

Millard Farm for Sale



204.21 Gross Acres; 198.91 Tillable Acres

Southwest quarter (SW ¼) except Survey Parcel "B" & East fractional half Northwest fractional quarter (E fr ½ NW fr ¼) Section 10-T100N-R20W, Worth County

TRACT 1 – ASKING - \$13,500/ACRE

TRACT 2 – ASKING - \$12,500/ACRE

TRACT 3 – ASKING - \$10,600/ACRE



For questions and more information, contact:

Auctioneer: Frank Fox 641-420-3243 foxauctioncompany.com

Closing Agent: Fred Greder – 641-425-0080; fred@benchmarkagribusiness.com

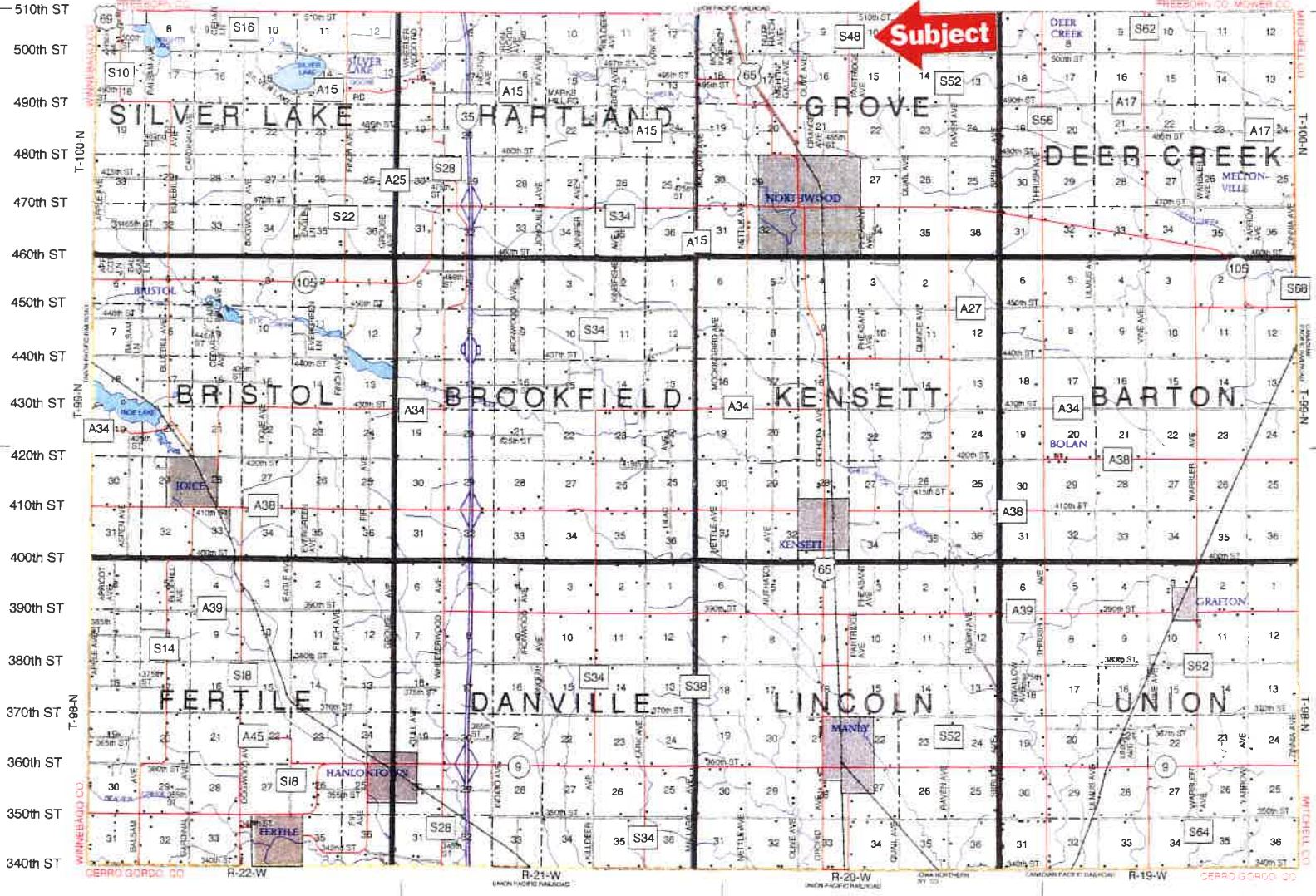
SPECIAL PROVISIONS:

- 1) Closing date in approximately 30 days or, as soon as clear title is available
- 2) This sale is not subject to financing.
- 3) The land is subject to a lease for the 2024 season. Closing will be deferred to after the 2024 harvest.
- 4) Earnest money deposit 10% of sale price.
- 5) If Tract #1 & Tract 2 & Tract 3 sell separate, the seller will provide a certified survey at the Seller's expense.
- 6) Sale prices are NOT subject to the outcome of the survey.
- 7) The sellers will provide abstracts for each parcel IF THE PARCELS SELL SEPARATE FROM EACH OTHER.
- 8) The boundaries of the property being sold are assumed to coincide with the existing fences and right-of-way lines. Any surveying expenses, except as provided for in Provision #4, will be at the buyer's expense. The sellers do not guarantee or warrant the occupation lines coincide with the survey lines.
- 9) The cropland has been enrolled in the ARC – County 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 contract to the buyers.
- 10) 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 March 31, 2024 will be paid by the seller. It will be the buyer's responsibility to pay all other subsequent semi-annual payments.
- 11) 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 to perform any fieldwork before closing, that will also be at the buyer's risk.
- 12) This real estate may be acquired as replacement property as part of a tax free exchange as defined in Internal Revenue Code Section 1031 provided there is no cost to the seller.
- 13) The seller will provide a \$2,000 credit at closing if the buyer needs to develop a new field approach.
- 14) If the buyer of Tract 3 wants a fence to surround Survey Parcel "B", the owner of Survey Parcel "B" will not be responsible for the construction cost or maintenance of any of the fence. Typical Iowa fencing statues will not apply.

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



Farm# 612
Tract# 1251

10 GROVE



1 inch = 660 feet

Prepared by Worth County FSA

Map Printed: December 22, 2023

CROP YEAR:




IMAGERY YEAR: 2021

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.

Drainage District No 13, Lateral 3 Channel
Worth County, IA

Benefited Area

February 2022



IOWA
 WORTH
 Form: FSA-156EZ



FARM : 612
 Prepared : 12/22/23 11:23 AM CST
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : CHESTER J MILLARD JR
CRP Contract Number(s) : None
Recon ID : None
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
208.74	199.80	199.80	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	199.80	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	150.10	0.00	135	0
Soybeans	44.80	0.00	40	
TOTAL	194.90	0.00		

NOTES

--

Tract Number : 1251

Description : I1 NW/SW 10 GROVE
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 : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : CHESTER J MILLARD JR ESTATE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
208.74	199.80	199.80	0.00	0.00	0.00	0.00	0.0

IOWA
 WORTH
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 612
 Prepared : 12/22/23 11:23 AM CST
 Crop Year : 2024

Abbreviated 156 Farm Record

Tract 1251 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	199.80	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	150.10	0.00	135
Soybeans	44.80	0.00	40
TOTAL	194.90	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 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.



HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	Chester J Millard Jr 5027 Partridge Ave Northwood, IA 50459	Request Date:	4/20/09	County:	Worth
Agency or Person Requesting Determination:	FSA	Tract No:	1251	FSA Farm No.:	612

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	Yes
Are there highly erodible soil map units on this farm?	No

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date
1	N	N	175.07	7/8/1987
2	N	N	24.73	7/8/1987

The Highly Erodible Land determination was completed in the office .

Section II - Wetlands

Are there hydric soils on this farm?	Y
--------------------------------------	---

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)**	Acres	Determination Date	Certification Date
1	PC		175.07	4/28/2009	6/4/2009
2	PC		24.73	4/28/2009	6/4/2009

The wetland determination was completed in the office . It was mailed to the person on .

Remarks: All crop areas are prior converted wetlands. May proceed with tiling.
--

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
<i>Nichole Williams</i>	4/29/09

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

Property Description – Tract 1

SIZE – 54.56 Gross Acres - bare cropland

LEGAL DESCRIPTION – East fractional half Northwest fractional quarter (E fr ½ NW fr ¼) Section 10-T100N-R20W, Worth County

REAL ESTATE TAXES - \$1,532.00

TILLABLE ACRES – 53.56 acres FSA to determine the final acreage

CSR2 ave. – 78.6

DRAINAGE – A 2009 wetlands determinations determined all of the cropland was “prior converted” (PC). See attached tile maps.

HEL – none of the cropland is highly erodible

BUILDING IMPROVEMENTS – None

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

POSSESSION - The land is subject to a lease for the 2024 season. Closing will be deferred to after the 2024 harvest.

EASEMENTS - None reported or observed.

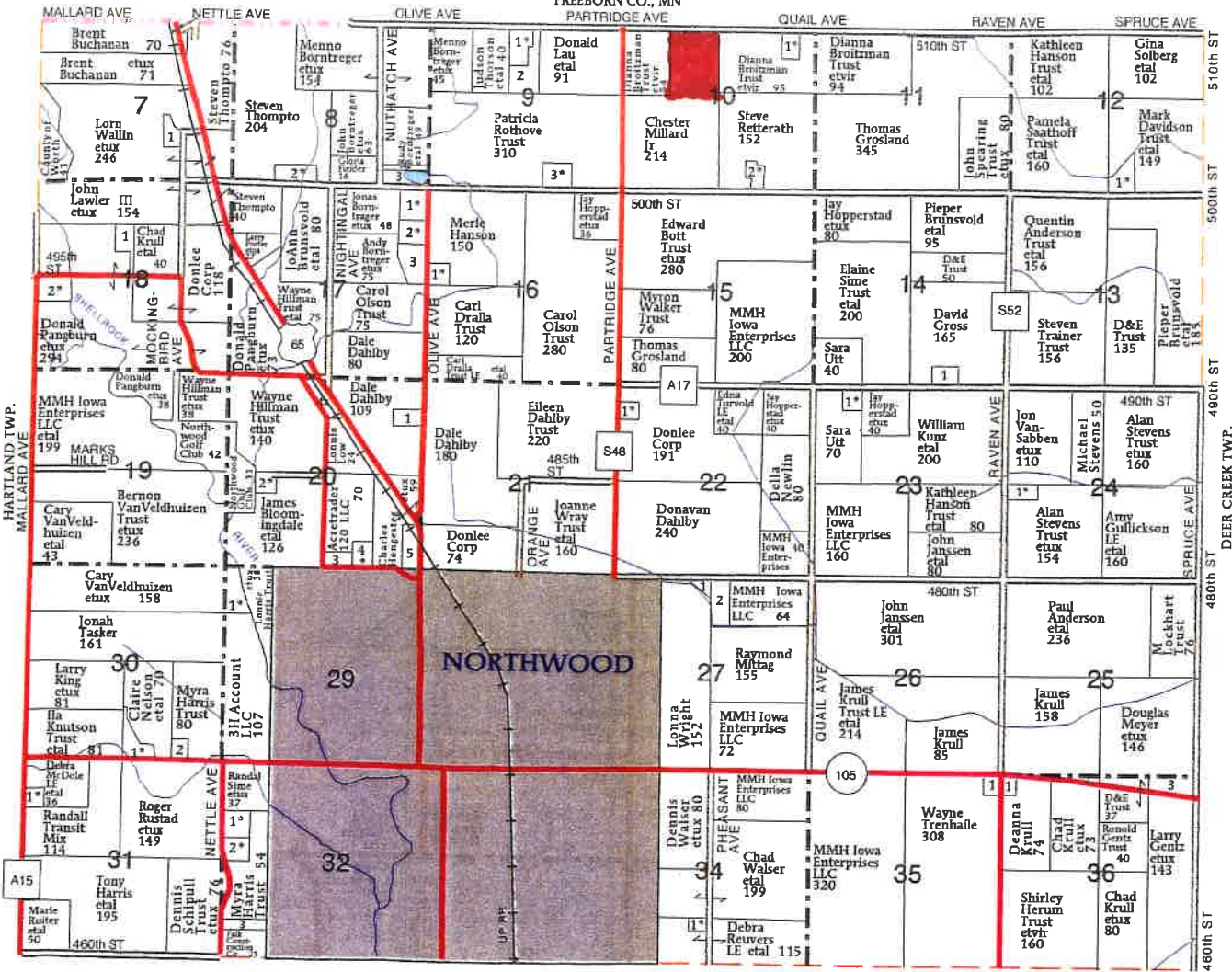
T-100-N

GROVE PLAT

R-20-W

(Landowners)

FREEBORN CO., MN



KENSETT TWP.

Aerial Map



Boundary Center: 43° 29' 49.43, -93° 11' 36.52

0ft 1039ft 2078ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

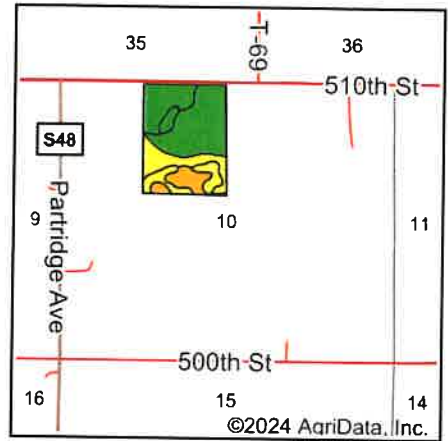
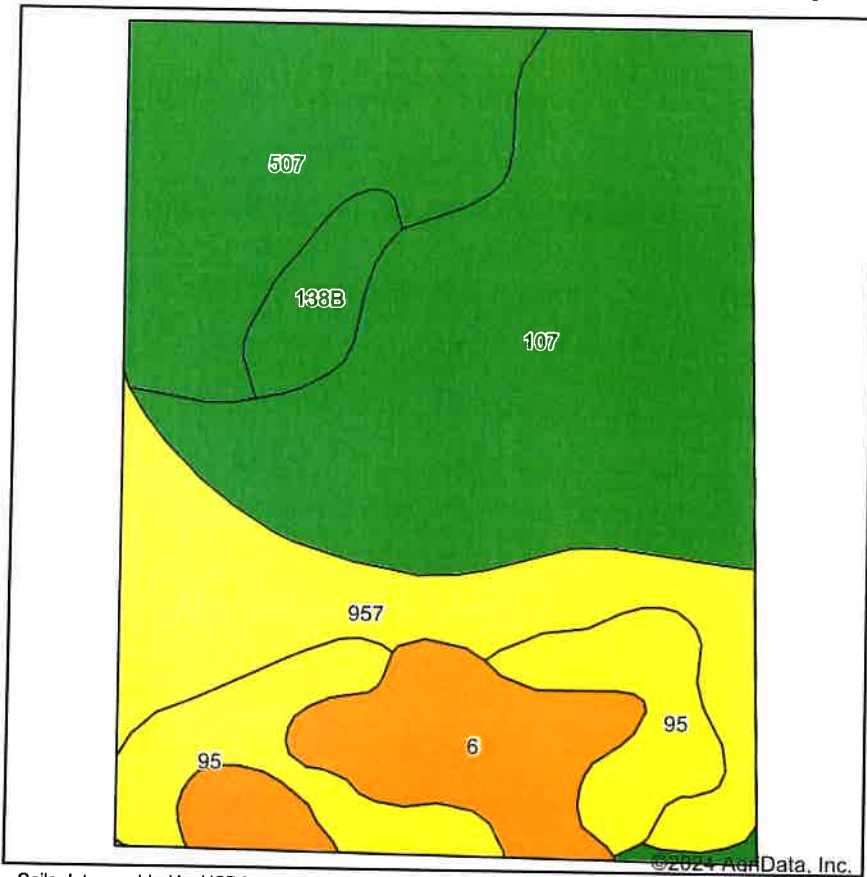
10-100N-20W
Worth County
Iowa



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

2/25/2024

Soils Map



State: **Iowa**
 County: **Worth**
 Location: **10-100N-20W**
 Township: **Grove**
 Acres: **53.56**
 Date: **2/25/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA195, 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
107	Webster clay loam, 0 to 2 percent slopes	20.91	39.0%		IIw	224.0	65.0	86	83
507	Canisteo clay loam, 0 to 2 percent slopes	10.16	19.0%		IIw	224.0	65.0	84	78
957	Harps-Okoboji complex, 0 to 2 percent slopes	8.65	16.2%		IIw	192.0	55.7	69	
95	Harps clay loam, 0 to 2 percent slopes	6.28	11.7%		IIw	198.4	57.5	72	
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.56	10.4%		IIIw	177.6	51.5	59	
138B	Clarion loam, 2 to 6 percent slopes	1.78	3.3%		Ile	225.6	65.4	89	80
55	Nicollet clay loam, 1 to 3 percent slopes	0.22	0.4%		Iw	233.6	67.7	89	
Weighted Average					2.10	211.1	61.2	78.5	*-

**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

Chester



Property Description – **Tract 2**

SIZE – 80.0 Gross Acres - bare cropland

LEGAL DESCRIPTION – East half Southwest quarter (E ½ SW ¼) Section 10-T100N-R20W, Worth County

REAL ESTATE TAXES - \$1,982.00

TILLABLE ACRES – 79.0 Tillable Acres - FSA to determine the final acreage

CSR2 ave. – 67.5

DRAINAGE – A 2009 wetlands determinations determined all of the cropland was “prior converted” (PC). See attached tile maps.

HEL - none of the acres are highly erodible.

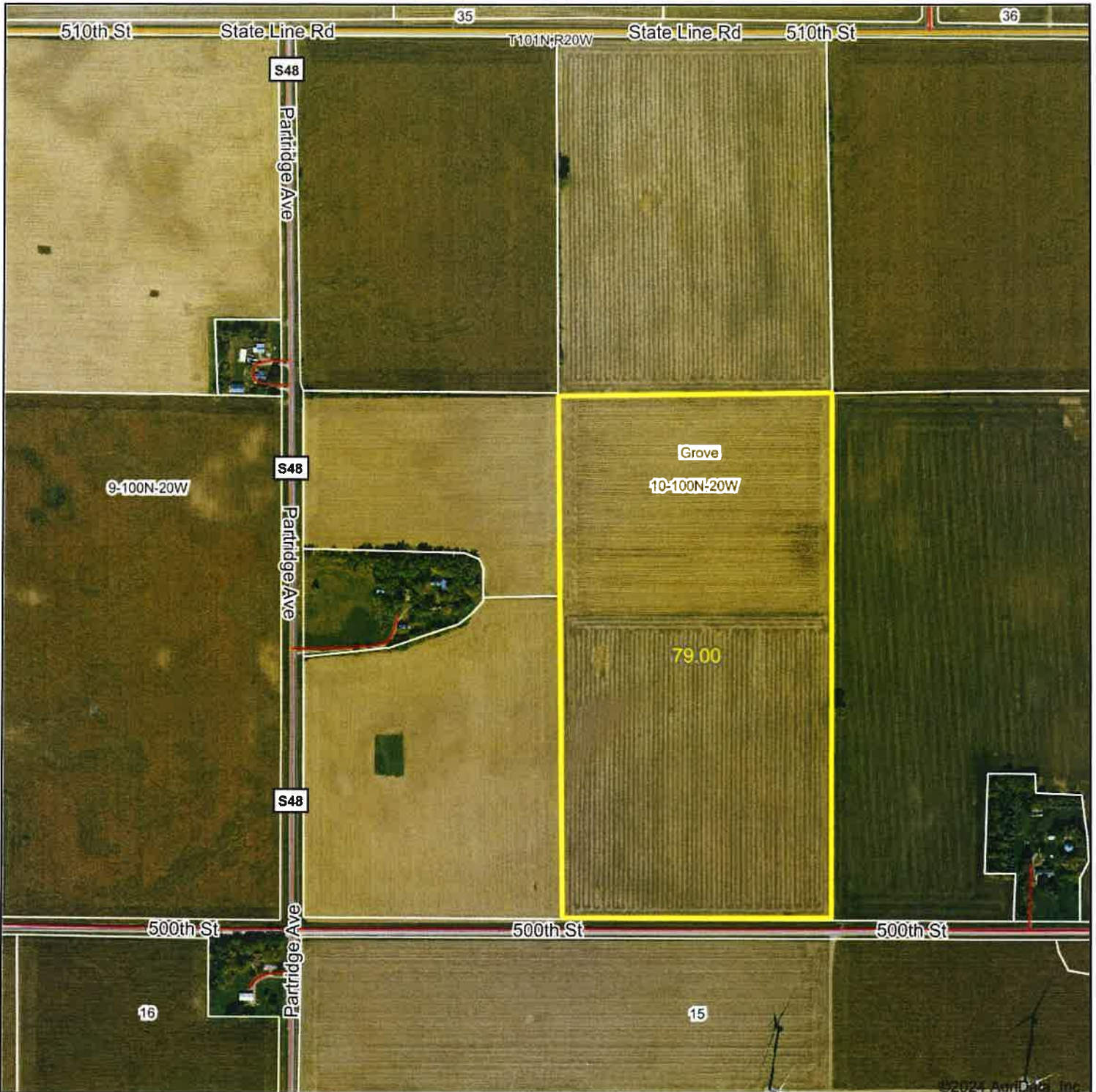
BUILDING IMPROVEMENTS – None

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

POSSESSION - The land is subject to a lease for the 2024 season. Closing will be deferred to after the 2024 harvest.

EASEMENTS - None reported or observed.

Aerial Map



Boundary Center: 43° 29' 28.17, -93° 11' 36.45



10-100N-20W
Worth County
Iowa



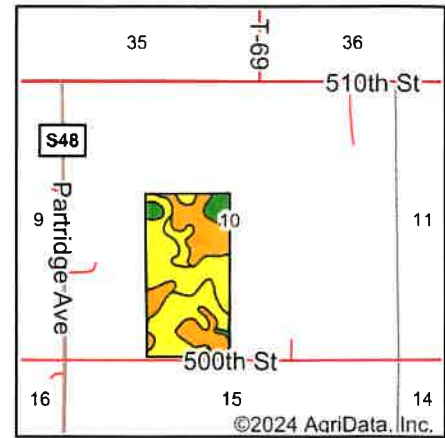
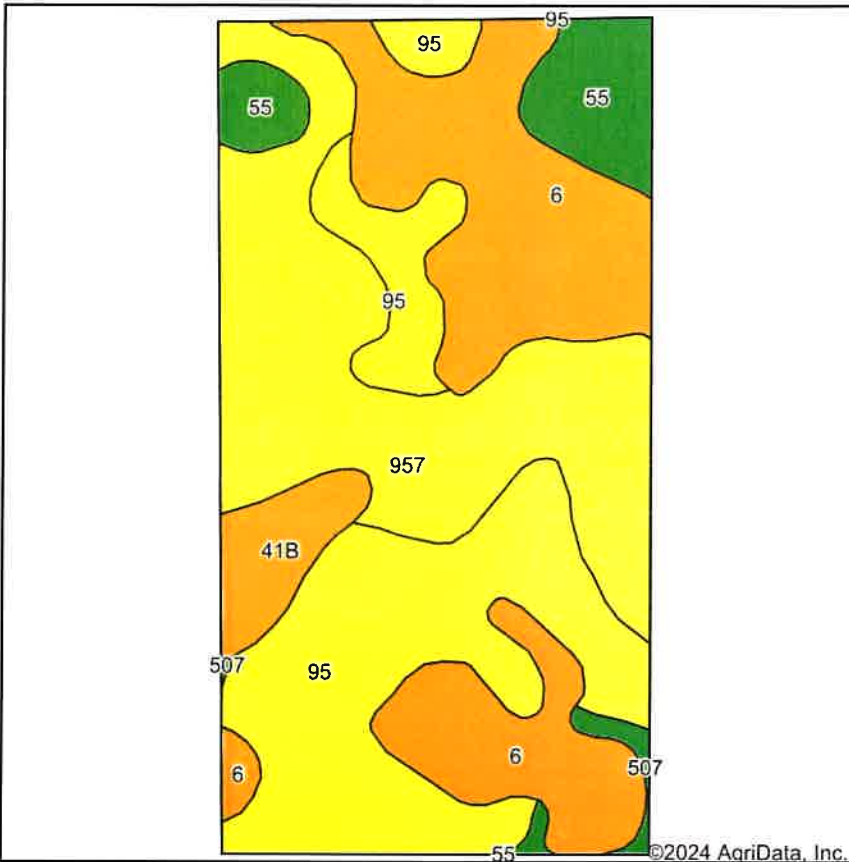
2/12/2024

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

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

Soils Map



State: **Iowa**
 County: **Worth**
 Location: **10-100N-20W**
 Township: **Grove**
 Acres: **79**
 Date: **2/12/2024**



Area Symbol: IA195, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	
95	Harp clay loam, 0 to 2 percent slopes	24.48	31.0%			llw	198.4	57.5	72	62	
957	Harp-Okoboji complex, 0 to 2 percent slopes	22.70	28.7%			llw	192.0	55.7	69		
6	Okoboji silty clay loam, 0 to 1 percent slopes	22.15	28.0%			lllw	177.6	51.5	59	57	
55	Nicollet clay loam, 1 to 3 percent slopes	5.46	6.9%			lw	233.6	67.7	89		
41B	Sparta loamy sand, 2 to 5 percent slopes	3.33	4.2%			IVs	lle	140.8	42	40	
507	Canisteo clay loam, 0 to 2 percent slopes	0.88	1.1%			llw	224.0	65.0	84		
Weighted Average						2.30	*.	191	55.4	67.5	*.

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

**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.

**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.

**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

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

NHEL

3562
T 1201

612
T 1251

3562
T 1202

TRANS.
to
F. Auburn
23 3.4
HC

2A 104.1

1.52.5

NHEL

1.53.2

NHEL

2. 107.5

NH

2. 24.8

NHEL

NC

4093
T 1252

grove

NOT COUNTY
deed

NC

3. 121.4

NHEL

1. 149.0

NHEL

NOT TO SCALE (1994 FLIGHT) WORTH COUNTY - CROP YEAR _____ I-1

Red New tile

Property Description – **Tract 3**

SIZE – 69.65 Gross Acres - bare cropland

LEGAL DESCRIPTION – West half Southwest quarter (W ½ SW ¼) except Survey Parcel “B” Section 10-T100N-R20W, Worth County

REAL ESTATE TAXES - \$1,424.00 - estimate by the broker only

TILLABLE ACRES – 66.35 Tillable Acres - FSA to determine the final acreage

CSR2 ave. – 67.5

DRAINAGE – A 2009 wetlands determinations determined all of the cropland was “prior converted” (PC). See attached tile maps.

HEL - none of the acres are highly erodible.

BUILDING IMPROVEMENTS – Adjoining building site is excluded.

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

POSSESSION - The land is subject to a lease for the 2024 season. Closing will be deferred to after the 2024 harvest.

EASEMENTS - None reported or observed.

ACCESS - The seller will provide a \$2,000 credit at closing if the buyer needs to develop a new field approach.

FENCE- If the buyer of Tract 4 wants a fence to surround Survey Parcel “B”, the owner of Survey Parcel “B” will not be responsible for the construction cost or maintenance of any of the fence. Typical Iowa fencing statues will not apply.

Aerial Map



Boundary Center: 43° 29' 28.16, -93° 11' 53.83

0ft 450ft 899ft



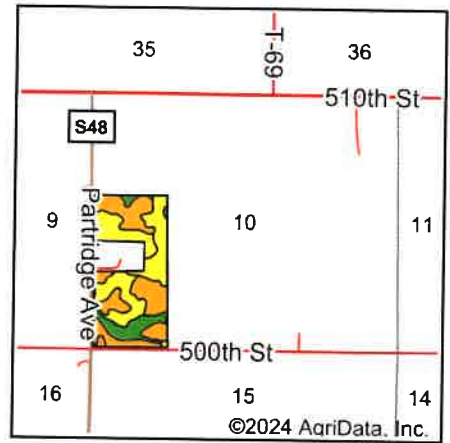
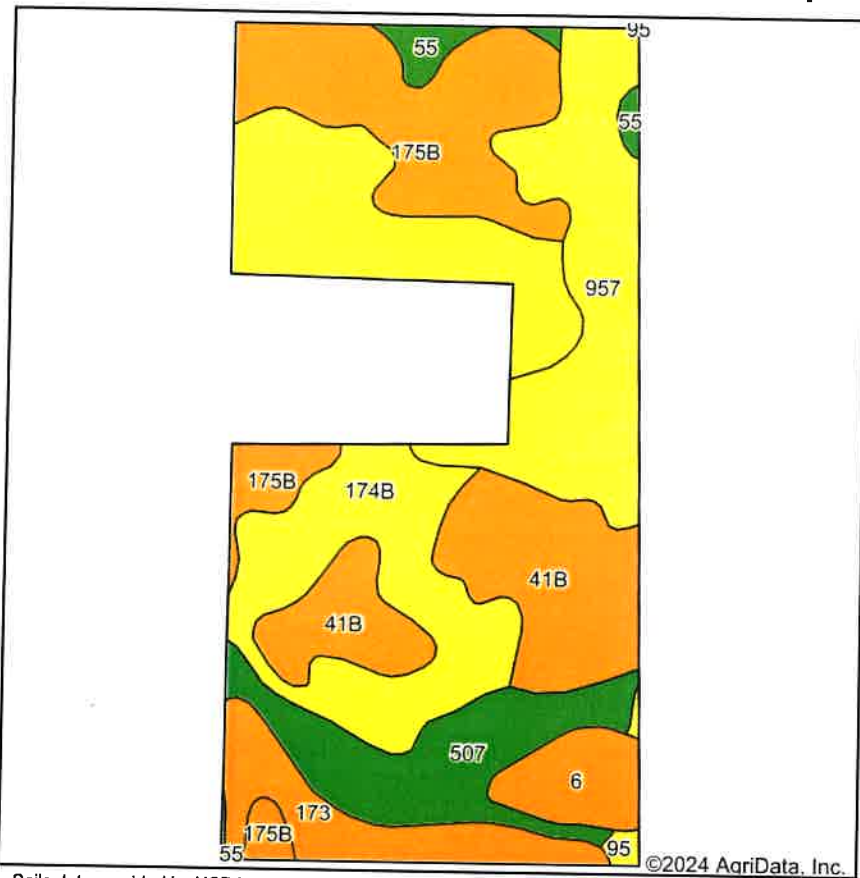
10-100N-20W
Worth County
Iowa



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

2/25/2024

Soils Map



State: **Iowa**
 County: **Worth**
 Location: **10-100N-20W**
 Township: **Grove**
 Acres: **66.35**
 Date: **2/25/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Corn Bu	Oats Bu	Soybeans Bu		
174B	Bolan loam, 2 to 5 percent slopes	19.01	28.7%			lis	177.6	51.5	63	70	158	63	46		
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	11.27	17.0%			llle	80.0	23.2	50	55					
957	Harps-Okobojo complex, 0 to 2 percent slopes	10.68	16.1%			llw	192.0	55.7	69						
41B	Sparta loamy sand, 2 to 5 percent slopes	10.00	15.1%			IVs	140.8	40.8	42	40					
507	Canisteo clay loam, 0 to 2 percent slopes	6.89	10.4%			llw	224.0	65.0	84						
173	Hoopeston fine sandy loam, 0 to 2 percent slopes, rarely flooded	4.38	6.6%			lis	80.0	23.2	59	62	160	64	46		
6	Okobojo silty clay loam, 0 to 1 percent slopes	2.61	3.9%			lllw	177.6	51.5	59	57					
55	Nicollet clay loam, 1 to 3 percent slopes	1.17	1.8%			lw	233.6	67.7	89	88					
95	Harps clay loam, 0 to 2 percent slopes	0.34	0.5%			llw	198.4	57.5	72	62					
Weighted Average							2.49	*-	157.3	45.6	60.9	*-	55.8	22.3	16.2

**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

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

INDEX LEGEND

LOCATION
 PARCEL 'B' BEING PART OF THE
 SW 1/4 OF SEC. 10-T100N-R20W OF
 THE 5TH P.M., WORTH COUNTY, IOWA

PROPRIETOR
 CHESTER MILLARD, JR.

SURVEY REQUESTED BY
 MARK MILLARD

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



DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'B' BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10-T100N-R20W OF THE 5TH P.M. WORTH COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE WEST QUARTER CORNER (W 1/4 COR.) OF SAID SECTION TEN (10);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF 500°10'33"E 789.63 FEET ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TEN (10) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WESTERLY LINE 500°10'33"E 504.00 FEET;

THENCE PERPENDICULAR TO SAID WESTERLY LINE N89°49'27"E 895.00 FEET;

THENCE PARALLEL WITH SAID WESTERLY LINE N00°14'33"W 504.00 FEET;

THENCE PERPENDICULAR TO SAID WESTERLY LINE S89°49'27"W 895.00 FEET TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'B' CONTAINS 10.35 ACRES INCLUDING 0.52 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

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) IGRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

DOCUMENTS USED FOR THIS SURVEY
 CERTS: FEE BK.20082162,
 FEE BK.20130076
 DEED: BK.38 PG.375
 EASEMENT: BK.25 PG.382

DATE SURVEYED	2-2-24
SCALE:	AS SHOWN
PROJECT NO.:	24212
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.

DRAFT

Benjamin Stark

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, Fox Auction Company & 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.

Fox Auction Company & Benchmark Agribusiness, Inc. are agents for the Seller.