

Worth County Online Land Auction

Bidding closes on Tuesday, January 26th @ 10:30 am

All Bidding is Done Online!

33 m/l Gross Acres w/30 Acres Tillable

**Located in the NW ¼ of Section 19, Danville Township,
Worth County, Iowa.**

(Or approximately ½ mile north of Hanlontown on Grouse Ave.)

Open to farm for 2021

33 Gross Acres m/l

CSR of 82

**Pond & Scenic Views
for Home/Cabin**

For questions and more information, contact:

Seller: Chris Hagen 641-512-8661

Auctioneer: Frank Fox 641-420-3243

Closing Broker: Fred Greder 641-425-0080

Call Frank for personal computer assistance/training!

To register and start bidding go to

FoxAuctionCompany.com

Seller: Chris & Beth Hagen

- Highly erodible (HEL)
- Conservation Plan still allows continuous row crop rotation with reduced tillage & residue management
- **Chemical and commercial fertilizer free since 2013**
 - Located within a mile of the Poet Ethanol plant
- 0.5 acre pond included in the acres with crop history

This information has been gathered from reliable sources but, Fox Auction Company 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.

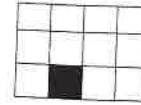
This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.

Fox Auction Company is an agent for the Seller.

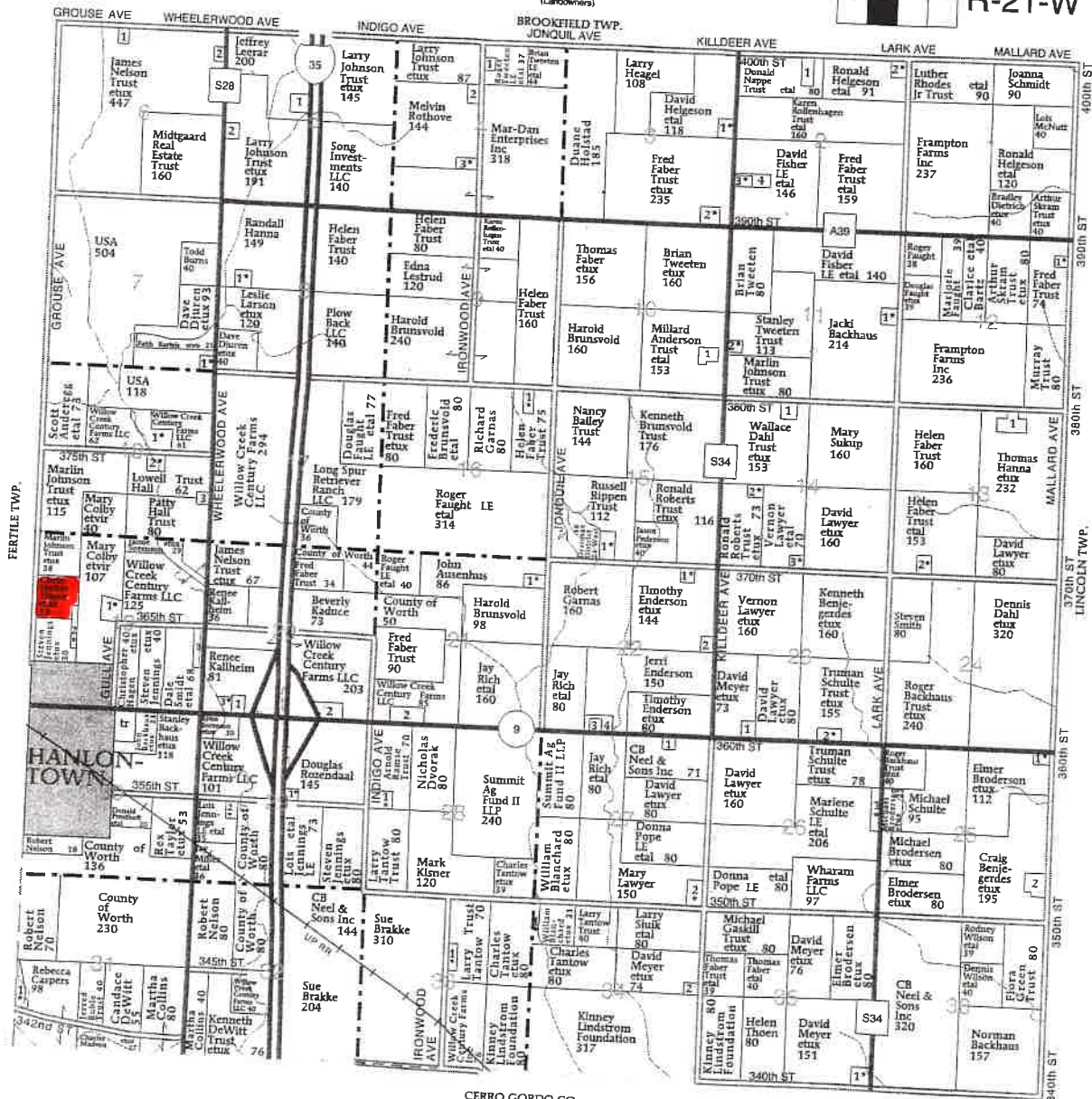
T-98-N

DANVILLE PLAT

(Landowners)



R-21-W



CERRO GORDO CO.

00 JUL 25 AM 9:41
LIZ BARBER
RECORDER

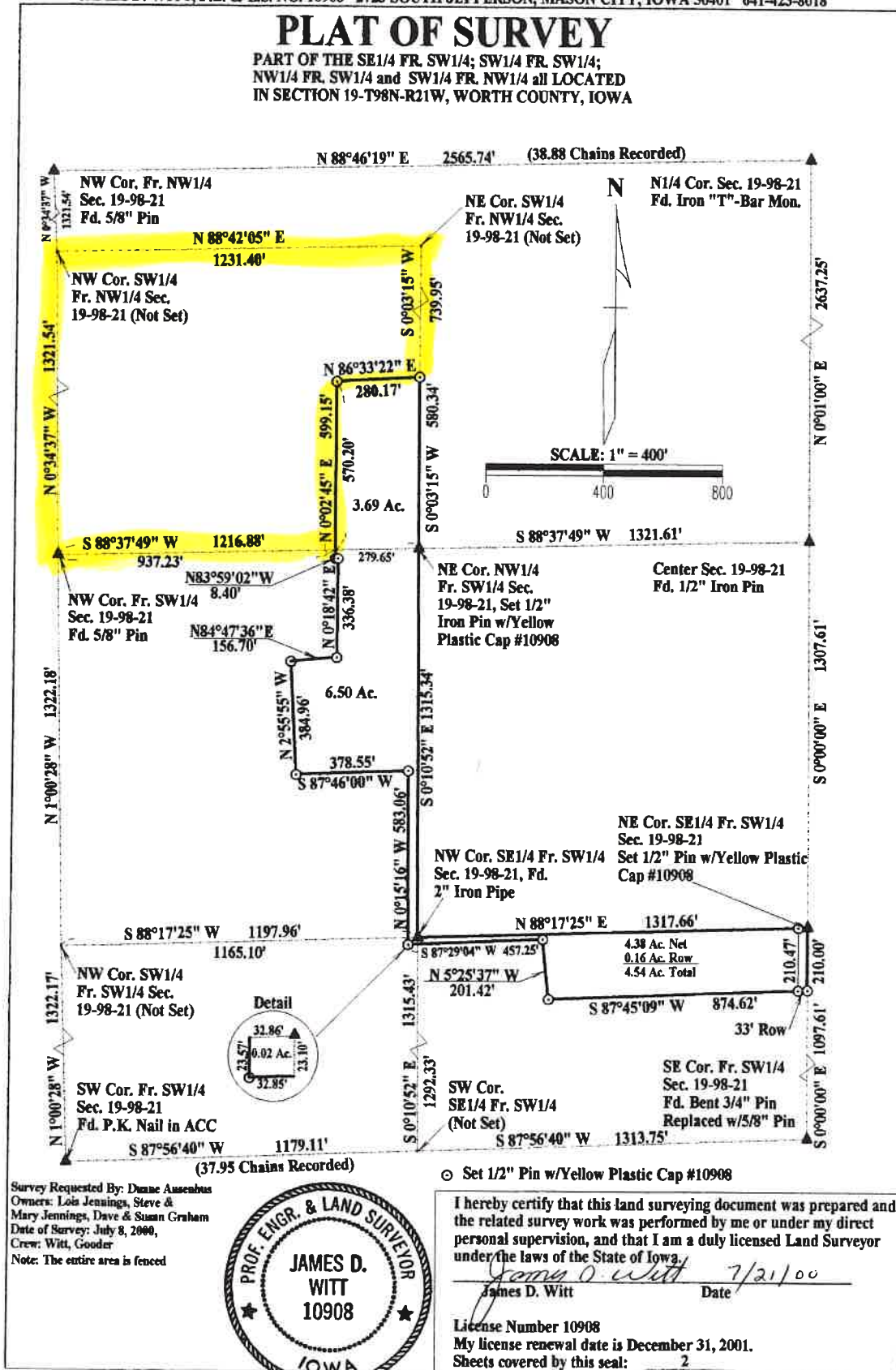
PD & RET:

DOC. NO. 001352

JAMES D. WITT, P.E. & L.S. NO. 10908 2723 SOUTH JEFFERSON, MASON CITY, IOWA 50401 641-423-8018

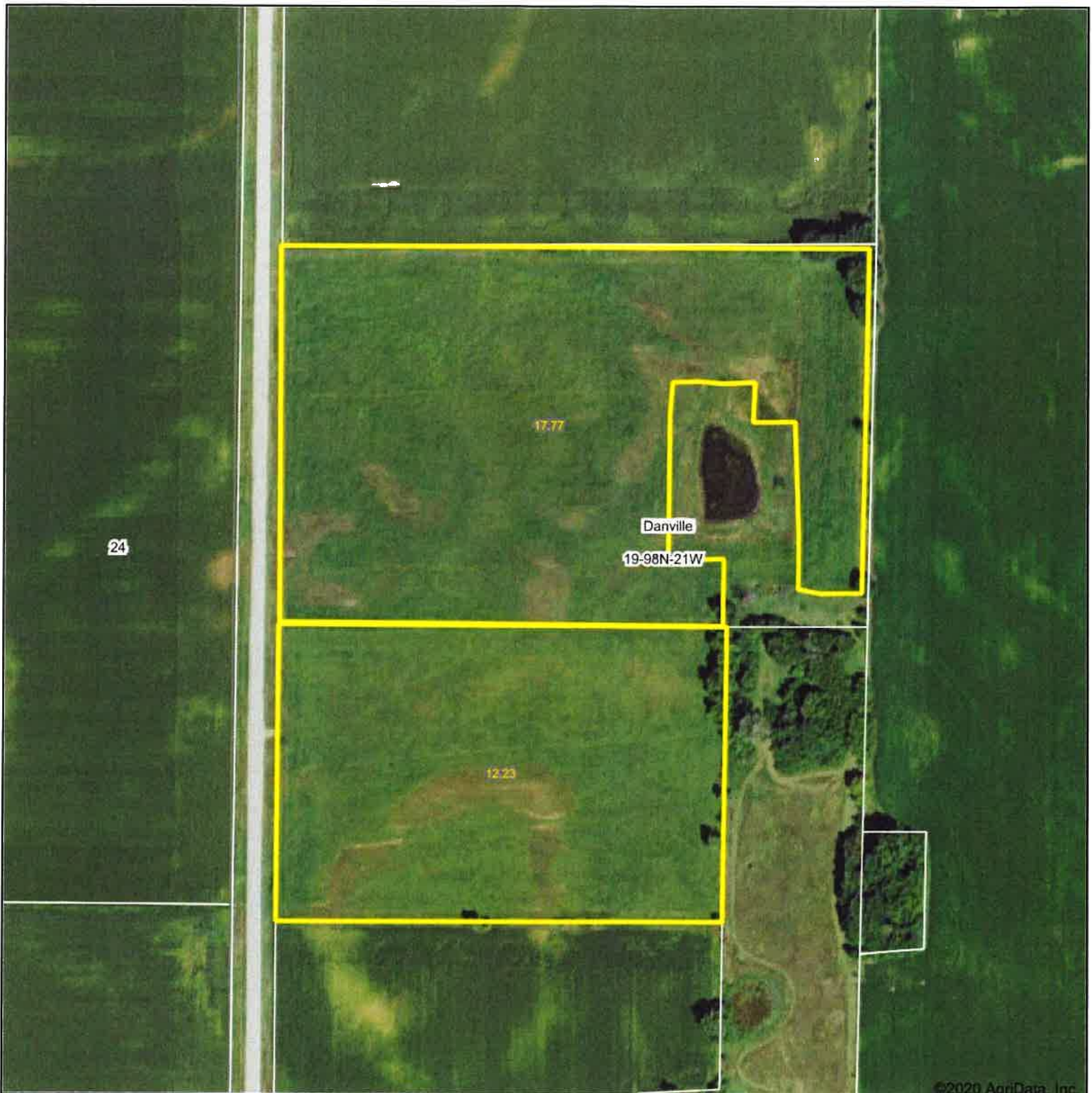
PLAT OF SURVEY

PART OF THE SE1/4 FR. SW1/4; SW1/4 FR. SW1/4;
NW1/4 FR. SW1/4 and SW1/4 FR. NW1/4 all LOCATED
IN SECTION 19-T98N-R21W, WORTH COUNTY, IOWA



CONTINUED

Aerial Map



Map Center: 43° 17' 37.6, -93° 22' 35.45

0ft 311ft 622ft

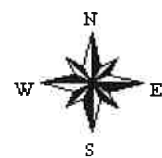
19-98N-21W
Worth County
Iowa

Maps Provided By:



© AgriData, Inc. 2020

www.AgrDataInc.com



12/21/2020

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

Farm# 6771
Tract# 9241

19 DANVILLE



1 inch = 660 feet

CROP YEAR: _____

IMAGERY YEAR: 2015

Prepared by Worth County FSA

Map Printed: April 03, 2017

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

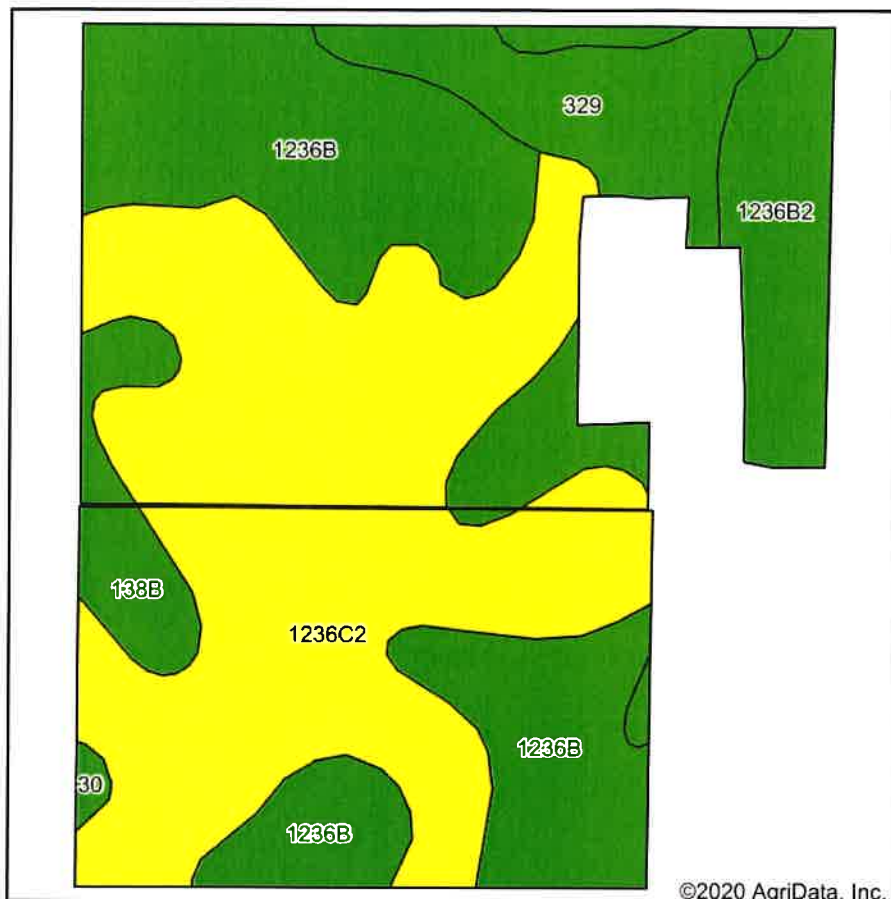
Restricted Use

Limited Restrictions

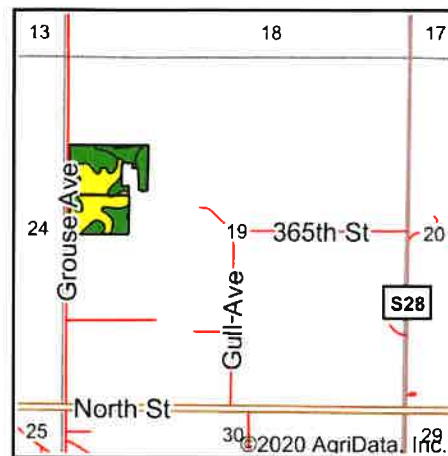
Exempt from Conservation Compliance Provisions

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



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Worth**
 Location: **19-98N-21W**
 Township: **Danville**
 Acres: **30**
 Date: **12/21/2020**



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Corn	Oats	Soybeans
1236C2	Angus loam, 5 to 9 percent slopes, moderately eroded	13.85	46.2%		Ille	192	55.7	78		200	80	58
1236B	Angus loam, 2 to 6 percent slopes	8.87	29.6%		Ile	212.8	61.7	85				
329	Webster-Nicollet complex, 0 to 3 percent slopes	3.54	11.8%		Ilw	228.8	66.4	87	83			
1236B2	Angus loam, 2 to 5 percent slopes, moderately eroded	2.30	7.7%		Ile	206.4	59.9	83		211	84	61
138B	Clarion loam, 2 to 6 percent slopes	1.32	4.4%		Ile	225.6	65.4	89	80			
30	Nicollet-Clarion complex, 1 to 3 percent slopes	0.12	0.4%		Ile	228.8	66.4	91		218	87	63
Weighted Average						205.2	59.5	82.1	*-	109.4	43.7	31.7

**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

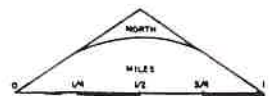
Soils data provided by USDA and NRCS.

TWP

R 21 W



CERRA GORDO COUNTY



DRAINAGE DISTRICT MAP

Tract Number : 9241

Description : 19 Danville
FSA Physical Location : IOWAWORTH
ANSI Physical Location : IOWAWORTH
BIA Unit Range Number :
HEL Status : HEL field on tract. Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : CHRISTOPHER LEE HAGEN, BETH MARIE HAGEN
Other Producers : None
Recon ID : 19-195-2017-39

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
33.04	33.04	33.04	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	33.04	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Com	10.06	0.00	0	121
Soybeans	2.14	0.00	0	38

TOTAL 12.20 0.00

NOTES

RUSLE2 Profile Erosion Calculation Record

Info:

File: Worksheet: Profile (Temp. scenario[1]) of default*

Access Group: R2_NRCS_Fld_Office

Inputs:

Location	Soil	Slope length (horiz)	Avg. slope steepness, %
Iowa\Worth County	236C2 Lester loam, 5 to 9 percent slopes, moderately eroded\Lester loam moderately eroded 90%	150	7.0

Management	Vegetation	Yield units	Yield (# of units)
CMZ 04\b.Mullti-year Rotation Templates\Corn-Soybeans\CB mulch till\Corn FC Disk Fld Cult- Soybeans FC Disk Fld Cult	Corn, grain	bushels	166
CMZ 04\b.Mullti-year Rotation Templates\Corn-Soybeans\CB mulch till\Corn FC Disk Fld Cult- Soybeans FC Disk Fld Cult	Soybean, mw 30 in rows	bu	45.0

Contouring	Strips/barriers	Diversion/terrace, sediment basin	Subsurface drainage	Adjust res. burial level	General yield level	Rock cover, %
default	(none)	(none)	(none)	Normal res. burial	Set by user	0

Outputs:

T value	Soil loss erod. portion	Detachment on slope	Soil loss for cons. plan	Sediment delivery	Net C factor	Net K factor	Crit. slope length	Surf. cover after planting, %
5.0	4.6	4.6	4.6	4.6	0.12	0.29		

Date	Operation	Vegetation	Surf. res. cov. after op, %
5/1/0	Disk, tandem light finishing		30
5/5/0	Cultivator, field 6-12 in sweeps		24
5/5/0	planter, double disk opnr	Corn, grain	24
10/20/0	Harvest, killing crop 50pct standing stubble		82
11/1/0	Chisel, st. pt.		59
5/1/1	Disk, tandem light finishing		49
5/10/1	Cultivator, field 6-12 in sweeps		47
5/10/1	Drill or airseeder, double disk	Soybean, mw 30 in rows	47
10/5/1	Harvest, killing crop 20pct standing stubble		85

FUEL USE EVALUATION:

Fuel type for entire run	Equiv. diesel use for entire simulation	Energy use for entire simulation	Fuel cost for entire simulation, US\$/ac
(none)	7.1	990000	21.4

SCI and STIR Output

Soil conditioning index (SCI)	Avg. annual slope STIR	Wind & irrigation-induced erosion for SCI, t/ac/yr
0.084	73	0



NORTHWOOD SERVICE CENTER
1004 10TH ST. SOUTH SUITE B
NORTHWOOD, IA 50459
(641) 324-1134

BRENDA TENOLD MORETZ
DISTRICT CONSERVATIONIST

Conservation Plan

CBJ TRANSPORT LLC
3675 DOGWOOD AVE
JOICE, IA 50446

CHRISTOPHER HAGEN
148 365TH ST
JOICE, IA 50446

OBJECTIVE(S)

To attain sound management and sustained use of soil, water, air, plants and animal resources.
To create a conservation plan for an HEL field

Crop

Tract: 9241

Conservation Crop Rotation

Corn ~ Bean rotation is what is planned.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	33.1 ac	7	2012		
Total:	33.1 ac				

Residue Mgmt, Mulch Till

RUSLE2 Documentation will state what is planned of the field. See RUSLE print off.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	33.1 ac	7	2012		
Total:	33.1 ac				

Address or Location Grouse Avenue, Hanlontown, Iowa Pt SW 1/4 NW 1/4 Section 19, Danville Township, Worth County

Zoning Agriculture Does zoning currently allow for the intended use? Yes No

What will be the basis of this sale? Gross Acres 33.37 Net Acres 32.37

What School District is the property with? Central Springs Community Schools

1. Are buildings present on the property?

Yes

No

2. Water Availability:

Rural

Well - active

Combination

None - private pond

3. What types of Sewage Disposal Systems are present at this location?

City Sewer

Septic

None

If septic is checked, is the system in compliance with County regulations?

Yes

No

If no, explain

not applicable

4. Name of the Electric Company that provides service to this location: Alliant

5. What type of fuel is available at this location?

LP Gas -

Natural Gas

Other

None

6. Are there any Easements or other encumbrances on file for the location? Yes No

If yes, provide a brief description of such.

Only the adjoining public road right-of-way

7. Are there any proposed Easements for the location? Yes No Possibly

8. Will a property survey be required? Yes No

If yes, who is responsible for the cost?

Seller

Buyer

9. Will it be necessary to build a driveway to access the Property? Yes No

10. Have covenants been established for this property? Yes No

11. Encroachments? Yes No

Yes

No

None Apparent

12. Special assessments?

Yes

No

Amount? Occasional drainage assessments

13. Is there a Private road located on the property? Yes No

14. Are fences present around the property? Yes No partial

If yes, what is the condition of the property line fences?

New

Properly Maintained

No longer functional

Are the fences accurate in comparison to property line fences?

Yes

No

Assumed

15. What type(s) of improvements are present to this property?

Terraces

Tiles

Other - private shallow pond

16. Is there currently a Tenant on this property? Yes No

If yes, provide Tenants name & phone number -

If yes, has the tenant been provided with a termination notice? Yes No

What are the terms of the current agreement?

17. Is the land enrolled in any Government Programs? Yes No

CRP

Agriculture Risk Coverage - County (ARC-CO)

Conservation Agreements

Wetlands

Forest Service

Other The tillable acres are HEL

18. What type(s) of Environment Concerns are present on this property? (circle applicable)

Feedlots -

Landfills Burial Grounds

Underground Storage Tanks

Illegal Dump Sites

None

Other

Additional Remarks: (use back side for more information)

Seller: Chris Hager

Date: 5-10-19

Buyers: _____

Date: _____