



Benchmark
AGRIBUSINESS, INC

FARMLAND SALE

Shanks Farm

Located North East of Mason City
in Cerro Gordo County, Iowa

72.43 Gross Acres

70.79 Tillable Acres

South half Northeast quarter (S 1/2 NE 1/4)
except Survey Parcel B & except RR r-o-w,
Section 24-T97N-R20W,
Cerro Gordo County, Iowa

Possession is available for the 2026 growing season.

SALE BY ONE TIME BID/HIGHEST & FINAL
Bids due by August 25, 2025

Special provisions and more details on the next page



Benchmark
AGRIBUSINESS, INC

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

ph: 641-424-6983 · cell: 641-425-0080

www.benchmarkagribusiness.com · email - 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 25th, 2025. Emailed bids or hand delivered bids must be received by 5:00 PM CDT on August 25th, 2025. The email address is fred@benchmarkagribusiness.com.

The bids must be submitted as \$/gross acre. The multiplier will be 72.43 Acres. The bid must be your Highest & Final 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 26th, 2025. Per Iowa law, an earnest money deposit of \$90,000 must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after August 26th.

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 5th, 2025. The funds collected must be by wire transfer to the Trust Account of Benchmark Agribusiness, Inc. or by certified check(s).

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 wants 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.

The leachfield bed of the adjoining Klesath/Howe building site may extend beyond the survey lines of the excluded building site. The location of the leachfield lines are marked by two PVC pipes. The buyer of the Shanks land must stay South of the PVC pipes and avoid disrupting the leachfield bed.

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 a IRS Code Section 1031 – Tax Free Exchange - provided the Seller is not responsible for any additional costs associated with the exchange.



BID FORM

72.43 Gross Acres

Burton E. Shanks Trust & Jean A. Shanks Trust

**South half Northeast quarter (S 1/2 NE 1/4) except Survey Parcel B & except RR
r-o-w; Section 24-T97N-R20W Cerro Gordo County**

I hereby offer \$ _____/Acre (multiplier of 72.43 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 \$90,000.00 which, per Iowa law, must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after August 25th, 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 Monday, August 25th, 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

PROPERTY INFORMATION:

TILLABLE ACRES – 70.79 Acres

CSR2 weighted average – 89.8

HEL designation – Non highly erodible (NHEL)

DRAINAGE – aerial photos & NRCS records indicate isolated tile lines; FSA Form 156EZ says, “the wetland determinations not complete.” A modern wetlands determination is in process.

Three different Drainage District tile mains provide a tile outlet.

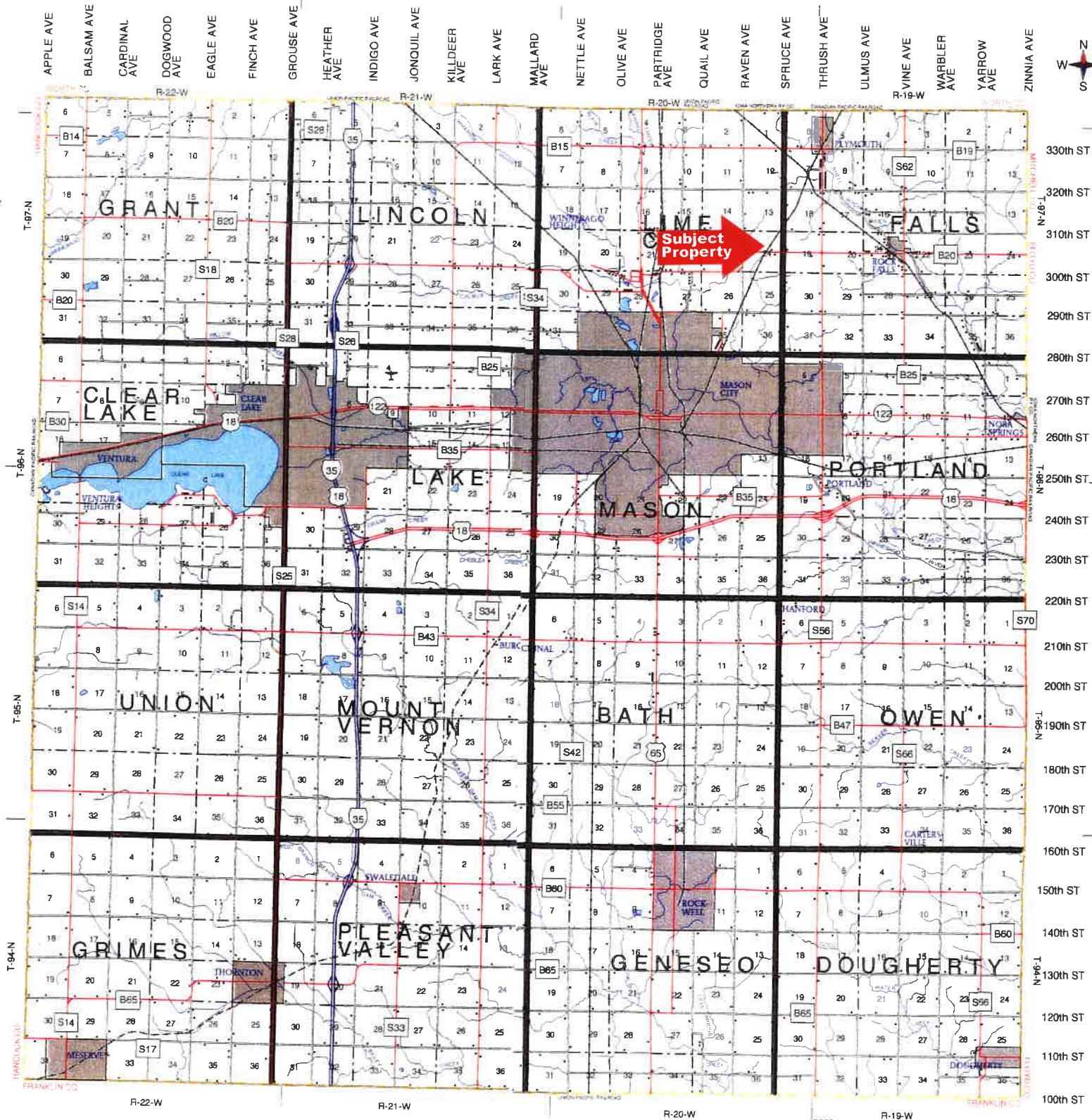
MINERAL RIGHTS – All of the mineral rights go with the farm.

REAL ESTATE TAXES - \$2,468.00/year for 23/24 fiscal tax year

BUILDING IMPROVEMENTS – bare land

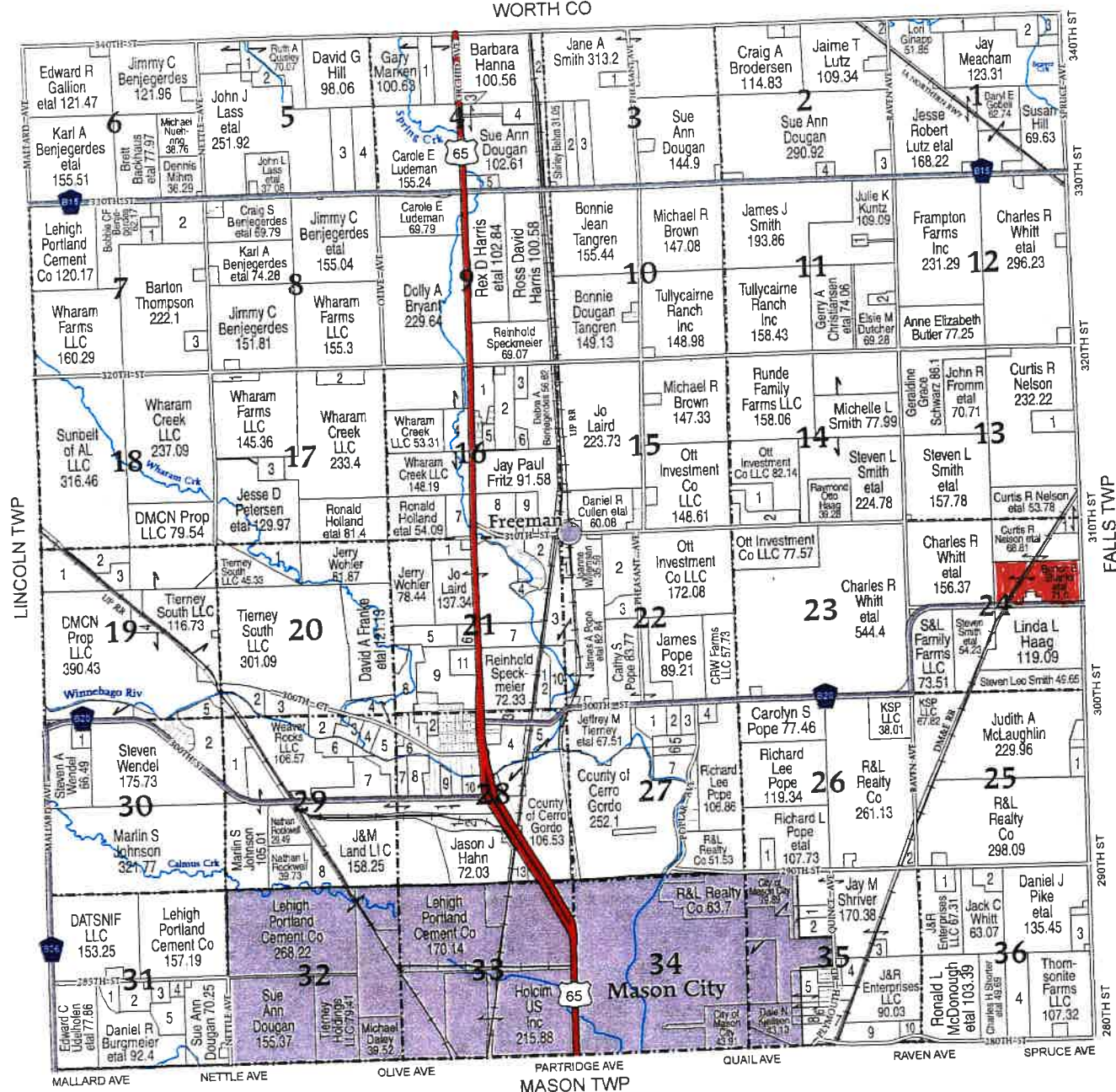
EASEMENTS - None reported or observed.

Cerro Gordo County, Iowa



R-20-W

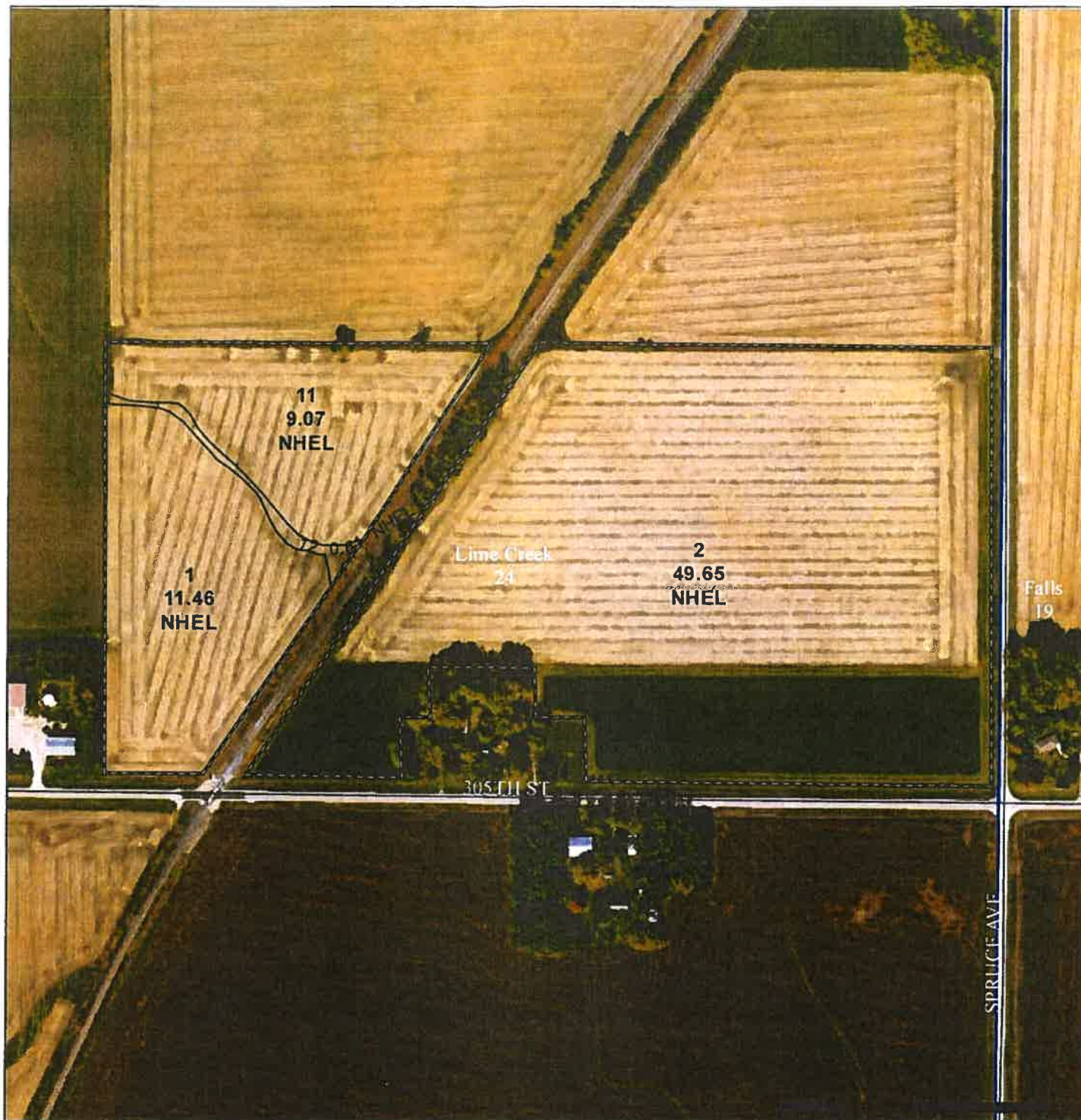
(Landowners)
WORTH CO





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: 70.79 acres

2025 Program Year

Map Created April 15, 2025

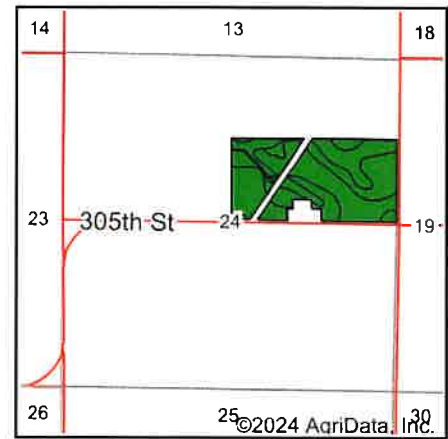
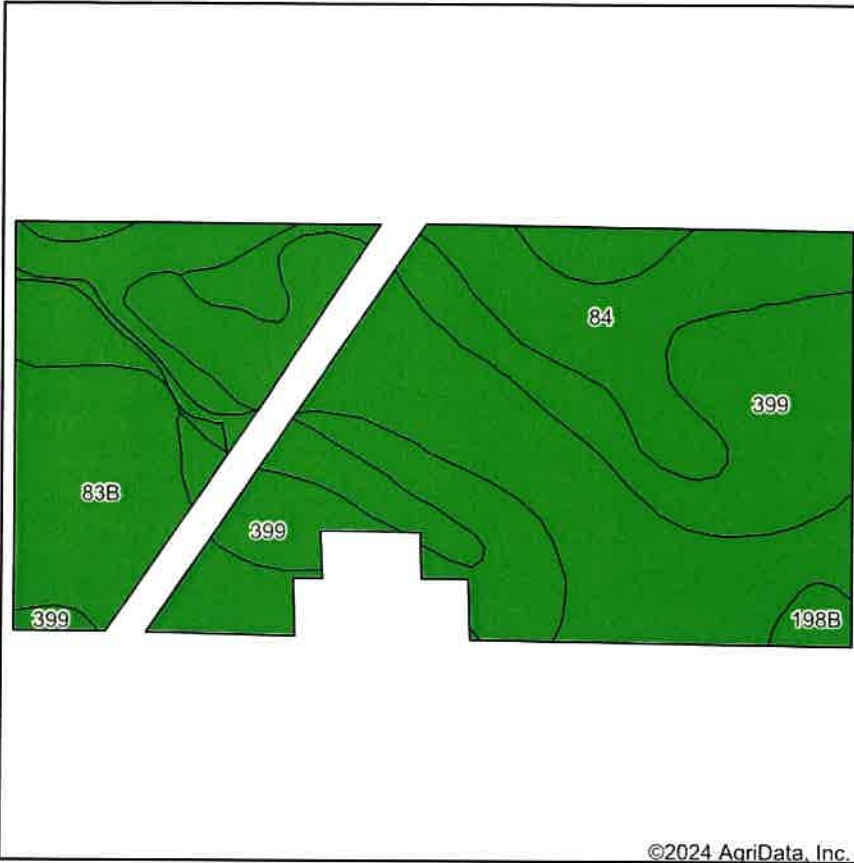
Farm 5246

Tract 1312

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-025 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: **Cerro Gordo**
 Location: **24-97N-20W**
 Township: **Lime Creek**
 Acres: **70.79**
 Date: **11/22/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: IA033, 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
83B	Kenyon loam, 2 to 5 percent slopes	29.08	41.1%		Ile	225.6	65.4	90	83
399	Readlyn silt loam, 1 to 3 percent slopes	22.95	32.4%		Iw	220.8	64.0	91	88
84	Clyde silty clay loam, 0 to 3 percent slopes	17.84	25.2%		Ilw	224.0	65.0	88	78
198B	Floyd loam, 1 to 4 percent slopes	0.92	1.3%		Ilw	222.4	64.5	89	78
Weighted Average					1.68	223.6	64.8	89.8	83.3

**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 : 5246

Prepared : 6/9/25 3:21 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
70.79	70.79	70.79	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	70.79		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
Com	35.79	0.00	137	
Soybeans	35.00	0.00	42	
TOTAL	70.79	0.00		

NOTES

Tract Number : 1312
Description : S2NE4 24-97-20 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 : JEAN A SHANKS TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
70.79	70.79	70.79	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 : 5246
Prepared : 6/9/25 3:21 PM CST
Crop Year : 2025

Tract 1312 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	70.79	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

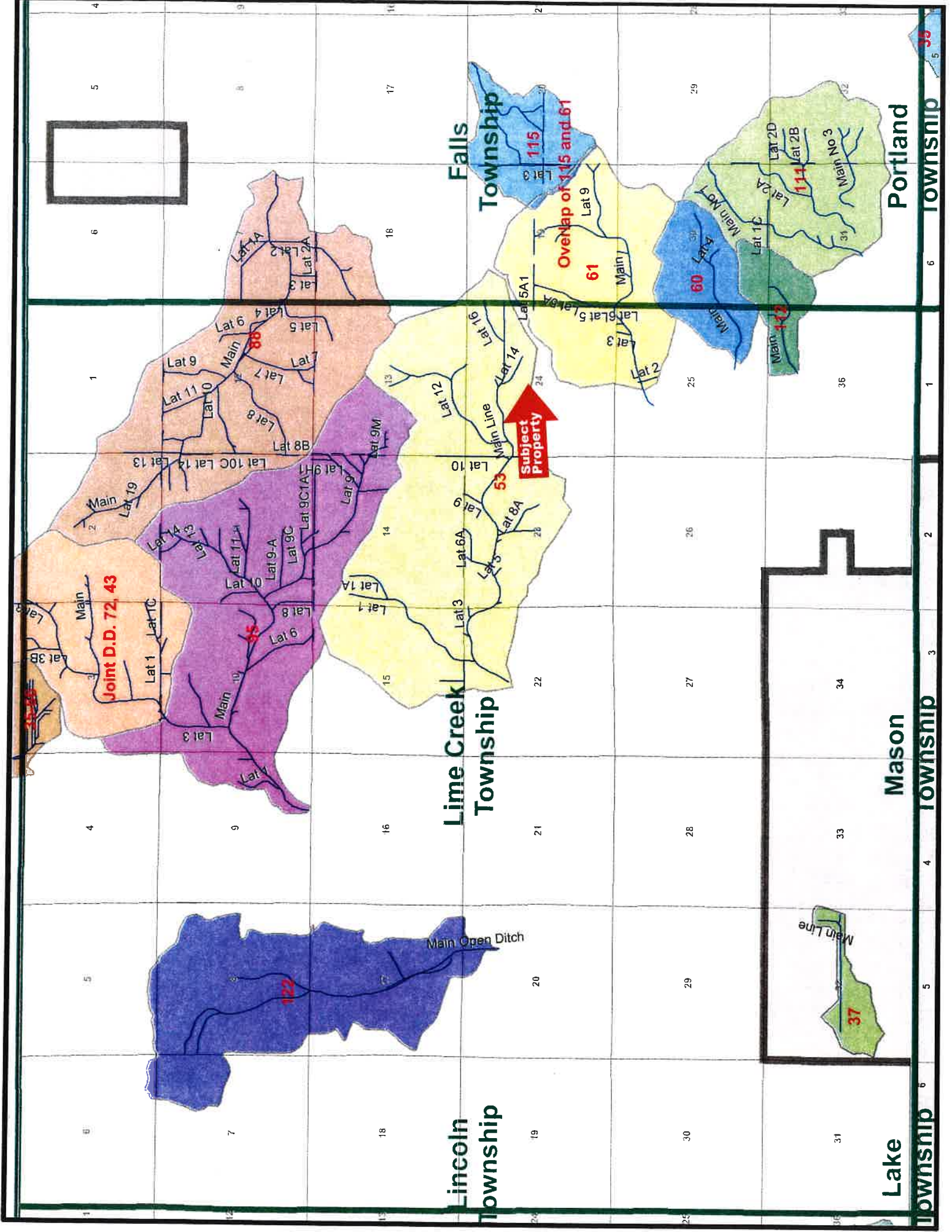
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	35.79	0.00	137
Soybeans	35.00	0.00	42
TOTAL	70.79	0.00	

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, 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 [How to File a Program Discrimination Complaint](#) 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) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



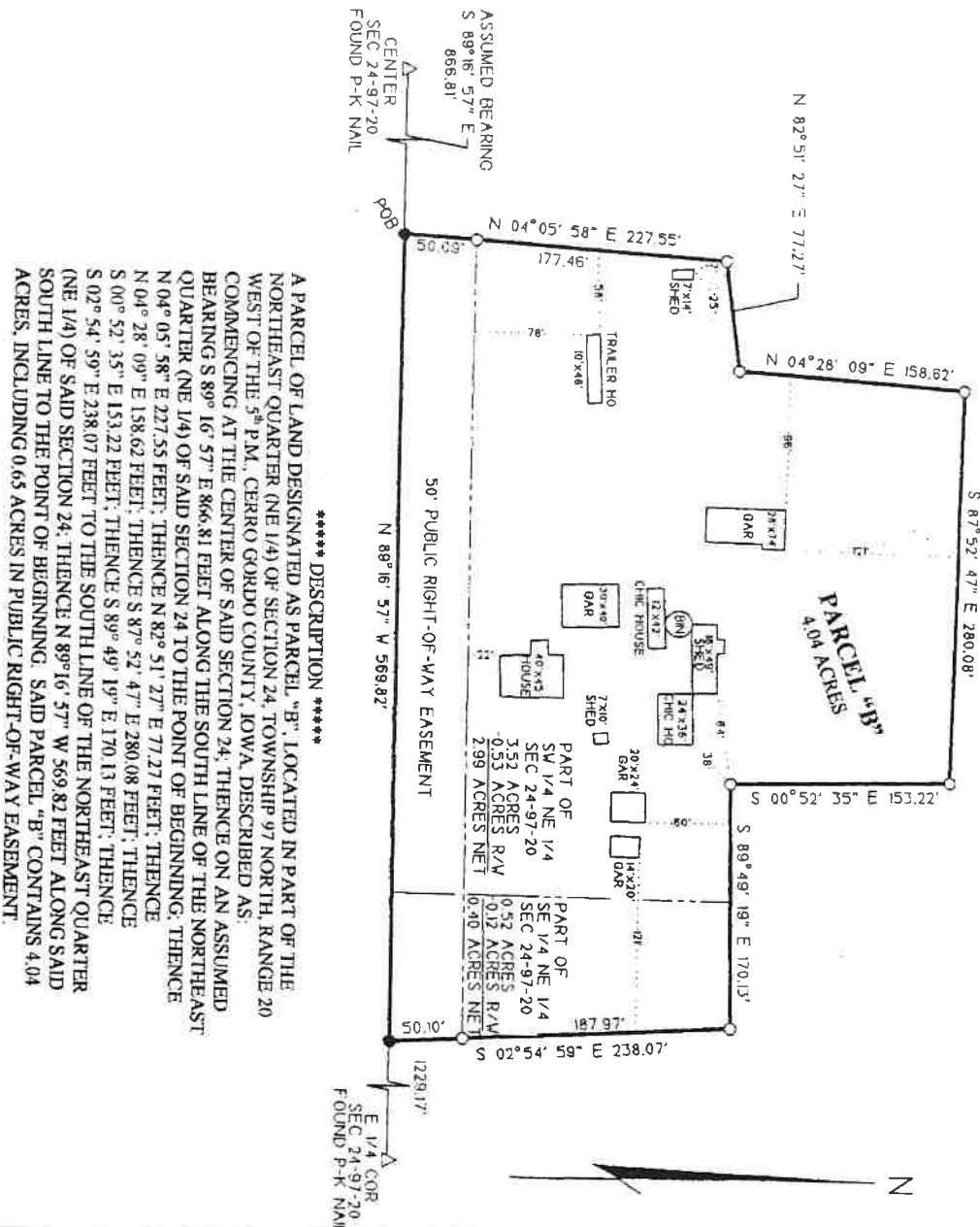
Type: INSR Pages: 1
Date: 10/11/2006 Time: 08:49 AM
R: \$5.00 T1: \$0.00 M: \$1.00 Tc: \$1.00 N: \$0.00
Pynt: Check

Colleen Pearce, Cerro Gordo County Recorder

PREPARED BY: KENNETH D. STARK 1622 SOUTH TAFT MASON CITY, IOWA 50401 (641) 423-7947

PLAT OF SURVEY

PART OF NE 1/4 SECTION 24-T97N-R20W
CERRO GORDO COUNTY, IOWA



- - SET 1/2" REBAR W/YELLOW CAP 10898
△ - SECTION CORNER AS NOTED
● - SET MAG NAIL IN ASPHALT
PCB - POINT OF BEGINNING



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT
WAS PREPARED AND THE RELATED SURVEY WORK WAS PER-
FORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND
THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE
LAWS OF THE STATE OF ALMA.

KENNETH D. STARK

LICENSE NUMBER 10434

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2007

PAGES OR SHEETS COVERED BY THIS SEAL: /



each line is 90'

24



1250 gal.
septic tank

CH B20 305th ST.

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.

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