## **Tim Brown Farm for Sale**

## ~154.01 Gross Acres +/-; 146.75 tillable acres

Corn Suitability Rating (CSR2) - 88.8

NE ¼ Section 10, Bath Township;
All in T95N-R20W, Cerro Gordo County
Closing date is negotiable
Outright possession available for 2020
R E Taxes - \$4,702.00

#### All offers considered



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

#### Non HEL – NO CRP No designated 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 lowa statutes.

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

T-95-N

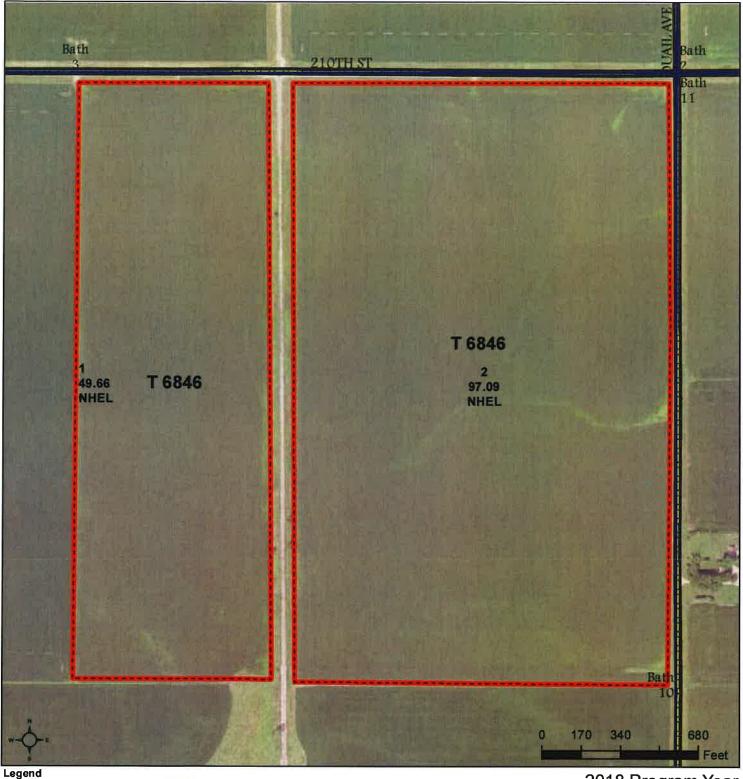
### BATH PLAT

R-20-W

IVA DRALIAN	E NETT	LE AVE	OLN	/E AVE	(Lando MASC PARTRIC	ON TWP.	OLIA	UL AVE			-20-77
Daylen Hanser 55	E NETT  220th ST  Barkers 1 Trast 111	Darlene Hansen Trust 111	Trusy Hansen Hansen Trust 51 58	Norwest Bank 173	Krystal Doolittle 57	Mark Brown 117	Helen Paulsen 109	Ruth	jerry Walters	N AVE	SPRUCE AVE
Terry Hanse Trust	Nadine Pals 120 Dennis	Terry Hansen	Daniel Broers 196	Gary Sutcliffe etux 170 Daniel	Windfall Acres LLC 54 Bradley	Eula 3	Dolores	Scott 99 Pedelty Livestoc Farms inc -160	etux 105	Pedelty Livestock Farms inc 139	Green Partnership 190
Evans T Donald S 80	78 JoAnn JoAnn Best Heat 40 JoAnn JOAN JOAN JOAN JOAN JOAN JOAN JOAN JOAN	11	Bardett	Daniel Broers 69	Fairbanks etal tr Donald Taylor	Koethe Broadacre 1* Farm LLC 307	Dolores Kotz etvir 153	Margaret Fetro	Gail Pitzen-	Gail Pitzénberger 160	Florence Beek 155
S34 Klm Kluever etux 121	Dolores Bowers 160	Delton Delton Dixon	Dean Schaefer etux 80	Ronald Kublemeier	Ott Investment	Melango th Treat that Dalores Kotz	Condition Brown 154	Partnership 80	Matthew Brown etal		aekers es
Robert Bowers Darg ettus 163	Delton Dixon etux 80	252	Laura Weers 160	Terry Hansen Trust Ower Farm	s 3	VF Holdings LLC 197 Mary		Dolores Ketz etvir 77 - 1 Elizabet 90 Staudt etvir 0 160	240 h	Cha Sprt etux 240	ries lark
JoAnn Best etal 42	Dixon ctux 80 200th ST James Barrett Trust	Jon Broess (and Sames 37) Barrett	Larry Broers	Hansen 155 50	Verna Aastrup 80	Doyle 111	1 1	Gregory	Krystal Doolittie	<u> </u>	Sutcliffe etics 40
Cornick 120	Donald	Trust 116	160 Marilyn	Broers 160 Marilyr	Ramona Diekhuis 79	Kotz etvir 211 Ramona Hauan	80 Mayis Deardeuff ux 80 v	etux 235	80	Robert Jeffrey etux 240 Lewis Bram 40	Surcitte Surcitte
80	Hansen etux 160	Broers etux 00 x 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	# Trust 150	Broers Trust 270	Hauan 40 190th ST	SO Paul Prui Douglas 74 Pruiu ctux SO		122	Kim Boseh 197	Jamie Busch 120	Mary Levenhagen 80 Leland Levenhaget etux 80
Debra Urada Weaver do biam 40 Gary Peters Trust chus 77	Kathleen Hansen 120 E E Hansen 120 E E Hansen NO CO	Caspers etal 153	Sec.	Curtis Stille etux 80	Paul Pruin 160	Raymond Partnership 220	Gaffney Land LLC 93	Owen Farms ILC Acq.0 240		Jerry Jeffrey 160	Mary Mary Solutions Soluti
Thomas Madden etux 152	Wendeli Thomas etux 160	lames of thomas etux 75 Beyerly Behr Trust 78	fames etur fames etur Gary Steenhard 80	100 (arrange	aymond irthership (0) 65	Joseph McLaughlin Trust etux, 225	Garffney Land LLC 77	Ramack Farms LC 200	Therrald Thomas is an ent ent ent	William Nichola 228	Richard 76 Thomas Trust ctux
1	farlan Uce Uce 240	James Thomas etux 195	First Bank Frust 40 Frieda Naber 40	General //	arms nc tal 80 tal chacter tux	1 Calvin Poppe trux	Curfis Lawson ctux 61	James et	iorvald iompson iii	Lary N Ranch	変長と Thomas
DJF Farmland Holdings LLC 157	Mari E Pardun Trust 159	Koester 79	Gaffney Land ILC 153	Frieda Bei		THE	Zuerl 16	<del>- 28  </del>	Co 80 ICBS LLC 159	William Nicholas 230	Brown 238
	Roger Witte 242	Hatlan Rice etus	Mary silver aylor 109 xnt	Thomas Lac	War warm	EASANT	┡	IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	Keith Dhondt 27 77 E	CCBS LLC 160	BSS Craig
Triple J LLC 241	Ronald Behr etux 160	William DeRoos etux 155	Richard Thomas Trust etux	Thomas Madden 117	Scoffeld thux Scoffeld thux Sukup Enterprices 120 PARTRID	itridec II. The construction of the constructi	s nu	Keith Ob Muranny 131	N N	Michael Spooner	SPRUCEAVE



#### Cerro Gordo County, Iowa



Non-Cropland CRP
Cropland Tract Boundary 
Wetland Determination Identifiers

lowa PLSS

lowa Roads

2018 Program Year
Map Created May 11, 2018

Farm **7996** Tract **6846** 

Wetland Determination identifi

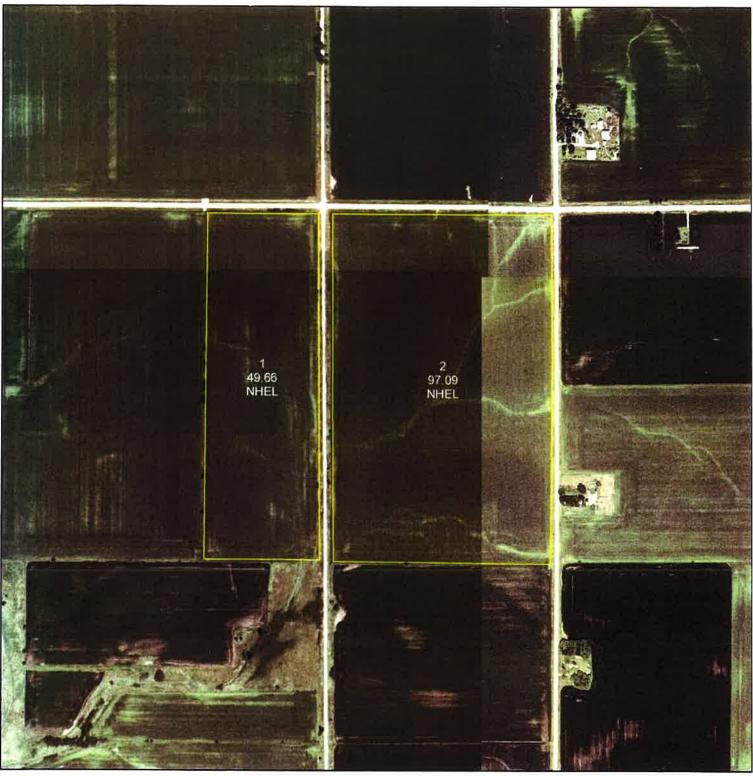
Restricted Use

Limited Restrictions

Tract Cropland Total: 146.75 acres

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 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).





850 Feet 212.5 425

1 inch equals 660 feet

Cerro Gordo FSA

Map Printed: January 07, 2009 Bath 10

Crop Year

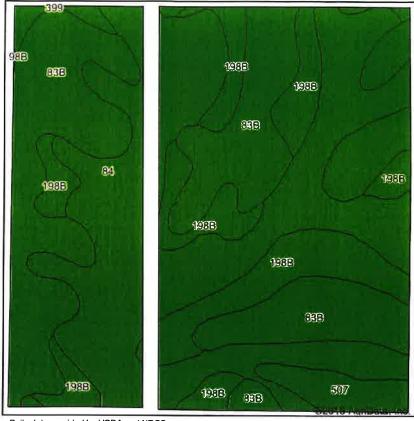
Legend

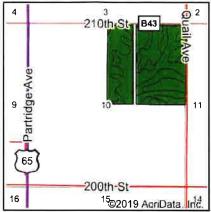
Farm# 6680 Field Boundary Wetland Determination Wetland Determination
Wetland Determination Identifiers Tract# 6846

- Limited Restrictions
- Exempl from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your orginal determinations (CPA-026 and attached maps) for exact wetland boundaries and determination or contact NRCS.

#### Soils Map





State: Iowa

County: Cerro Gordo Location: 10-95N-20W

Township: **Bath** 146.75 Acres: Date: 2/3/2020







Soils data provided by USDA and NRCS.

	Symbol: IA033, Soil Area Version: 21 Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	*i Com	*i Soybeans	CSR2**	CS R	Com	Oats	Soybeans
	Clyde silty clay loam, 0 to 3 percent slopes	58.14	39.6%		llw	224	65	88	78	193.5	76.5	56
83B	Kenyon loam, 2 to 5 percent slopes	55.24	37.6%		lle	225.6	65.4	90	83	210	91	61
198B	Floyd loam, 1 to 4 percent slopes	27.39	18.7%	L SUPERIOR	llw	222.4	64.5	89	78			
507	Canisteo clay loam, 0 to 2 percent slopes	4.54	3.1%		llw	224	65	84	78			
399	Readlyn silt loam, 1 to 3 percent slopes	1.44	1.0%		lw	220.8	64	91	88			
Weighted Average					224.3	65	88.8	80	155.7	64.6	45.1	

<sup>\*\*</sup>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.

<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method Soils data provided by USDA and NRCS.

lowa

U.S. Department of Agriculture

Farm Service Agency

FARM: 7996

Prepared: 3/25/19 1:44 PM

Crop Year: 2019

Report ID: FSA-156EZ

Cerro Gordo

Abbreviated 156 Farm Record

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 6846

Description: NE4 10-95-20 BATH

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

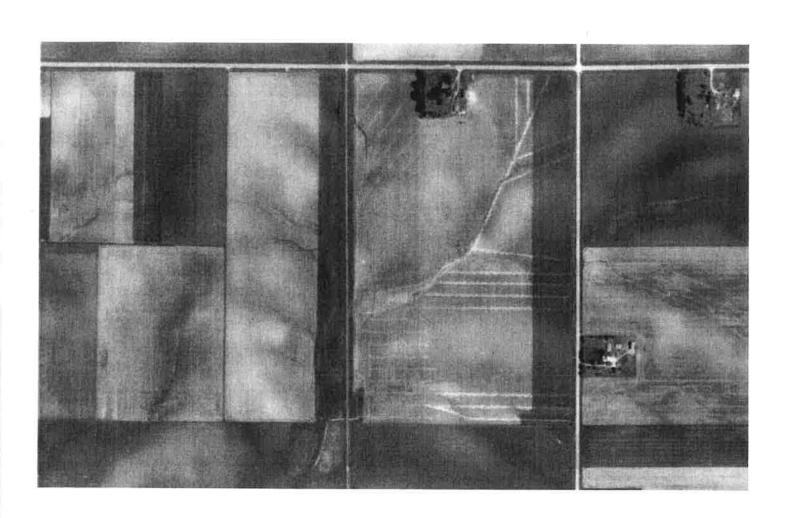
Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
146.75	146.75	146.75	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	146.75	0.0	0.0	0.0	

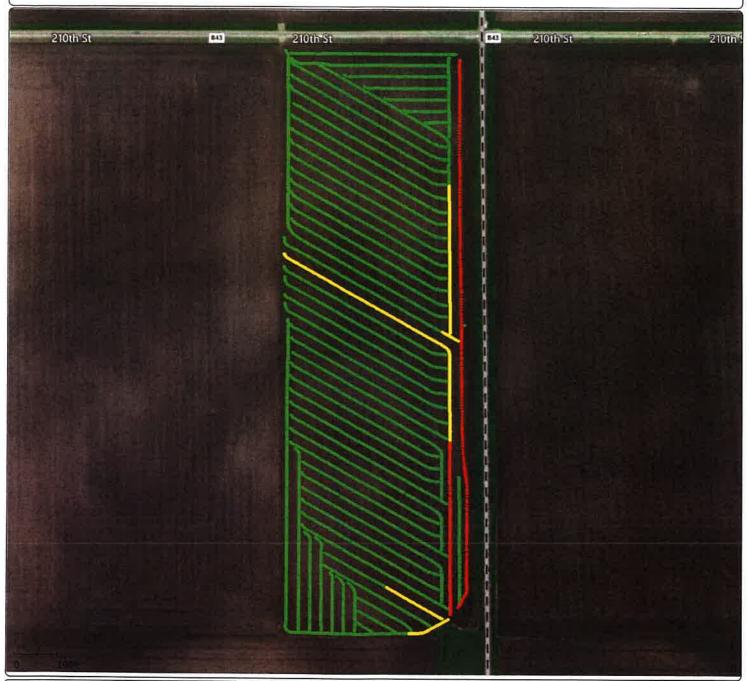
Сгор	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	101.97		162	0.0		
SOYBEANS	44.78		44	0.0		
Total Base Acres:	146.75					

Owners: BROWN, TIMOTHY Other Producers: None



TILE MAP

# Planting 2012 - B-43 W of tracks



Grower: Tile

Farm: Tim Brown

Field: B-43 W of tracks

Year: 2012

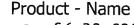
Operation : Planting

Crop / Product : Multiple

Area: 1.016 ac

Start Date : 10/16/2012

End Date: 10/18/2012



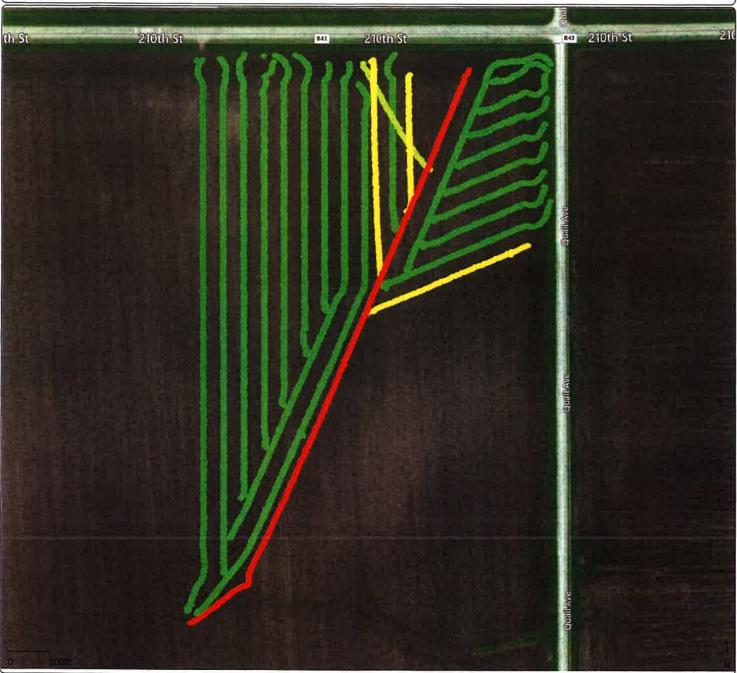
4 in Perf( 38,630 ft)

6in Clay ( 763 ft)

6in Perf ( 2,430 ft)

Old Main ( 2,414 ft)

## Site Verification 2011 - B-43



Grower: Tile Farm: Tim Brown Field: B-43 Year: 2011

Operation : Site Verification Crop / Product : Multiple Op. Instance : Instance - 1

Area : 0.362 ac Start Date : 4/3/2011 End Date : 4/4/2011 Working Time : 1.507 h Avg. Productivity : 0.238 ac/h

GPS Count : 5425 2/5/2020 7:45:42 AM

