



# FARMLAND SALE

## Matzen Farm

Located One Mile East of Interstate 35 &  
Five Miles West of Kensett

**31.66 Gross Acres**

31.04 Tillable Acres

West 1/2 NW 1/4 NE 1/4 except  
the East 15' thereof, and except Survey Parcel "B"  
& NW 1/4 SW 1/4 NE 1/4 & N 1/2 SW 1/4 SW 1/4 NE 1/4;  
all in Worth County, Iowa.

Possession is available for the 2026 growing season.

**SALE BY ONE TIME BID/HIGEST & FINAL**

*Bids due by August 28, 2025*

*Special provisions and more details on the next page*



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

ph: 641-424-6983 · cell: 641-425-0080

[www.benchmarkagribusiness.com](http://www.benchmarkagribusiness.com) · email - [fred@benchmarkagribusiness.com](mailto:fred@benchmarkagribusiness.com)

Licensed Real Estate Broker in the State of Iowa



American Society  
of Farm Managers  
& Rural Appraisers

Written bids must be submitted to Benchmark Agribusiness, Inc. Bids may be submitted by either email or regular USPS delivery or hand delivered. The USPS address is: 23 Third Street NW, Mason City, Iowa. Bids sent by USPS must be received by August 28<sup>th</sup>, 2025. Emailed bids or hand delivered bids must be received by 5:00 PM CDT on August 28<sup>th</sup>, 2025. The email address is [fred@benchmarkagribusiness.com](mailto:fred@benchmarkagribusiness.com).

The bids must be submitted as \$/gross acre. The multiplier will be 31.66 Acres. The bid must be your best offer. There will be no opportunity to raise your bid. No bids subject to financing will be considered a valid bid. **All interested parties are required to submit their bid using the "BID FORM" included in this packet.**

The seller reserves the right to reject any and all bids and modify the bidding requirements at the seller's sole discretion.

The successful bidder will be advised of the acceptance of the bid by 5:00 PM CDT August 29<sup>th</sup>, 2025. Per Iowa law, an earnest money deposit of \$40,000 must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after August 29<sup>th</sup>.

The rest of the bidders will be notified of the results AFTER the successful bidder has signed an OFFER form.

## **SPECIAL PROVISIONS**

The sale will close on, or about, November 14<sup>th</sup>, 2025. The funds collected must be by wire transfer to the Trust Account of Benchmark Agribusiness, Inc. or by certified check.

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, 2025 will be paid by the seller.

The 2025 lease has been terminated. The buyer will have outright possession for the 2026 season.

Any drainage tiling, fall tillage and fall crop input applications after the Fall 2025 harvest must be with the current tenant's permission.

Any perimeter fences are assumed, but not guaranteed, to coincide with the property lines. If the buyer needs a new survey, the buyer must pay the cost of the survey. The final purchase price is not dependent upon the results of a new certified survey.

The buyers will be responsible for additional legal expenses, additional surveying expenses and additional closing agent charges if the existing parcel is subsequently split into smaller parcels after the bid is accepted and prior to closing.

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 buyer(s) of the tracts will be responsible for taking a recorded copy of the deed to the FSA in their control county FSA office for the purpose of having the ARC/PLC & CRP contracts assigned to the new owner.

The Seller will cooperate if the Buyer is using this purchase to complete an IRS Code Section 1031 – Tax Free Exchange - provided the Seller is not responsible for any additional costs associated with the exchange.



## BID FORM

**31.66 Gross Acres**

**Former Darlene Matzen, Life Estate ATTN: Steve Matzen**

**West 1/2 NW 1/4 NE 1/4 except the East 15' thereof and except Survey Parcel "B" & NW 1/4 SW 1/4 NE 1/4 & N 1/2 SW 1/4 NE 1/4; Worth County**

I hereby offer \$\_\_\_\_\_/Acre (multiplier of 31.66 acres) for the above referenced farmland.  
Bid is NOT for the total price.

I agree to sign the standard FARM & LAND – OFFER FOR REAL ESTATE available through the Iowa Realtors Association within the next business day after being notified that I am the successful bidder. I agree to make an earnest money deposit of \$40,000.00 which, per Iowa law, must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after August 29, 2025.

SIGNED \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP code \_\_\_\_\_

Telephone # \_\_\_\_\_ Cell phone # (if different) \_\_\_\_\_

Email \_\_\_\_\_

Benchmark Agribusiness, Inc. is an agent for the Seller only. It is assumed the buyer is representing themselves or, if they have an agent, the buyer will be responsible for paying any buyer's agent's commissions.

**Return no later than Thursday, August 28<sup>th</sup>, 2025 to:**

Benchmark Agribusiness, Inc. \* 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)



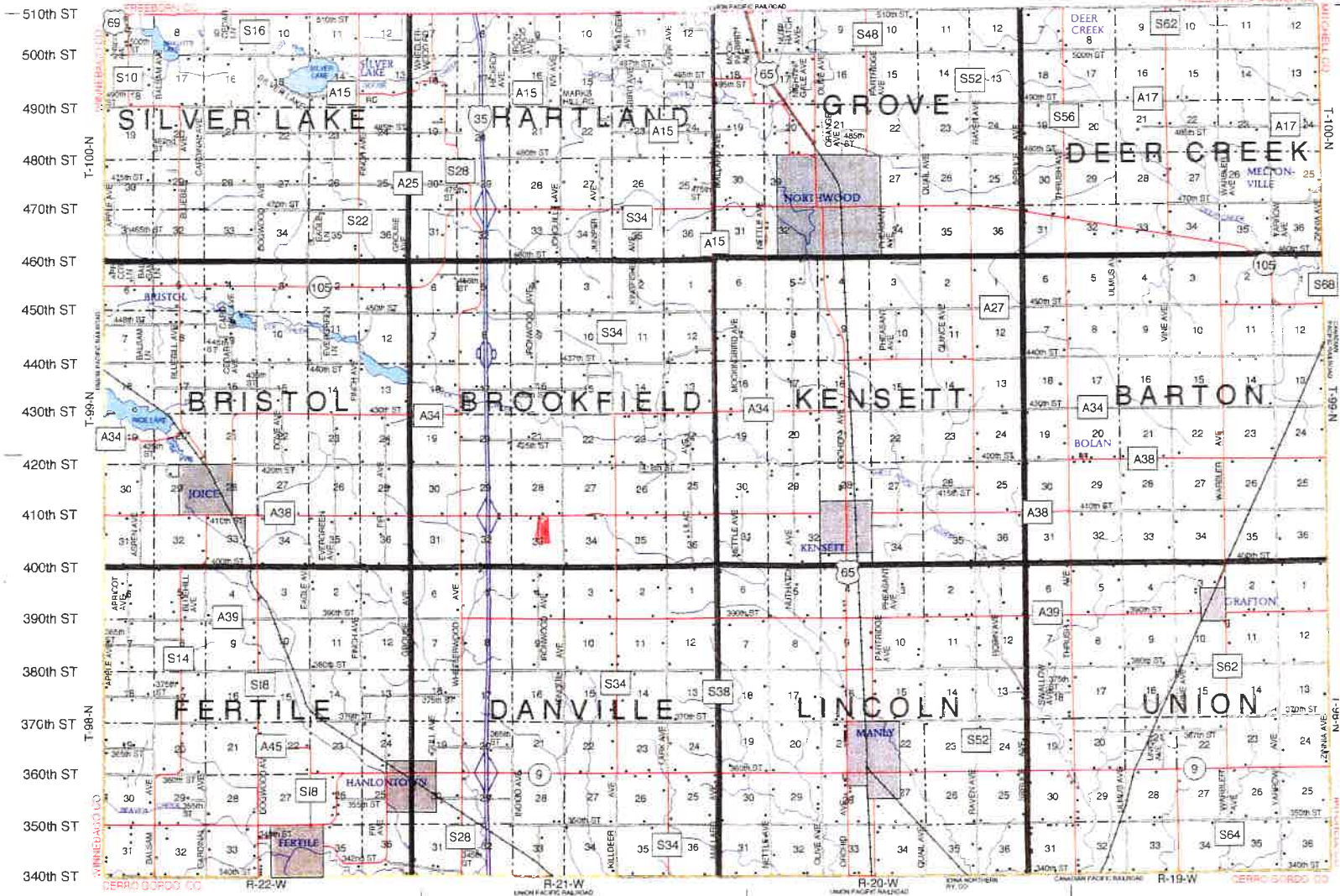
# Worth County, Iowa



APPLE AVE  
BALSAM AVE  
CARDINAL AVE  
DOGWOOD AVE  
EAGLE AVE  
FINCH AVE  
GROUSE AVE  
WHEELER-  
WOOD AVE  
INDIGO AVE  
JONQUILL  
JUNIPER AVE  
LARK AVE  
MALLARD AVE  
NETTLE AVE  
OLIVE AVE  
PARTRIDGE AVE  
QUAIL AVE  
RAVEN AVE  
SPRUCE AVE  
THRUSH AVE  
ULMUS AVE  
VINE AVE  
WARBLER AVE  
YARROW AVE  
ZINNIA AVE

R-22-W R-21-W R-20-W R-19-W

STATE OF MINNESOTA





R-21-W

This is a detailed plat map of a section of the State of Indiana, showing land parcels with owner names and acreage. The map includes major roads like I-475, I-65, and I-75, and is bordered by Harrison Township to the north, Danville Township to the south, Bristol Township to the west, and Kenseit Township to the east. The map is divided into sections 1 through 36, with various landowners such as Jo Ann E. Stevens, Russell Tenold, and Brenda Tenold. The map also shows the locations of several creeks, including Willow Creek and Bear Creek.

DANVILLE TWP

## **PROPERTY INFORMATION:**

**TILLABLE ACRES – 31.04 Acres**

**CSR2 weighted average – 81.4**

**HEL DESIGNATION - No highly erodible land. (NHEL)**

**DRAINAGE – Drainage District #48 main tile & spurs pass through the property; FSA Form 156EZ says, “the wetland determinations not complete.” The “wetlands inventory team” eliminated a 0.5 acre wetland in a 1991 wetlands determination. A modern wetlands determination is in process.**

**MINERAL RIGHTS – All of the mineral rights are being sold with the property.**

**REAL ESTATE TAXES - \$1,075.00/year for 24/25 fiscal tax year (ESTIMATED)**

**BUILDING IMPROVEMENTS – None. The adjoining Matzen building is being sold separately. The home and outbuildings are located inside the boundaries of Survey Parcel “B”.**



Farm# 380  
Tract# 1411

## 33 BROOKFIELD



1 inch = 660 feet

**CROP YEAR:**

**IMAGERY YEAR: 2023**

Prepared by Worth County FSA

Map Printed: November 14, 2024

### Legend

Field Boundary

### Wetland Determination

### Wetland Determination Identifiers

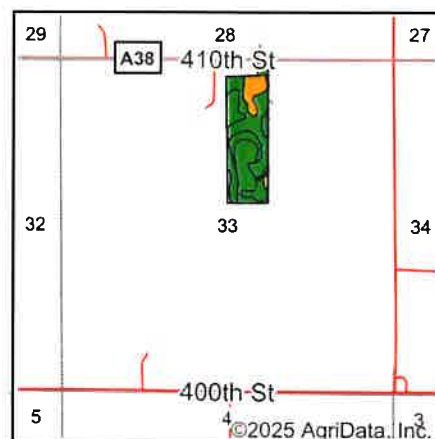
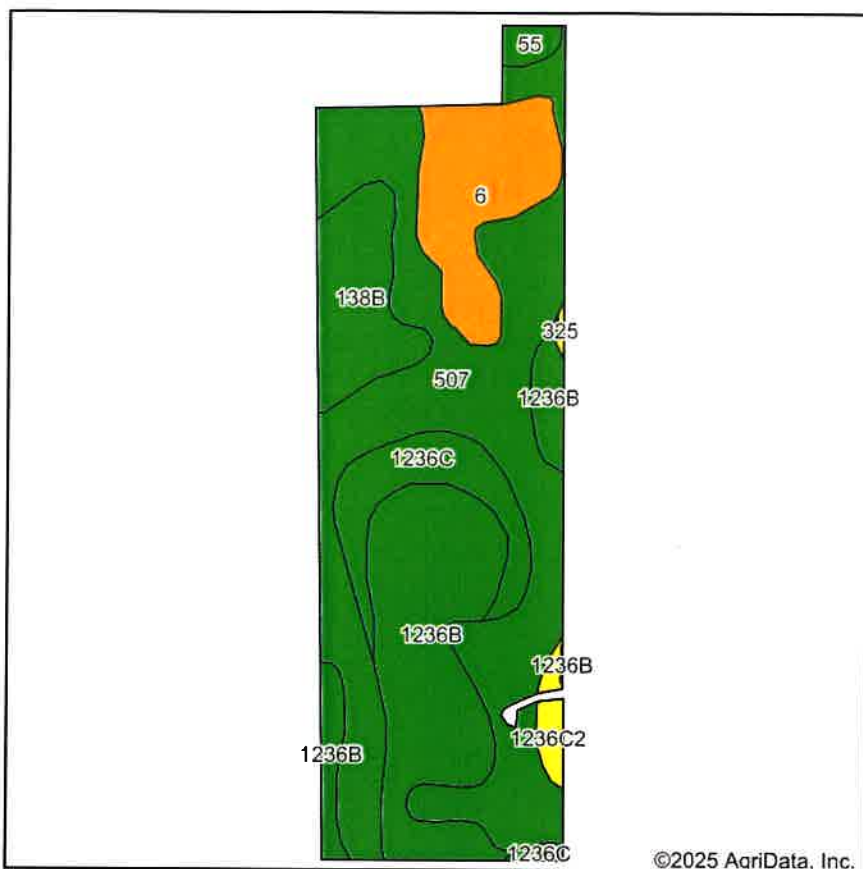
Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Disclaimer: 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 wetland boundaries and determinations or contact NRCS.

# Soils Map



State: **Iowa**  
 County: **Worth**  
 Location: **33-99N-21W**  
 Township: **Brookfield**  
 Acres: **31.04**  
 Date: **5/26/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Corn Bu	Oats Bu	Soybeans Bu
507	Canisteo clay loam, 0 to 2 percent slopes	13.84	44.5%		llw	224.0	65.0	84				
1236B	Angus loam, 2 to 6 percent slopes	7.53	24.3%		lle	212.8	61.7	85				
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.68	11.9%		lllw	177.6	51.5	59				
138B	Clarion loam, 2 to 6 percent slopes	2.69	8.7%		lle	225.6	65.4	89	80			
1236C	Angus loam, 6 to 10 percent slopes	2.50	8.1%		llle	196.8	57.1	81				
1236C2	Angus loam, 5 to 9 percent slopes, moderately eroded	0.45	1.4%		llle	192.0	55.7	78		200	80	58
55	Nicollet clay loam, 1 to 3 percent slopes	0.35	1.1%		lw	233.6	67.7	89	88			
Weighted Average					2.20	213.4	61.9	81.4	88	2.9	1.2	0.8

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

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

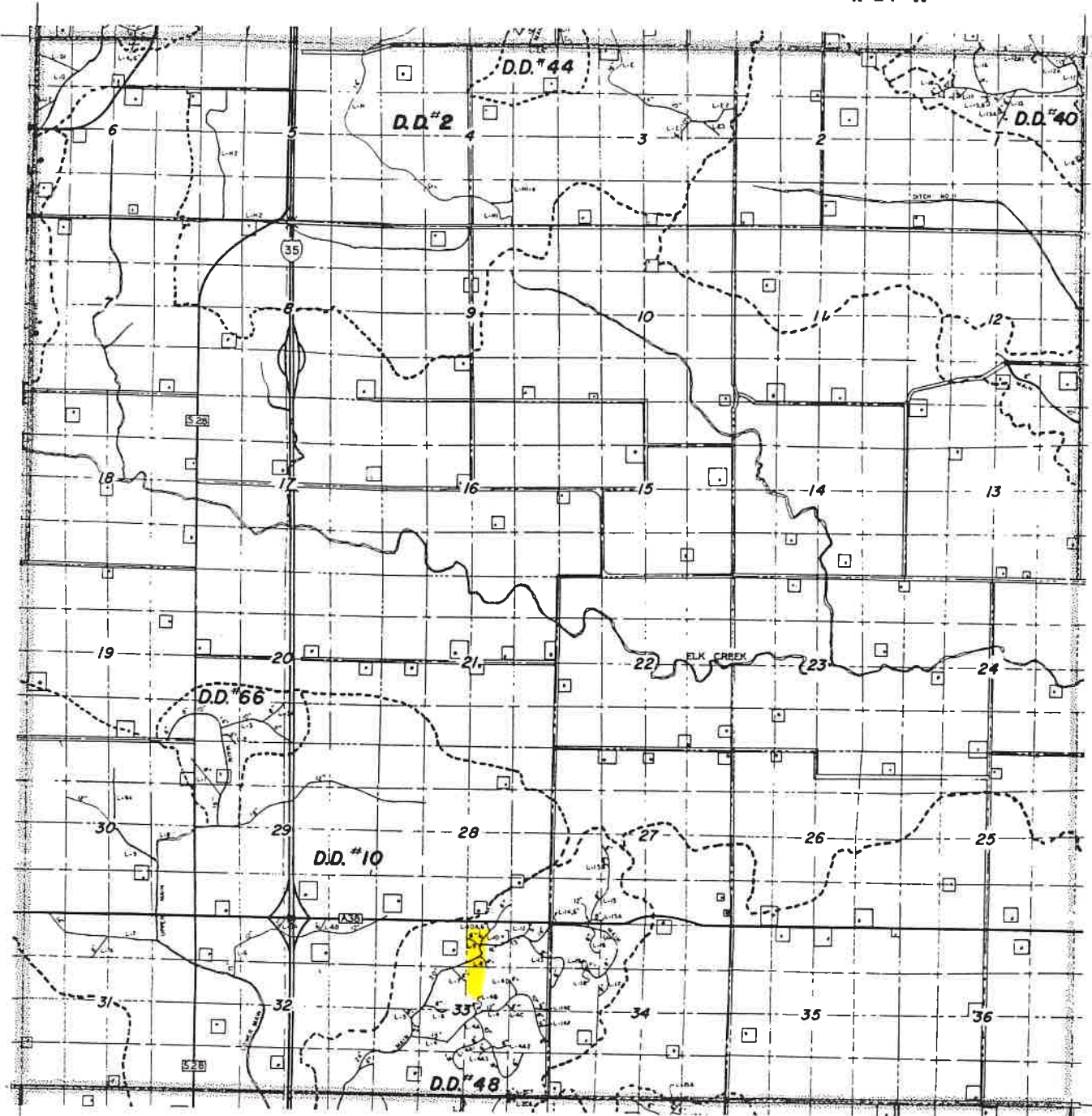
\*c: Using Capabilities Class Dominant Condition Aggregation Method



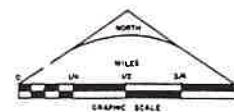
# BROOKFIELD TWP

T 99 N

R 21 W



PREPARED BY  
ASSOCIATED  
ENGINEERS, INC.



6

IOWA  
WORTH

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 380

Prepared : 11/14/24 1:54 PM CST

Crop Year : 2025

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
33.56	32.73	32.73	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	32.73	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	23.92	0.00	165	0
Soybeans	7.98	0.00	52	
<b>TOTAL</b>	<b>31.90</b>	<b>0.00</b>		

NOTES

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Tract Number : 1411

Description : NE 33 BROOKFEILD  
FSA Physical Location : IOWA/WORTH  
ANSI Physical Location : IOWA/WORTH  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : STEVE R MATZEN, DARYL L MATZEN, SCOTT A MATZEN, DARLA K RICHEY  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
33.56	32.73	32.73	0.00	0.00	0.00	0.00	0.0

IOWA  
WORTH  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 380  
Prepared : 11/14/24 1:54 PM CST  
Crop Year : 2025

Tract 1411 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	32.73	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	23.92	0.00	165
Soybeans	7.98	0.00	52

**TOTAL** **31.90** **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.



HIGHLY ERODIBLE LAND AND WETLAND  
CONSERVATION DETERMINATION

Darlene Matzen

7-5-90

3. County

WORTH

4. Name of USDA Agency or Person Requesting Determination

ASCS

5. Farm No. and Tract No.

380 1411

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
	X			
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 checked="" type="checkbox"/> Field <input type="checkbox"/>				

SEE PRIOR SCS-CPA-026 FOR  
HIGHLY ERODIBLE LAND DATA

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
	X			
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.				
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 <input checked="" type="checkbox"/> Field <input type="checkbox"/>				
20. This determination was: Delivered <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> To the Person on Date: _____				

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  
original wetland #1 in cropped area field #1 was eliminated by wetland inventory team

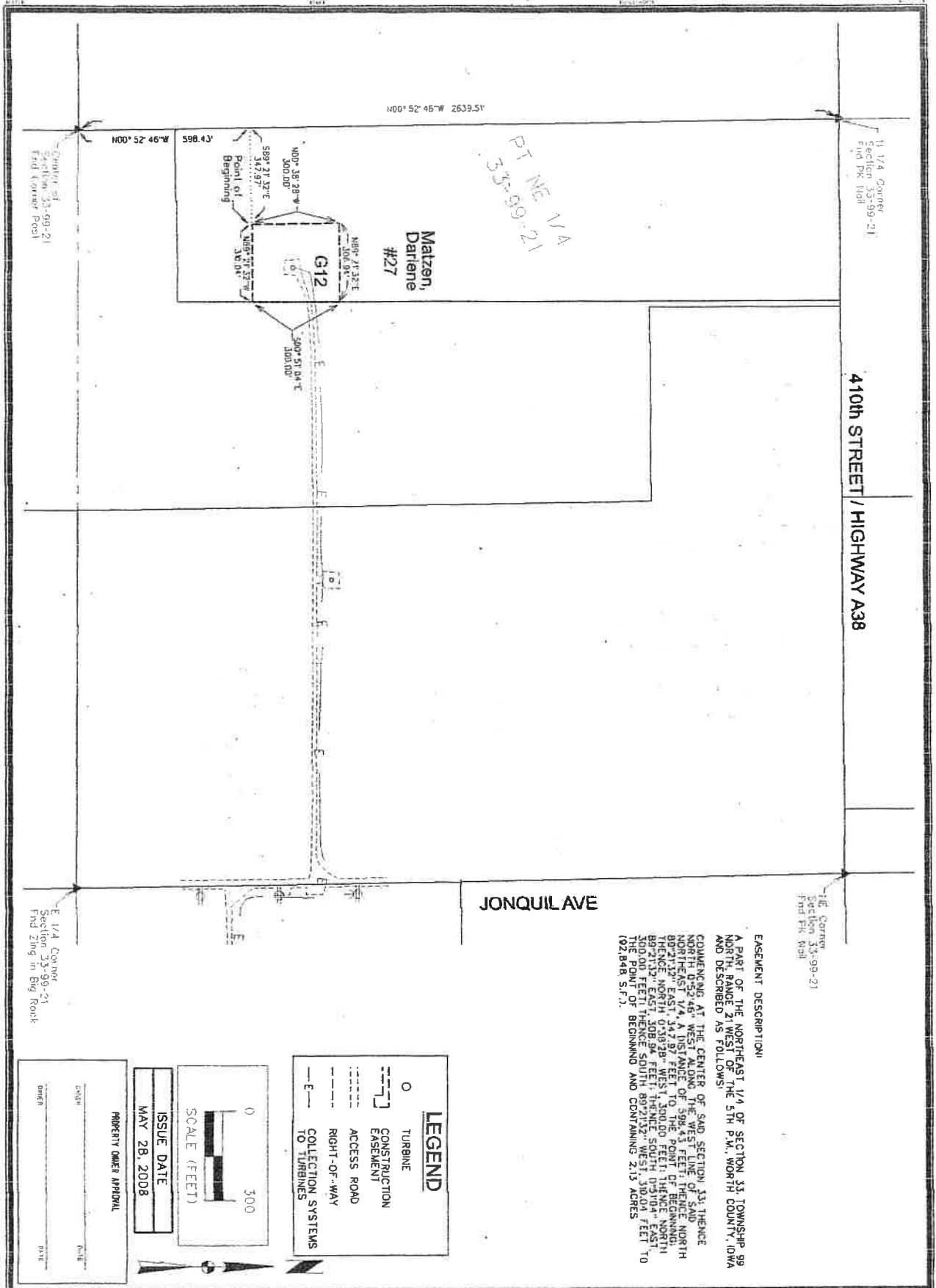
22. Signature of SCS District Conservationist

Tony W. Moore

23. Date

4-12-91

EXHIBIT D					
TOP OF IOWA 2 WIND FARM FINAL AS-BUILT EASEMENT PAYMENT SCHEDULE					
PROPERTY INFORMATION					
Property #:	27				Final As-Built
Owner:	Darlene Matzen				
Parcel:	Pt. NE1/4	Northern Iowa Windpower II LLC:			
Section:	33	Date:			
Township:	Brookfield				
County:	Worth	Owner:			
Acreage:	25	Date:			
WIND FARM IMPROVEMENTS					
Wind Farm Facilities:		Width	Length	# of Facilities	Acreage
Turbine # (s):	G12	50	50	1.0	0.06
Turbine # (% Overhang):	G12(-10%)	0	0	-0.10	0.00
Access Roads (ft):	100	18	100		0.04
Excess Access Roads (ft):	0	18	0		0.00
Entrances/Interior Turns	0	125	125	0.0	0.00
Actual Farmland Used:					0.10
Collection Facilities (ft):	140	3	140		0.01
Collection Line Facilities (ft):	0	10	0		0.00
Other Acreage Used But Farmable:					0.01
EASEMENTS PAYMENTS					
Annual Wind Farm Facilities Payments			Amount	Payment	Payment
3.1	Turbine Site Easement (less any proportional area overhang onto neighboring land)		1.0	4,969.70	4,969.70
3.2	Access Easement (included in Turbine Site Easement Price up to 36,000 square feet)		0.04	0.00	0.00
3.4	Excess Access Easement (\$2000/acre over 36,000 sq ft per turbine or X-section or 16ft)		0.00	2,000.00	0.00
3.3	Collection Facilities Easement (Included in Turbine Site Easement Price)		0.01	0.00	0.00
3.4	Overhang Easement		(0.10)	4,969.70	-496.97
3.8	MET Tower Site Easement		0.0	2,400.00	0.00
3.9	TV Signal Booster Tower Easement		0.0	2,400.00	0.00
			Total Annual Easements Payment:		4,472.73
One-Time Upfront Easements Payment			Amount	Payment	Payment
3.5	Construction Easement (\$70/acre x Acreage Surveyed):		2.13	70.00	149.10
3.6	Wind Non-Obstruction Easement (\$30/acre x Total acreage of property):		25	30.00	750.00
	Noise Easement (included in price of Wind Non-Obstruction Easement):		0	0.00	0.00
	Shadow Easement (included in price of Wind Non-Obstruction Easement):		0	0.00	0.00
3.5	Crop-Damage (Market or Contract Rate x Actual area damaged during construction) (For final as-built purposes, assumes price of \$3.58 per bushel of corn x 185 bushels/acre)		2.03	662.30	1,345.32
3.5	Compaction (1/2 Final As-Built Crop Damage)		1.02	662.30	672.56
3.7	Collection Line Easement (\$2.00/Linear Foot)		0	2.00	0.00
			Total One-Time Upfront Easements Payment:		2,917.08
Easement Payment Schedule					
Year		One-Time Payments		Payments	
7/11/2003		Easement Signing Payment:		500.00	
8/31/2004		First Easement Extension		500.00	
9/30/2005		Second Easement Extension		500.00	
9/30/2006		Third Easement Extension		500.00	
12/31/2006		PPA Signing Bonus:		1,000.00	
4/30/2007		Up Front Easement Pymt:		2,379.55	
8/30/2008		Final Up Front Easement Pymt Adj		537.53	
Annual Payments					
Year		Turbines	Other Facilities	Total Pymt	
12/31/2008		4,472.73	0.00	4,472.73	
12/31/2009		4,562.18	0.00	4,562.18	
12/31/2010		4,653.43	0.00	4,653.43	
12/31/2011		4,746.49	0.00	4,746.49	
12/31/2012		4,841.42	0.00	4,841.42	
12/31/2013		4,938.25	0.00	4,938.25	
12/31/2014		5,037.02	0.00	5,037.02	
12/31/2015		5,137.76	0.00	5,137.76	
12/31/2016		5,240.51	0.00	5,240.51	
12/31/2017		5,345.32	0.00	5,345.32	
12/31/2018		5,452.23	0.00	5,452.23	
12/31/2019		5,561.27	0.00	5,561.27	
12/31/2020		5,672.50	0.00	5,672.50	
12/31/2021		5,785.95	0.00	5,785.95	
12/31/2022		5,901.67	0.00	5,901.67	
12/31/2023		6,019.70	0.00	6,019.70	
12/31/2024		6,140.10	0.00	6,140.10	
12/31/2025		6,262.90	0.00	6,262.90	
12/31/2026		6,388.16	0.00	6,388.16	
12/31/2027		6,515.92	0.00	6,515.92	
12/31/2028		6,646.24	0.00	6,646.24	
12/31/2029		6,779.16	0.00	6,779.16	
12/31/2030		6,914.75	0.00	6,914.75	
12/31/2031		7,053.04	0.00	7,053.04	
12/31/2032		7,194.10	0.00	7,194.10	
Totals				149,179.88	



**EASEMENT DESCRIPTION**  
 A PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 99 NORTH, RANGE 21 WEST OF THE 5TH P.M., WORTH COUNTY, IOWA AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE CENTER OF SAID SECTION 33; THENCE NORTH 0° 52' 46" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 598.43 FEET; THENCE NORTH 89° 21' 32" EAST 344.99 FEET TO THE POINT OF BEGINNING; THENCE EAST 308.94 FEET; THENCE SOUTH 0° 51' 04" EAST 300.00 FEET; THENCE SOUTH 89° 21' 32" WEST 310.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.13 ACRES (92,848 S.F.).

**LEGEND**

- TURBINE
- CONSTRUCTION EASEMENT
- ACCESS ROAD
- RIGHT-OF-WAY
- COLLECTION SYSTEMS TO TURBINES

0 300  
 SCALE (FEET)

ISSUE DATE  
 MAY 28, 2008

PROPERTY OWNER APPROVAL

DATE  
 SHEET

Sheet 1 of 1



**IBERDROLA RENEWABLES  
 TOP OF IOWA PHASE 2**

**EXHIBIT C - AS-BUILTS**

**SNYDER & ASSOCIATES**

1755 MADISON AVENUE  
 COUNCIL BLUFFS, IOWA 51501  
 712-322-3232

PROPERTY #27 DARLENE MATZEN

DATE	REVISION	TLC	SCALE	DATE	BY
10/10/20	50%	05-07-08	1"=300'		
PROJECT NO.	101.0429				
FILE NO.					

Sheet 1 of 1



**INDEX LEGEND**

**LOCATION**  
 PARCEL 'B' BEING PART OF THE  
 NW 1/4 OF THE NW 1/4 OF THE  
 NE 1/4 OF SEC. 33-T99N-R21W OF  
 THE 5TH P.M., WORTH COUNTY, IOWA

**PROPRIETOR**  
 STEVE MATZEN, SCOTT MATZEN,  
 DARYL MATZEN, AND DARLA RICHEY

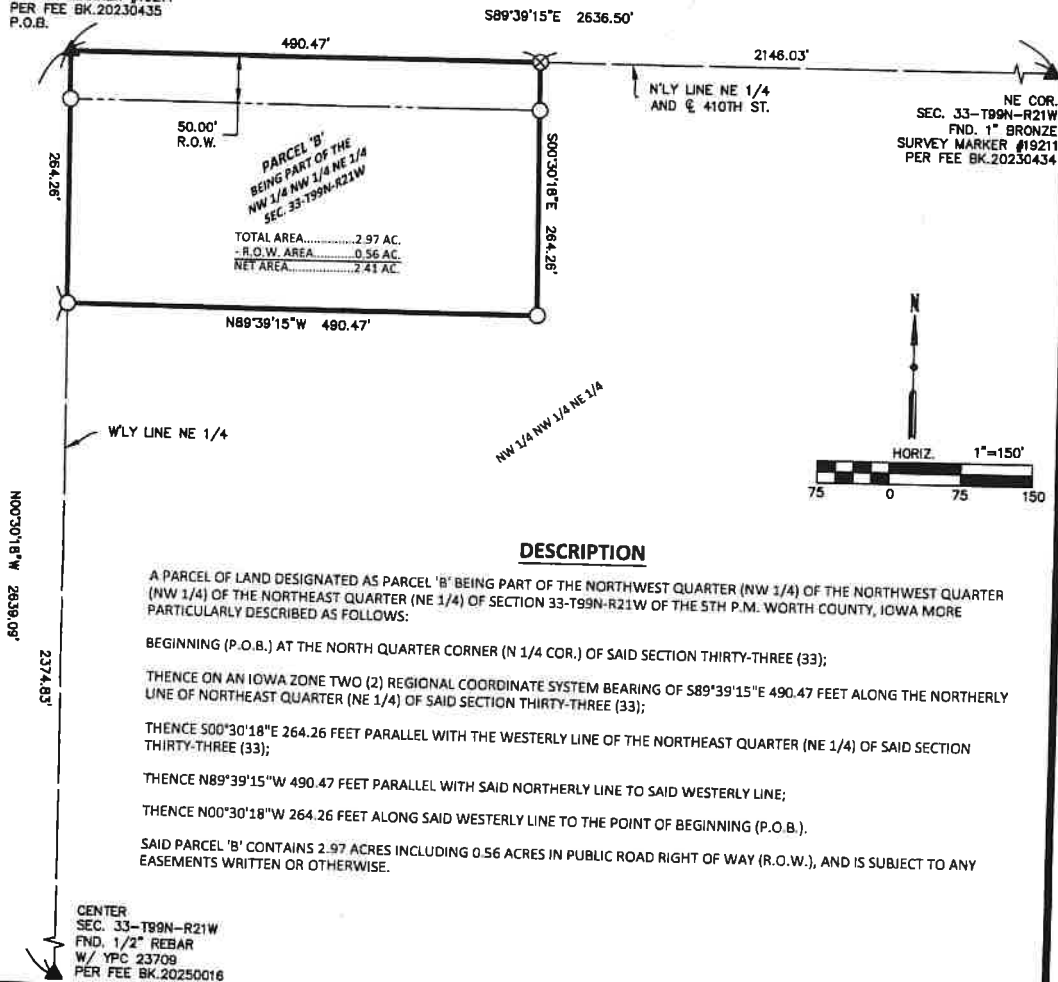
**SURVEY REQUESTED BY**  
 STEVE MATZEN

**SURVEYOR COMPANY**  
 STARK SURVEYING INC.  
 1622 S. TAFT AVE.  
 MASON CITY, IOWA, 50401  
 PHONE: 641-423-7947

**RETURN TO:**  
 BENJAMIN STARK  
 1622 S. TAFT AVE.  
 MASON CITY, IOWA, 50401

## PLAT OF SURVEY

N 1/4 COR.  
 SEC. 33-T99N-R21W  
 FND. 1" BRONZE  
 SURVEY MARKER #19211  
 PER FEE BK.20230435  
 P.O.B.



### DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'B' BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NE 1/4) OF SECTION 33-T99N-R21W OF THE 5TH P.M. WORTH COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE NORTH QUARTER CORNER (N 1/4 COR.) OF SAID SECTION THIRTY-THREE (33);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF 589°39'15"E 490.47 FEET ALONG THE NORTHERLY LINE OF NORTHWEST QUARTER (NE 1/4) OF SAID SECTION THIRTY-THREE (33);

THENCE 500°30'18"E 264.26 FEET PARALLEL WITH THE WESTERLY LINE OF THE NORTHWEST QUARTER (NE 1/4) OF SAID SECTION THIRTY-THREE (33);

THENCE N89°39'15"W 490.47 FEET PARALLEL WITH SAID NORTHERLY LINE TO SAID WESTERLY LINE;

THENCE N00°30'18"W 264.26 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'B' CONTAINS 2.97 ACRES INCLUDING 0.56 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

CENTER  
 SEC. 33-T99N-R21W  
 FND. 1/2" REBAR  
 W/ YPC 23709  
 PER FEE BK.20250016

### LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND PINCH PIPE MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- ⊗ SET MAG NAIL (0.00') RECORD MEASUREMENT

### SURVEYOR'S NOTES:

- 1) IOWA ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

DOCUMENTS USED FOR THIS SURVEY  
 PLATS: FEE BK.20241351  
 CERTS: FEE BK.20230435,  
 FEE BK.20230434, FEE BK.20250016  
 DEED: FEE BK.20241214

DATE SURVEYED	3-20-25
SCALE:	AS SHOWN
PROJECT NO.:	25226
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 1



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*Benjamin Stark*  
 Benjamin Stark

3-28-25  
 Date

License number 23709

Sheets covered by this seal: 1

My license renewal date is December 31, 2025

**STARK  
 SURVEYING  
 INC.**

**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 only. It is assumed the buyer is representing themselves or, if they have an agent, the buyer will be responsible for paying any buyer's agent's commissions.**