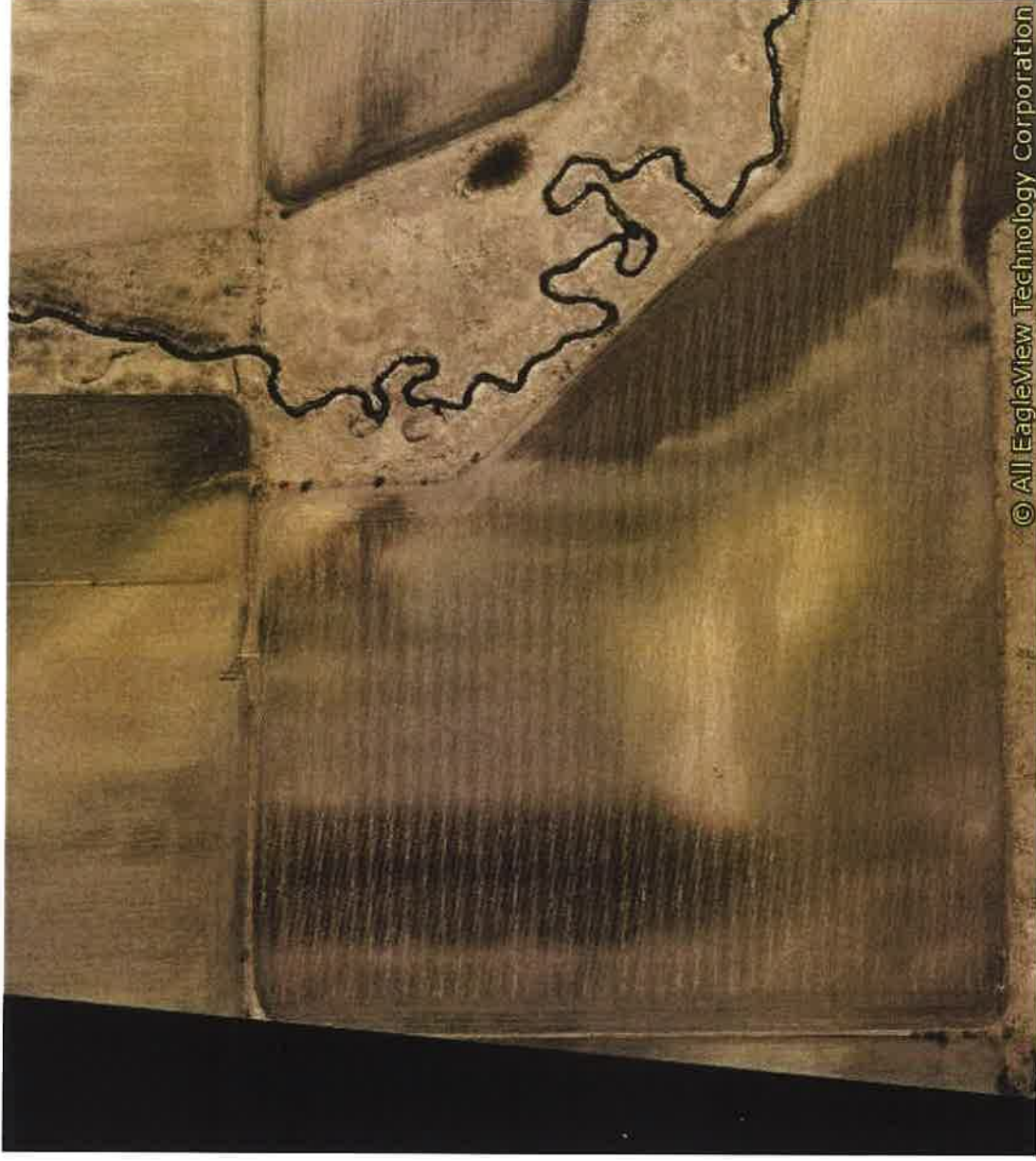


## Ludeman Section 9 - 2013 tile evidence



© All EagleView Technology Corporation

## Ludeman Section 4 - tile evidence



U.S.D.A.  
Soil Conservation ServiceSCS-CPA-026  
(1-88)

1. Name and Address Person

2. Date of Request

3. County  
Cerro GordoHIGHLY ERODIBLE LAND AND WETLAND  
CONSERVATION DETERMINATION

James Luceman

4. Name of USDA Agency or Person Requesting Determination

5. Farm No. and Tract No. # 790 T-1267

## SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
7. Are there highly erodible soil map units on this farm?				
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.				
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.				
10. This Highly Erodible Land determination was completed in the: Office <input type="checkbox"/> Field <input type="checkbox"/>				

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

## SECTION II - WETLAND

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
	XX			
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:				
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			unnumbered fields	43.4
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.				
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.				
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.				
NON-EXEMPTED WETLANDS:				
16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.				

17. The planned alteration measures on wetlands in fields \_\_\_\_\_ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields \_\_\_\_\_ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the: Office ☒ Field ☐

20. This determination was: Delivered ☐ Mailed ☒ To the Person on Date: 6-15-89

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks

22. Signature of SCS District Conservationist

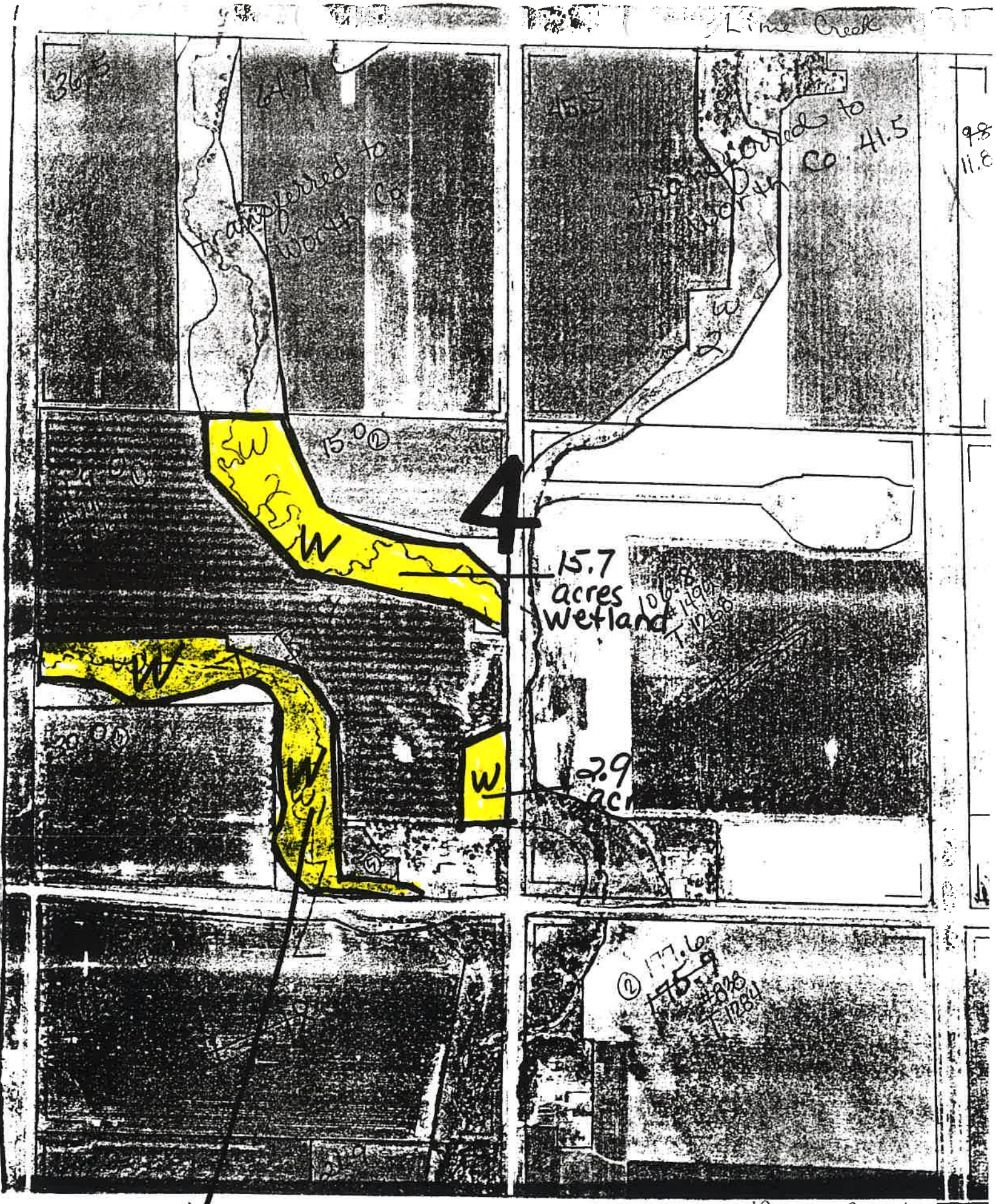
Ronald H. Herson

23. Date

18 April 89

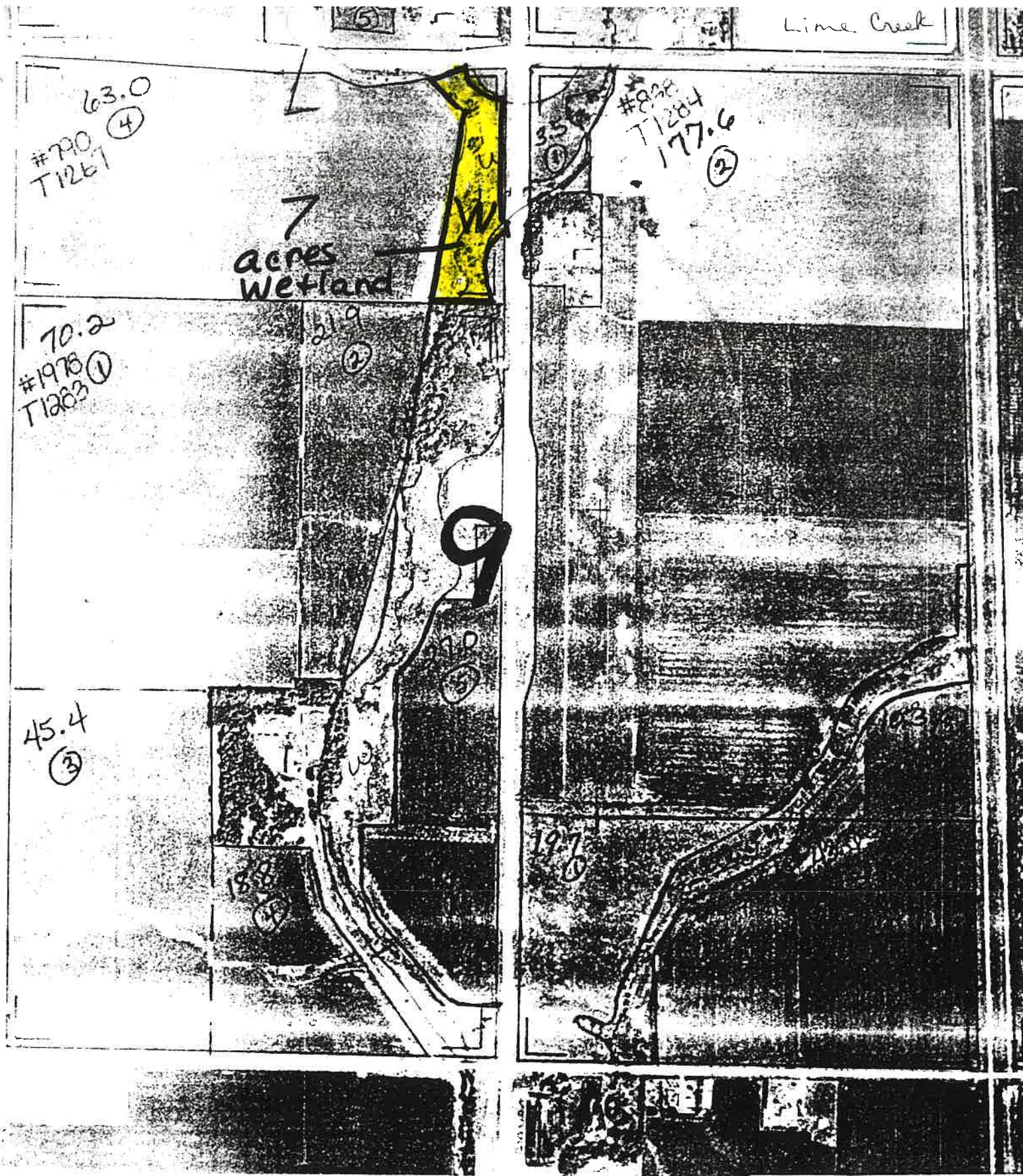
Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.





SCALE: (1000 FEET) CROP YEAR- Lime Creek  
17.8 acres wetland  
Any Area Not Delineated And Labeled Are Either Non Wetland Areas Or Prior Converted Wetlands





H-2

Any Area Not Delineated And  
Labeled Are Either Non Wetland  
Areas Or Prior Converted Wetlands

Any Area Not Delineated And  
Labeled Are Either Non Wetland  
Areas Or Prior Converted Wetlands



**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.**