

Gelner Farm for Sale



31.6 Gross Acres; 31.2 tillable acres

**Lot 21 of Ehlebracht Addition; and Lots 11 & 12 with exceptions; All in NE $\frac{1}{4}$ NE $\frac{1}{4}$; and, Lots 9 & 10 except Parcel "E"; and Lots 7 & 8 and Parcel "C";
All in SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 24;
All in T96N-R18W; Floyd County**

**Possession subject to the lease for 2022;
outright possession available for 2023**

FOR SALE BY ONE TIME BID

Bidding details on the next page



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

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 Friday, August 5th, 2022. Emailed bids or hand delivered bids must be received by 5:00 PM CDT on Friday, August 5th, 2022. The email address is fred@benchmarkagribusiness.com.

The bids must be submitted as \$/gross acre. The multiplier will be 31.6 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 purchase contract 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 Saturday at 5:00 PM CDT on August 6th, 2022. Per Iowa law, an earnest money deposit of \$25,000 must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after August 5th.

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, October 5th, 2022.

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.

Real Estate taxes will be pro-rated to date of closing. Unpaid special assessments to be paid by the seller. The semi-annual installment due September 30, 2022 will be paid by the seller and the March 31st, 2023 semi-annual installment will also be paid by the Seller.

The parcel will be bought subject to the existing lease for the 2022 growing season. The final cash rent payment will be paid to the Seller.

The buyer will be prorated 100% of the CRP payment due October 1, 2023. Seller will keep 100% of the CRP annual payment due October 1, 2022. The buyer may elect to have the Estate

terminate the CRP contract provided the Estate is still open and able to exercise the right to terminate the CRP contract without penalty.

The seller will be responsible for terminating the lease prior to the Iowa statutory lease termination deadline by the close of business on August 31st, 2022.

The cropland has been enrolled in the ARC/PLC program for the 2022 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 to the buyers.

PROPERTY INFORMATION:

TILLABLE ACRES – 31.3 Acres

No Highly erodible (NHEL)

DRAINAGE – aerial photos & NRCS records indicate isolated tile lines. FSA Form 156EZ says, “wetlands determinations are not complete.” Nearly all of the soil types have good, natural internal drainage.

CRP INFORMATION – Two contracts; both contracts are part of the “CP21 - filter strips” program; both contracts will expire 9/30/24; the annual payment on both contracts is \$307.20/CRP acre.

MINERAL RIGHTS – None of the mineral rights have been sold.

REAL ESTATE TAXES - \$704.00

IMPROVEMENTS – bare land – no buildings. The street sign may or may not be on the Gelner land. The signage is offered “as is/where is”. There is no signage lease income.

CITY UTILITIES – City of Rudd utilities are located nearby in Decker Street; North part is zoned Single Family Residential; Southeast corner is zoned General Commercial; balance is zoned Light Industrial (Refer to the attached maps from City Hall) According to the Iowa DOT, 9,700 vehicles per day pass by on the Avenue of the Saints.

EXISTING LEASE TERMS - Rudd Betterment Corp, tenant; expires 02/28/2023; all 2022 rent will be paid to the Seller. Current lease is \$200/tillable acre.

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.



BID FORM

**31.6 Gross Acres
Remelda Gelner Estate
c/o Joni Gelner, Executor**

LEGAL DESCRIPTION: Lot 21 of Ehlebracht's Addition; and Lots 11 & 12 with exceptions; All in NE $\frac{1}{4}$ NE $\frac{1}{4}$; and, Lots 9 & 10 except Parcel "E"; and Lots 7 & 8 and Parcel "C"; All in SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 24; All in T96N-R18W; Floyd County

I hereby offer \$_____/Acre (multiplier of 31.6 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 \$25,000.00 which, per Iowa law, must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after August 5th, 2022.

SIGNED _____ Date _____

Print Name _____

Address _____

City _____ State _____ ZIP code _____

Telephone # _____ Cell phone # (if different) _____

Email _____

Return no later than close of business on Friday, August 5, 2022 to:

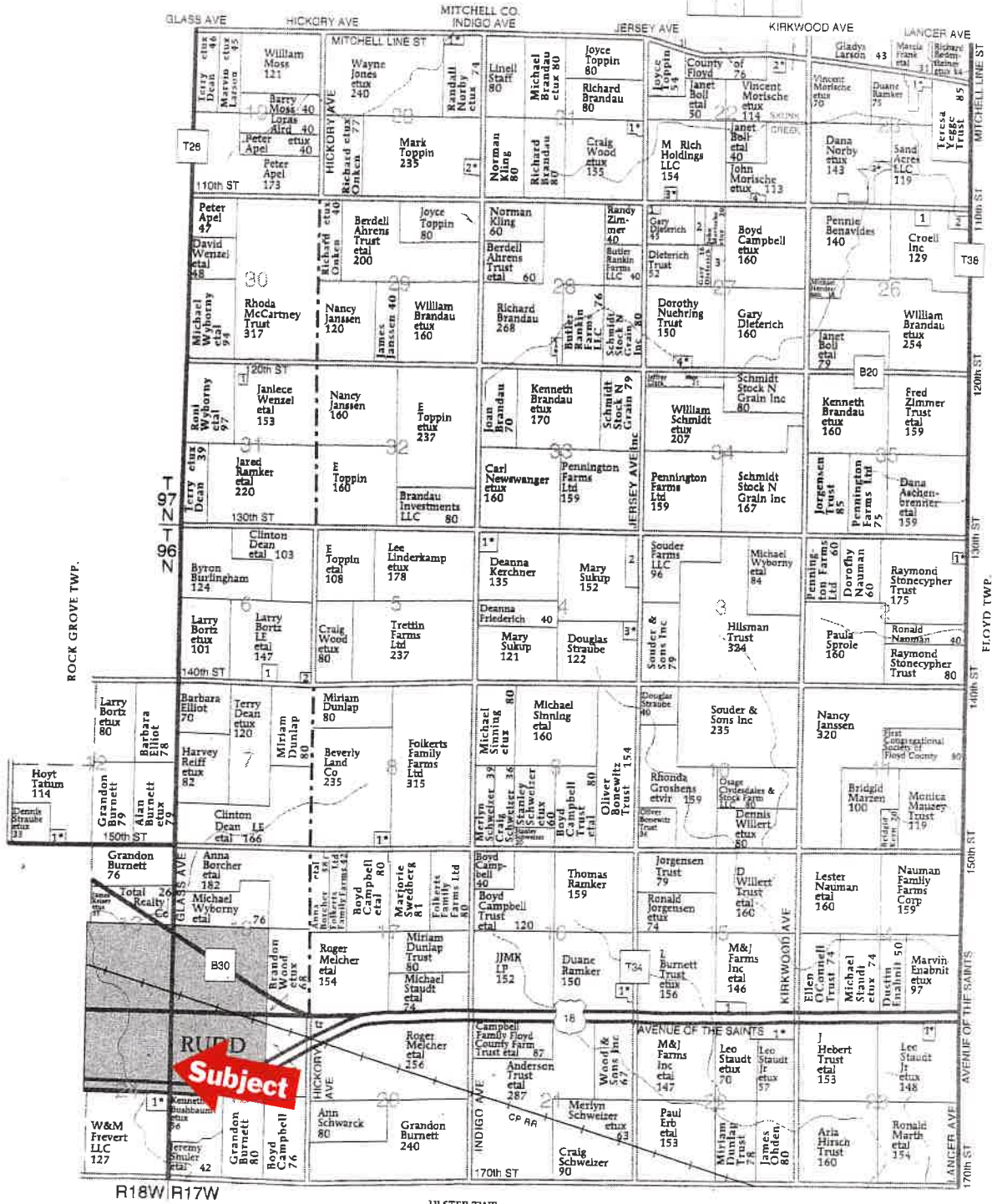
Courtside Offices * 23 Third Street NW * Mason City, Iowa 50401
641-424-6983 * Fax 641-424-0318 * cell – 641-425-0080
www.benchmarkagribusiness.com * Email – fred@benchmarkagribusiness.com

T-96-97-N

RUDD PLAT

(Landowners)

R-17-18-W





United States
Department of
Agriculture

Floyd County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 31.30 acres

2022 Program Year

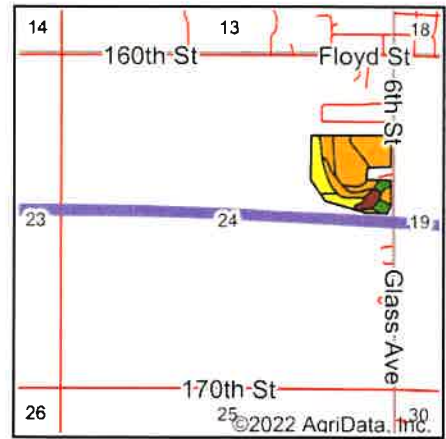
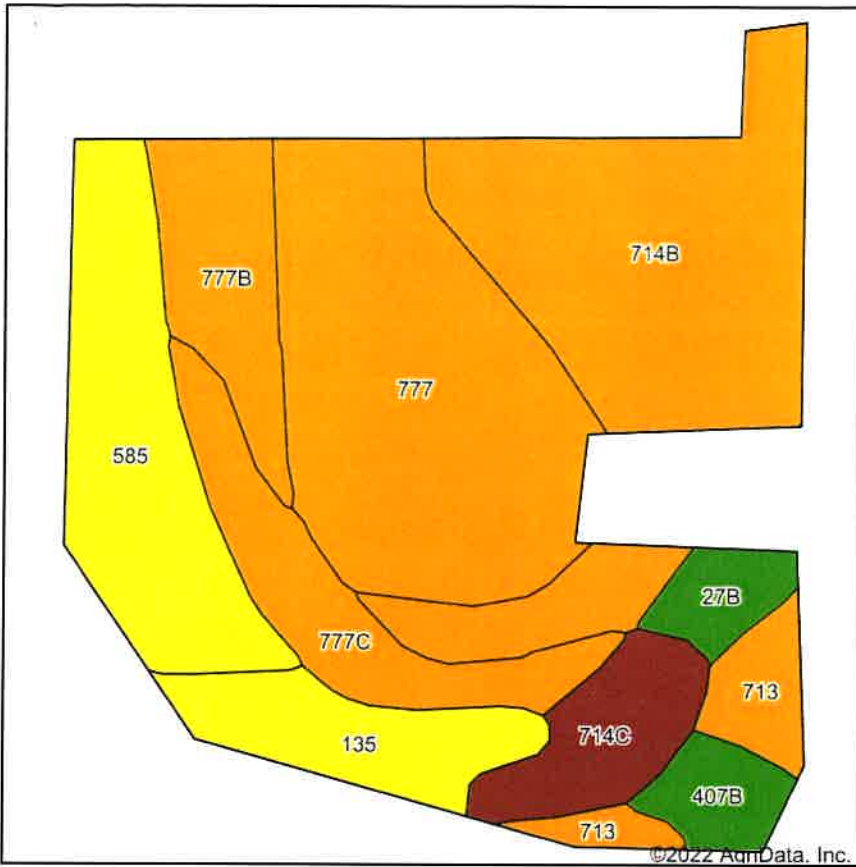
Map Created April 06, 2022

Farm 6008
Tract 11131

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).

USDA is an equal opportunity provider, employer, and lender.

Soils Map



State: **Iowa**
 County: **Floyd**
 Location: **24-96N-18W**
 Township: **Rudd**
 Acres: **31.3**
 Date: **5/26/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA067, 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 |
|------------------|---|-------|------------------|-------------|------------------|------------|----------------|--------|-----|
| 714B | Winneshiek silt loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes | 7.96 | 25.4% | | Ile | 80.0 | 23.2 | 42 | 53 |
| 777 | Wapsie loam, 0 to 2 percent slopes | 7.56 | 24.2% | | Ils | 80.0 | 23.2 | 51 | 58 |
| 585 | Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded | 4.33 | 13.8% | | Ilw | 80.0 | 23.2 | 70 | |
| 777C | Wapsie loam, 5 to 9 percent slopes | 2.61 | 8.3% | | Ille | 80.0 | 23.2 | 43 | 33 |
| 777B | Wapsie loam, 2 to 5 percent slopes | 2.17 | 6.9% | | Ile | 80.0 | 23.2 | 48 | 53 |
| 135 | Coland clay loam, 0 to 2 percent slopes, occasionally flooded | 2.08 | 6.6% | | Ilw | 198.4 | 57.5 | 65 | 80 |
| 714C | Winneshiek silt loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes | 1.74 | 5.6% | | Ille | 80.0 | 23.2 | 37 | 33 |
| 713 | Winneshiek silt loam, 30 to 40 inches to limestone, till plain, 0 to 2 percent slopes | 1.21 | 3.9% | | Ile | 80.0 | 23.2 | 51 | 74 |
| 407B | Schley silt loam, 1 to 4 percent slopes | 0.87 | 2.8% | | Ilw | 196.8 | 57.1 | 81 | 69 |
| 27B | Terril loam, 2 to 5 percent slopes | 0.77 | 2.5% | | Ile | 224.0 | 65.0 | 88 | 87 |
| Weighted Average | | | | | 2.14 | 94.7 | 27.4 | 52.4 | *- |

**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

Soils data provided by USDA and NRCS.

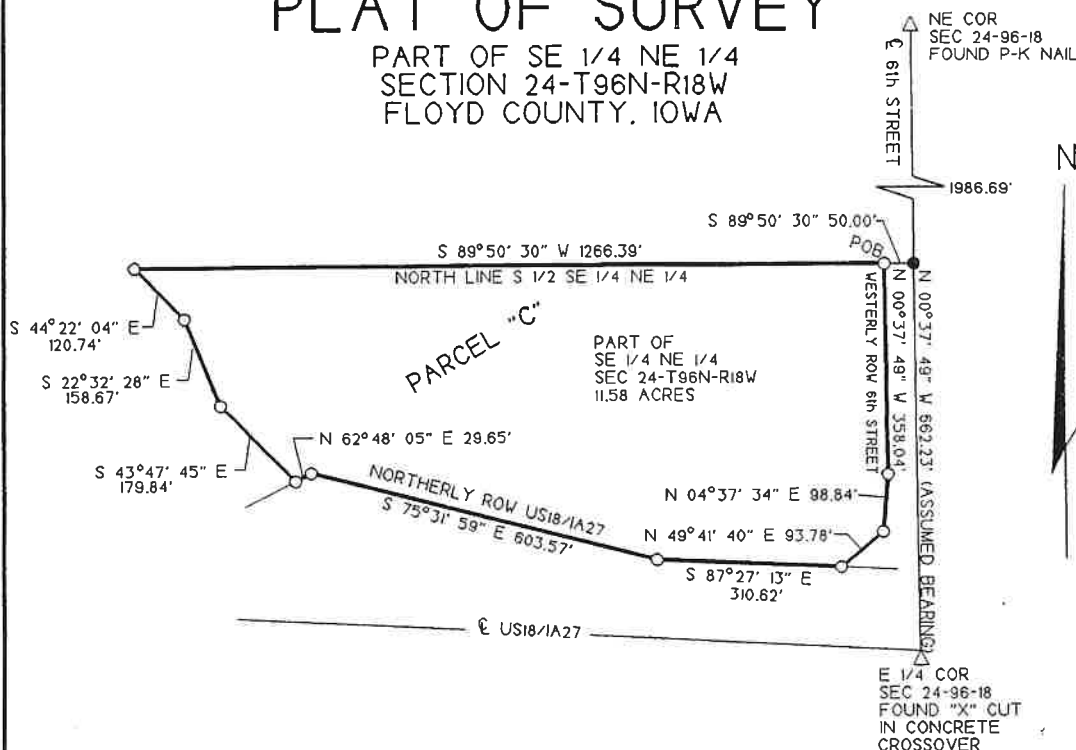


Book 2006 Page 0298 Type 03 008 Pages 1
Date 2/09/2006 Time 2:03 PM
Rec Amt \$7.00

DEBORAH K ROBERTS, COUNTY RECORDER
FLOYD COUNTY IOWA

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

PART OF SE 1/4 NE 1/4
SECTION 24-T96N-R18W
FLOYD COUNTY, IOWA



***** DESCRIPTION *****

A PARCEL OF LAND DESIGNATED AS PARCEL "C", LOCATED IN PART OF THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 24, TOWNSHIP 96 NORTH, RANGE 18 WEST OF THE 5th P.M., FLOYD COUNTY, IOWA, DESCRIBED AS:

COMMENCING AT THE EAST QUARTER CORNER (E ¼ COR) OF SAID SECTION 24;
THENCE ON AN ASSUMED BEARING N 00° 37' 49" W 662.23 FEET ALONG THE EAST
LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 24 TO THE NORTH
LINE OF THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE
NORTHEAST QUARTER (NE ¼) OF SAID SECTION 24; THENCE S 89° 50' 30" W 50.00
FEET ALONG SAID NORTH LINE TO WEST LINE OF 6th STREET, CITY OF RUDD, AND
POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID
NORTH LINE S 89° 50' 30" W 1266.39 FEET; THENCE S 44° 22' 04" E 120.74 FEET;
THENCE S 22° 32' 28" E 158.67 FEET; THENCE S 43° 47' 45" E 179.84 FEET TO THE
NORTHERLY RIGHT-OF-WAY OF PRIMARY ROAD NO US18/IA27; THENCE
N 62° 48' 05" E 29.65 FEET ALONG SAID RIGHT-OF-WAY; THENCE CONTINUING
ALONG SAID RIGHT-OF-WAY S 75° 31' 59" E 603.57 FEET; THENCE CONTINUING
ALONG SAID RIGHT-OF-WAY S 87° 27' 13" E 310.62 FEET TO THE WESTERLY RIGHT-
OF-WAY OF SAID 6th STREET; THENCE N 49° 41' 40" E 93.78 FEET ALONG SAID
RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N 04° 37' 34" E
98.84 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N 00° 37' 49" W
358.04 FEET TO THE POINT OF BEGINNING. SAID PARCEL "C" CONTAINS 11.58
ACRES.



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



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

KENNETH D. STARK

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2007

PAGES OR SHEETS COVERED BY THIS SEAL:



Document 2014-1438

Book 2014 Page 1438 Type D0 Pages 1

Date 7/24/2014 Time 1:12 PM

Rec Amt \$7.00

✓ INDX
✓ CHCK
NOTE

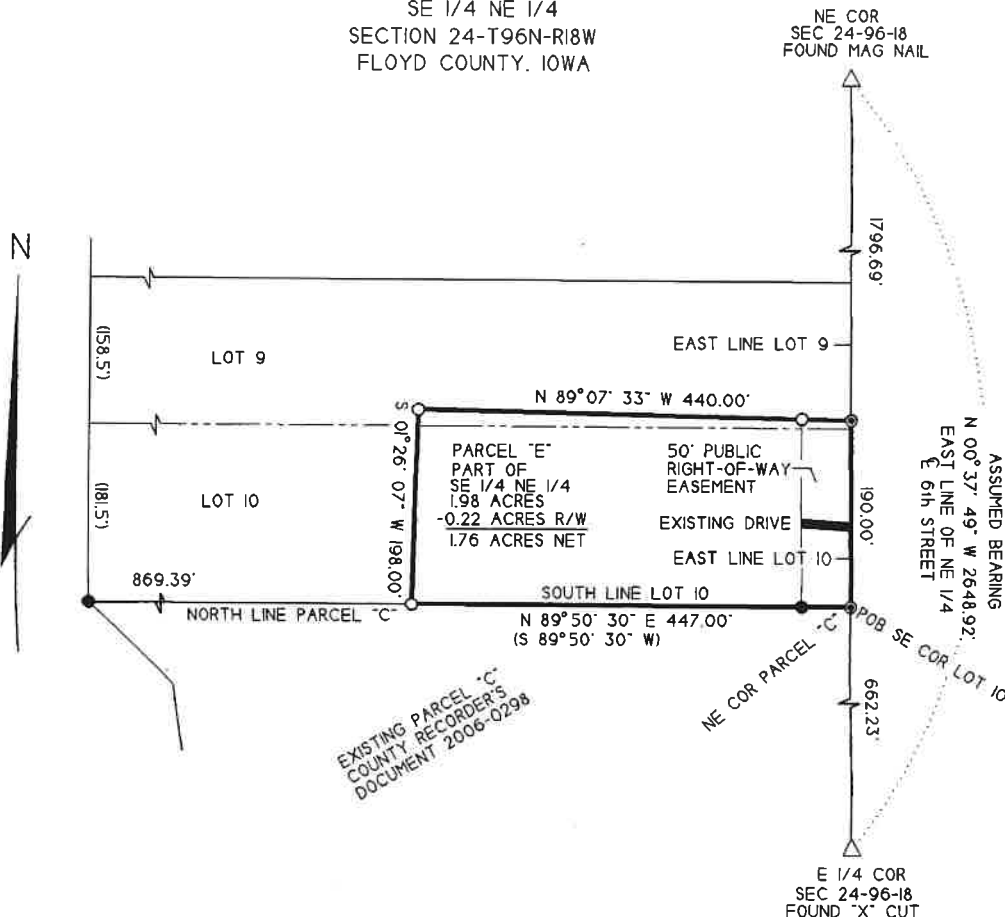
DEBORAH K ROBERTS, COUNTY RECORDER
FLOYD COUNTY IOWA

SCAN
ODD

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

PLAT OF SURVEY

PART OF LOT 9 & LOT 10
IRREGULAR SURVEY
SE 1/4 NE 1/4
SECTION 24-T96N-R18W
FLOYD COUNTY, IOWA



***** DESCRIPTION *****

A PARCEL OF LAND DESIGNATED AS PARCEL "E", LOCATED IN PART OF LOT 9 AND LOT 10 OF THE IRREGULAR SURVEY OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 96 NORTH, RANGE 18 WEST OF THE 5th P.M., FLOYD COUNTY, IOWA, DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER (SE COR) OF SAID LOT 10 AND NORTHEAST CORNER OF EXISTING PARCEL "C" AS DESCRIBED IN COUNTY RECORDER'S DOCUMENT 2006-0298; THENCE ON AN ASSUMED BEARING N 00° 37' 49" W 190.00 FEET ALONG THE EAST LINE OF SAID LOT 10 AND LOT 9; THENCE N 89° 07' 33" W 440.00 FEET; THENCE S 01° 26' 07" W 198.00 FEET TO THE SOUTH LINE OF SAID LOT 10 AND EXISTING NORTH LINE OF SAID PARCEL "C"; THENCE N 89° 50' 30" E (RECORD S 89° 50' 30" W) 447.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING. SAID PARCEL "E" CONTAINS 1.98 ACRES, INCLUDING 0.22 ACRES IN PUBLIC RIGHT-OF-WAY EASEMENT.

SCALE 1" = 150'
0 50'

- △ - SECTION CORNER AS NOTED
- - FOUND 1/2" REBAR YPC 10898
- - SET 1/2" REBAR YPC 10898
- ⊙ - SET MAG NAIL
- YPC - YELLOW PLASTIC CAP
- POB - POINT OF BEGINNING
- (OO) - RECORD DIMENSION



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

Kenneth D. Stark 07-18-14
KENNETH D. STARK DATE

LICENSE NUMBER 10898

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL: 1

Iowa
Floyd

U.S. Department of Agriculture
Farm Service Agency

FARM: 6008

Prepared: 5/25/22 5:01 PM

Crop Year: 2022

Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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.

Operator Name RUDD COMM BETTERMENT CORP Farm Identifier Recon Number
2007 - 177

Farms Associated with Operator:
None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11030, 11960

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|-------------|------------------|
| 31.64 | 31.3 | 31.3 | 0.0 | 0.0 | 0.0 | 1.9 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FPW | Native Sod | | | | |
| 0.0 | 0.0 | 29.4 | 0.0 | 0.0 | 0.0 | | | | |

| PLC | ARC-CO | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default |
|--------------|--------|--------|-------------|----------------|----------------|
| CORN , SOYBN | NONE | NONE | NONE | NONE | NONE |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------|-----------------------|
| CORN | 29.0 | 119 | 0.30 |
| SOYBEANS | 0.1 | 42 | 0.00 |
| Total Base Acres: | 29.1 | | |

Tract Number: 11131 Description 24-94-18 Rock Grove

FSA Physical Location : Floyd, IA

ANSI Physical Location: Floyd, IA

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

1) .9 out 2024 \$307.20
2) 1.0 out 2027 @ \$279.11

Recon Number
2007 - 178

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 31.64 | 31.3 | 31.3 | 0.0 | 0.0 | 0.0 | 1.9 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FPW | Native Sod | | |
| 0.0 | 0.0 | 29.4 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------|-----------------------|
| CORN | 29.0 | 119 | 0.30 |
| SOYBEANS | 0.1 | 42 | 0.00 |
| Total Base Acres: | 29.1 | | |

Owners: GELNER, REMELDA ANN



HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

| | | | | | |
|---|---|------------------|-------------------------|------------------|-------------------------|
| Name Address: | Rudd Comm Betterment Corp 1240 Foothill Ave Rudd IA 50471 | Request Date: | 7/6/06 | County: | Floyd |
| Agency or Person Requesting Determination: | FSA | Tract No: | 9954 1131 | FSA Farm No.: | 1918 6008 |

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? | Yes |

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 | 19.5 | 12/21/06 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

The Highly Erodible Land determination was completed in the field.

Section II - Wetlands

| | |
|--------------------------------------|-----|
| Are there hydric soils on this farm? | Yes |
|--------------------------------------|-----|

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 |
|----------|----------------|------------------------|-------|--------------------|--------------------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

The wetland determination was completed in the ~~Field~~. It was ~~mailed~~ to the person on ~~5/1/06~~.

Remarks:

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 |
| | 5/1/2006 1-30-C7 |

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.

| | | | | | |
|--|--|---|--|--|---|
| CRP-1 (10-22-15) | | U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation | | 1 SF & CO CODE & ADMIN LOCATION 19 057 | 2 SIGN-UP NUMBER 50 |
| CONSERVATION RESERVE PROGRAM CONTRACT | | | | 3 CONTRACT NUMBER 11960 | 4 ACRES FOR ENROLLMENT 1.00 |
| | | | | 5 FARM NUMBER 0006008 | 6 TRACT NUMBER(S) 0011131 |
| 7A COUNTY OFFICE ADDRESS (Include Zip Code) FLOYD COUNTY FARM SERVICE AGENCY 611 BECK STREET CHARLES CITY, IA 50616-3799 | | | | 8 OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/> | 9 CONTRACT PERIOD FROM MM-DD-YYYY 10/01/2017 TO MM-DD-YYYY 09/30/2027 |
| 7B TELEPHONE NUMBER (Include Area Code) (641) 228-4055 | | | | | |
| THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G. | | | | | |
| 10A. Rental Rate Per Acre \$ 279.11 x 1.00 | | 11. Identification of CRP Land (See Page 2 for additional space) | | | |
| 10B. Annual Contract Payment \$ 279 | | A Tract No. | B Field No. | C Practice No. | D Acres |
| 10C. First Year Payment \$ | | 0011131 | 0212 | CP8A | 1.00 |
| (Item 10C applicable only to continuous signup when the first year payment is prorated.) | | | | | |
| | | | | | |
| 12. PARTICIPANTS (If more than three individuals are signing, see Page 3.) | | | | | |
| A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): REMELDA ANN GELNER 721 S VIRGINIA AVE MASON CITY, IA 50401-5206 | | (2) SHARE 100.00% | (3) SIGNATURE <i>Remelda Gelner</i> | | (4) DATE (MM-DD-YYYY) 1-30-17 |
| B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): | | (2) SHARE % | (3) SIGNATURE | | (4) DATE (MM-DD-YYYY) |
| C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): | | (2) SHARE % | (3) SIGNATURE | | (4) DATE (MM-DD-YYYY) |
| 13. CCC USE ONLY | | A. SIGNATURE OF CCC REPRESENTATIVE <i>Cala M. Smith</i> | | | B. DATE (MM-DD-YYYY) 07-25-2017 |
| NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. | | | | | |
| This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE. | | | | | |

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



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Owner's Copy



Operator's Copy

This form is available electronically.

CRP-1
(07-23-10)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code):

FLOYD COUNTY FARM SERVICE AGENCY
611 BECK ST
CHARLES CITY, IA 50616-3722

TELEPHONE NUMBER (Include Area Code): (641)228-4055

1. ST. & CO. CODE &
ADMIN. LOCATION
19067

2. SIGN-UP NUMBER
46

3. CONTRACT NUMBER
11030

4. ACRES FOR ENROLLMENT
0.90

5. FARM NUMBER
0006008

6. TRACT NUMBER(S)
0011131

8. OFFER (Select one)
GENERAL ☐

9. CONTRACT PERIOD
FROM: (MM-DD-YYYY)

ENVIRONMENTAL PRIORITY ☒

TO: (MM-DD-YYYY)
10/01/2014 09/30/2024

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre

\$307.20

11. Identification of CRP Land (See Page 2 for additional space)

B. Annual Contract Payment

\$276

C. First Year Payment

| A. Tract No. | B. Field No. | C. Practice No. | D. Acres | E. Total Estimated Cost-Share |
|--------------|--------------|-----------------|----------|-------------------------------|
| 0011131 | 0022 | CP21 | 0.90 | \$0.00 |
| | | | | |
| | | | | |

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

12. PARTICIPANTS

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):
REMELDA ANN GELNER
721 S VIRGINIA AVE
MASON CITY, IA 50401-5206

(2) SHARE

100.00%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

B(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):

N/A

(2) SHARE

%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

C(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):

N/A

(2) SHARE

%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY - Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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☐ Original - County Office Copy

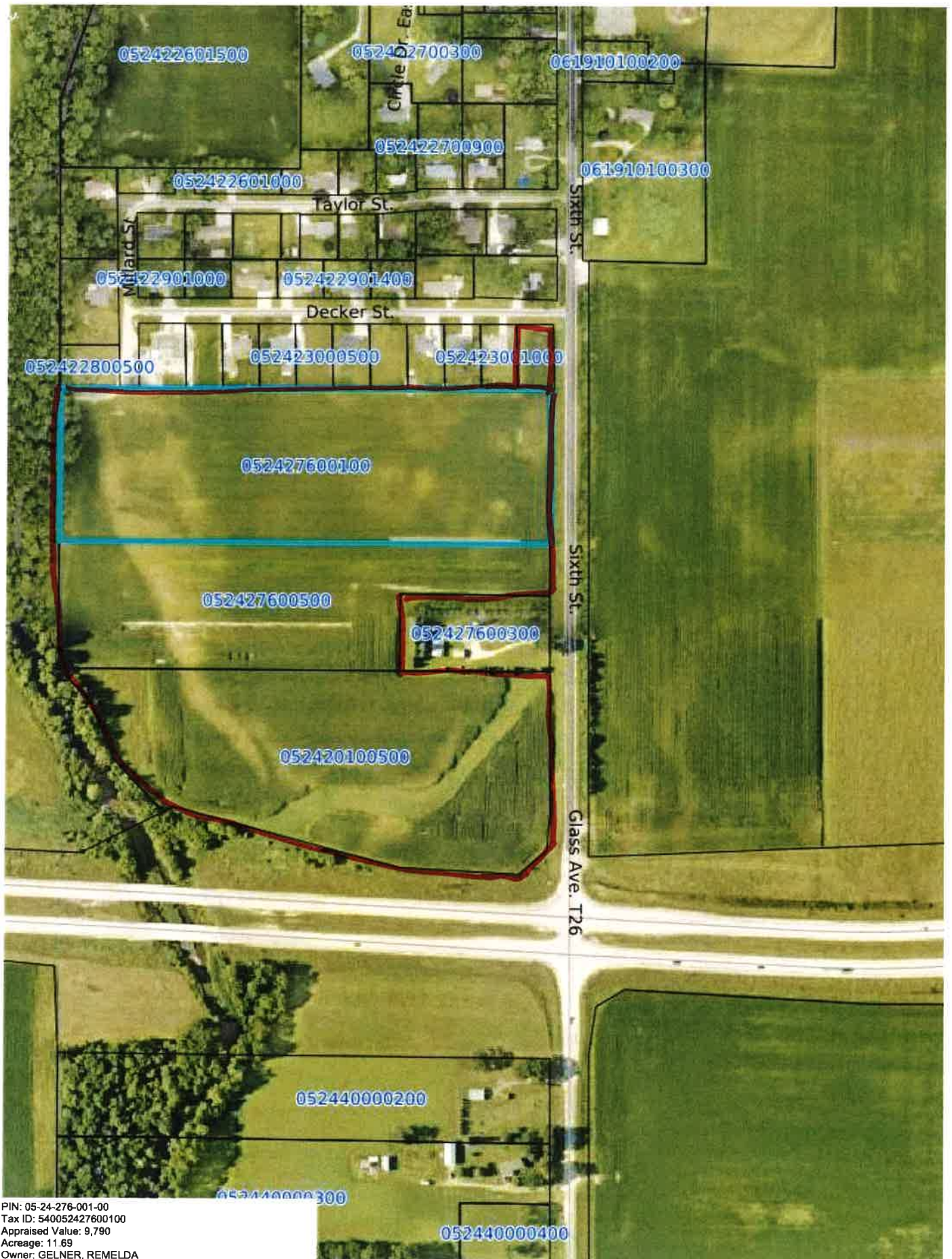
☐ Owner's Copy

☐ Operator's Copy

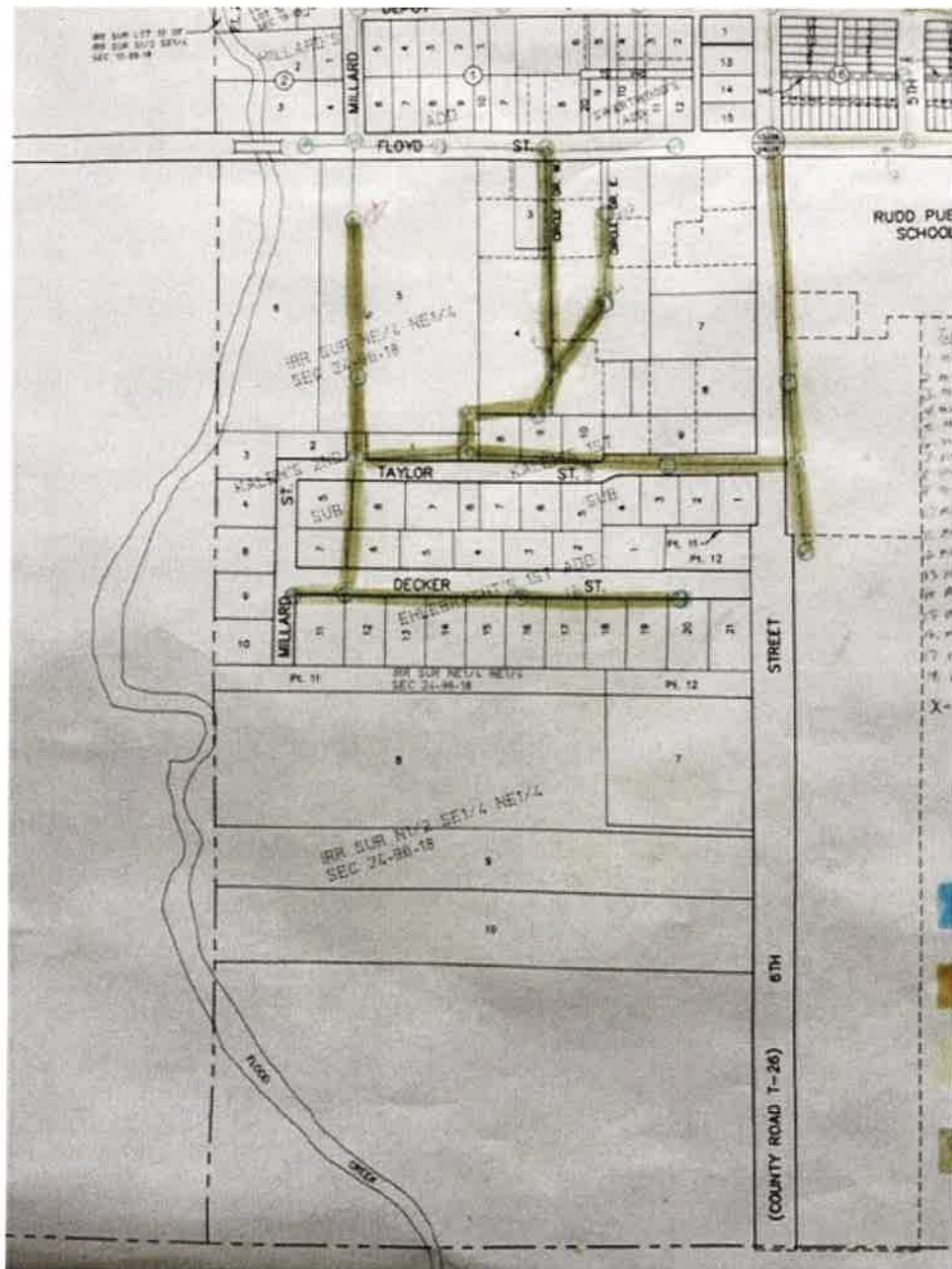
RECEIVED

FLOYD COUNTY FSA
CHARLES CITY IA

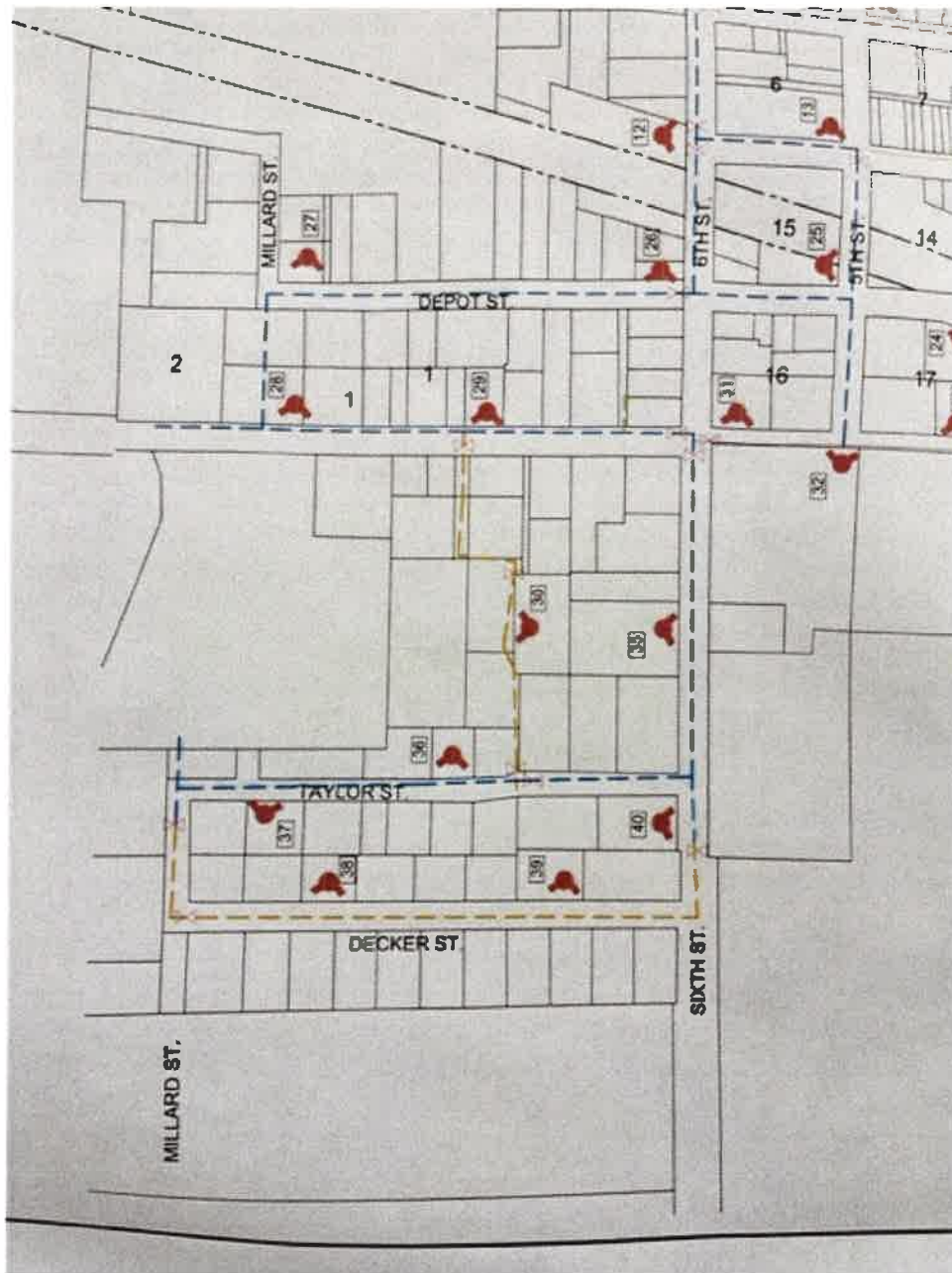
Date Printed : 07-15-14



PIN: 05-24-276-001-00
Tax ID: 540052427600100
Appraised Value: 9,790
Acreage: 11.69
Owner: GELNER, REMELDA
Class: AG LAND

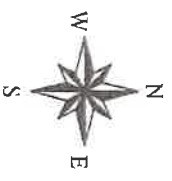


Gray line is the SEWER MAIN



Blue dash lines and Red Marks are Water Mains

- Waste Treatment Lagoons
- Corporate Limits
- Railroad
- Avenue of the Saints
- Rudd Streets
- Rudd Lake
- Rudd Lake Trail
- Rivers
- Greenspace
- Parcels
- Agricultural
- Low Density Residential
- Medium Density Residential
- Business Commercial
- Highway Commercial
- Light Industrial
- Heavy Industrial
- Institutional/Semi-Public
- Vacant



Prepared by the
North Iowa Area Council of Governments

1.2 Miles

