

# Hagen Farm for Sale



**75.52 Gross Acres; 73.77 tillable acres**

**Survey Parcel "A" & Survey Parcel "B" in the North ½  
Section 19, Fertile Township; All in T98N-R22W**

**Worth County**

**Closing date is negotiable**

**R E Taxes - \$1,920.00**

**Asking Price - \$525,000.00**



Courtside Offices \* 23 Third Street NW \* Mason City, Iowa 50401  
641-424-6983 \* Fax 641-424-0318

www.benchmarkagribusiness.com \* Email – [fred@benchmarkagribusiness.com](mailto:fred@benchmarkagribusiness.com)

- **Not Highly erodible (NHEL)**
- **Seller would lease back but not a contingency**
  - **~17,000' of tile in 2015**

**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.**

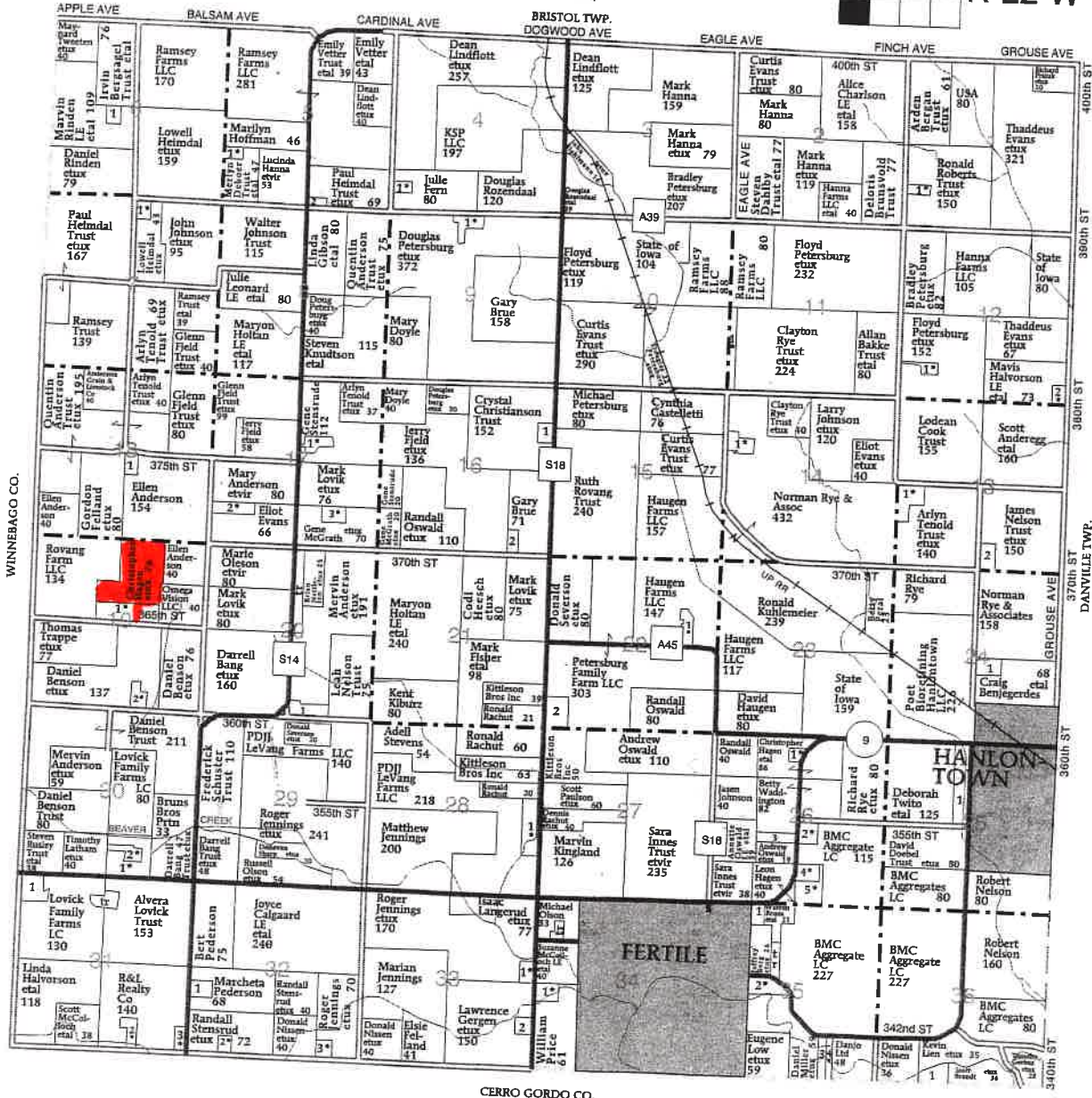
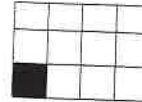
**Benchmark Agribusiness, Inc. is an agent for the Seller.**

T-98-N

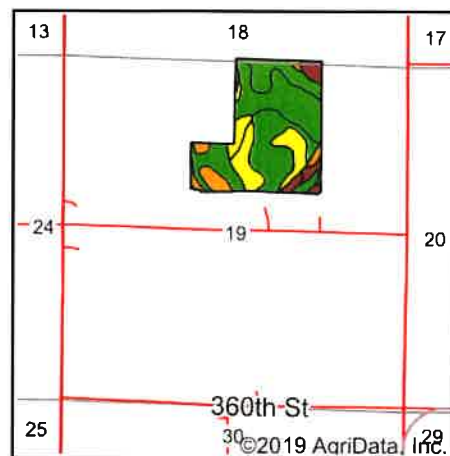
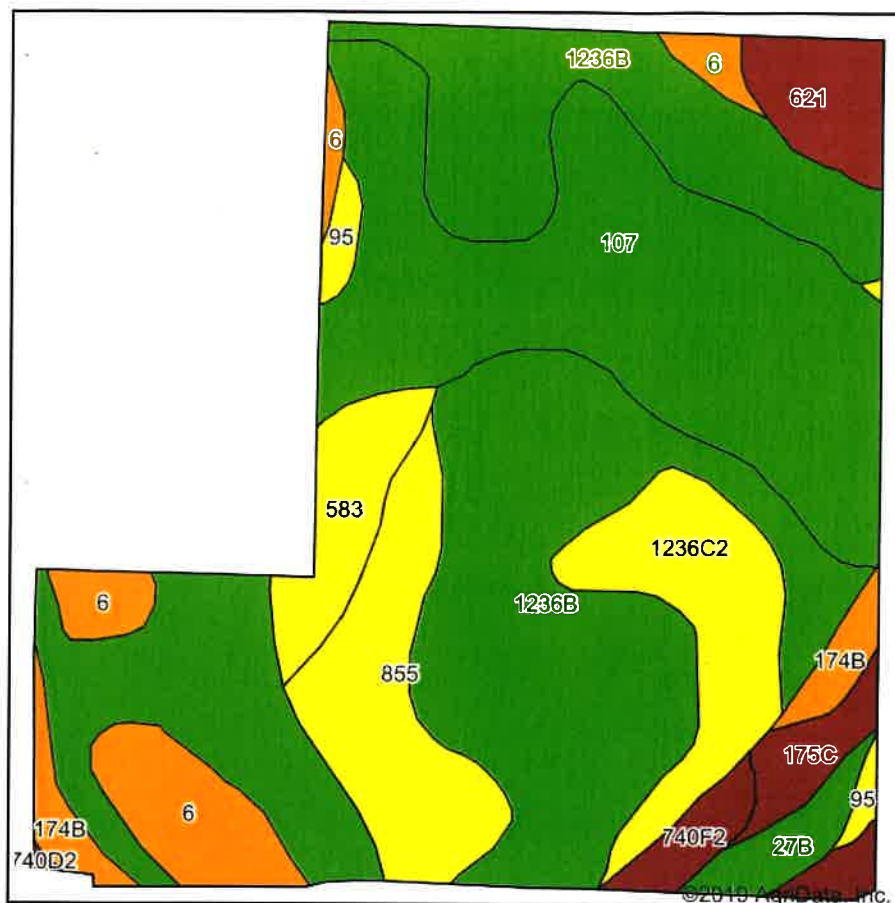
# FERTILE PLAT

(Landowners)

R-22-W



# Soils Map



State: **Iowa**  
 County: **Worth**  
 Location: **19-98N-22W**  
 Township: **Fertile**  
 Acres: **73.77**  
 Date: **2/28/2020**



Soils data provided by USDA and NRCS.

Archived Soils Ending 11/27/2017

Area Symbol: IA195, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CS R	Cor n	Oats	Soybeans
107	Webster clay loam, 0 to 2 percent slopes	24.35	33.0%		IIw	224	65	86	83			
1236B	Angus loam, 2 to 6 percent slopes	23.35	31.7%		IIe	212.8	61.7	85				
855	Shorewood silty clay loam, 1 to 3 percent slopes	5.56	7.5%		IIw	206.4	59.9	75	75			
1236C2	Angus loam, 5 to 9 percent slopes, moderately eroded	5.02	6.8%		IIIe	192	55.7	78		200	80	58
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.23	5.7%		IIIw	177.6	51.5	59	57			
621	Houghton muck, 0 to 1 percent slopes	2.66	3.6%		IIIw	123.2	35.7	19	25			
583	Minnetonka silty clay loam, 1 to 3 percent slopes	2.57	3.5%		IIw	217.6	63.1	79	73	174	70	50
174B	Bolan loam, 2 to 5 percent slopes	1.63	2.2%		IIIs	177.6	51.5	63	70	158	63	46
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	1.29	1.7%		IIIe	145.6	42.2	47		145	58	42
27B	Terril loam, 2 to 6 percent slopes	1.28	1.7%		IIe	224	65	87	85			
740F2	Hawick sandy loam, 14 to 30 percent slopes, moderately eroded	1.06	1.4%		VIIe	88	25.5	9		80	32	23
95	Harps clay loam, 0 to 2 percent slopes	0.77	1.0%		IIw	198.4	57.5	72	62			
Weighted Average						205.8	59.7	77.7	*-	26.8	10.7	7.8

\*\*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 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Farm# 6771

Tract# 9077

19 FERTILE



1 inch = 660 feet

**CROP YEAR:** \_\_\_\_\_

Prepared by Worth County FSA

Map Printed: April 03, 2017

**IMAGERY YEAR: 2015**

**Legend**

Field Boundary

**Wetland Determination**

**Wetland Determination Identifiers**

Restricted Use

Limited Restrictions

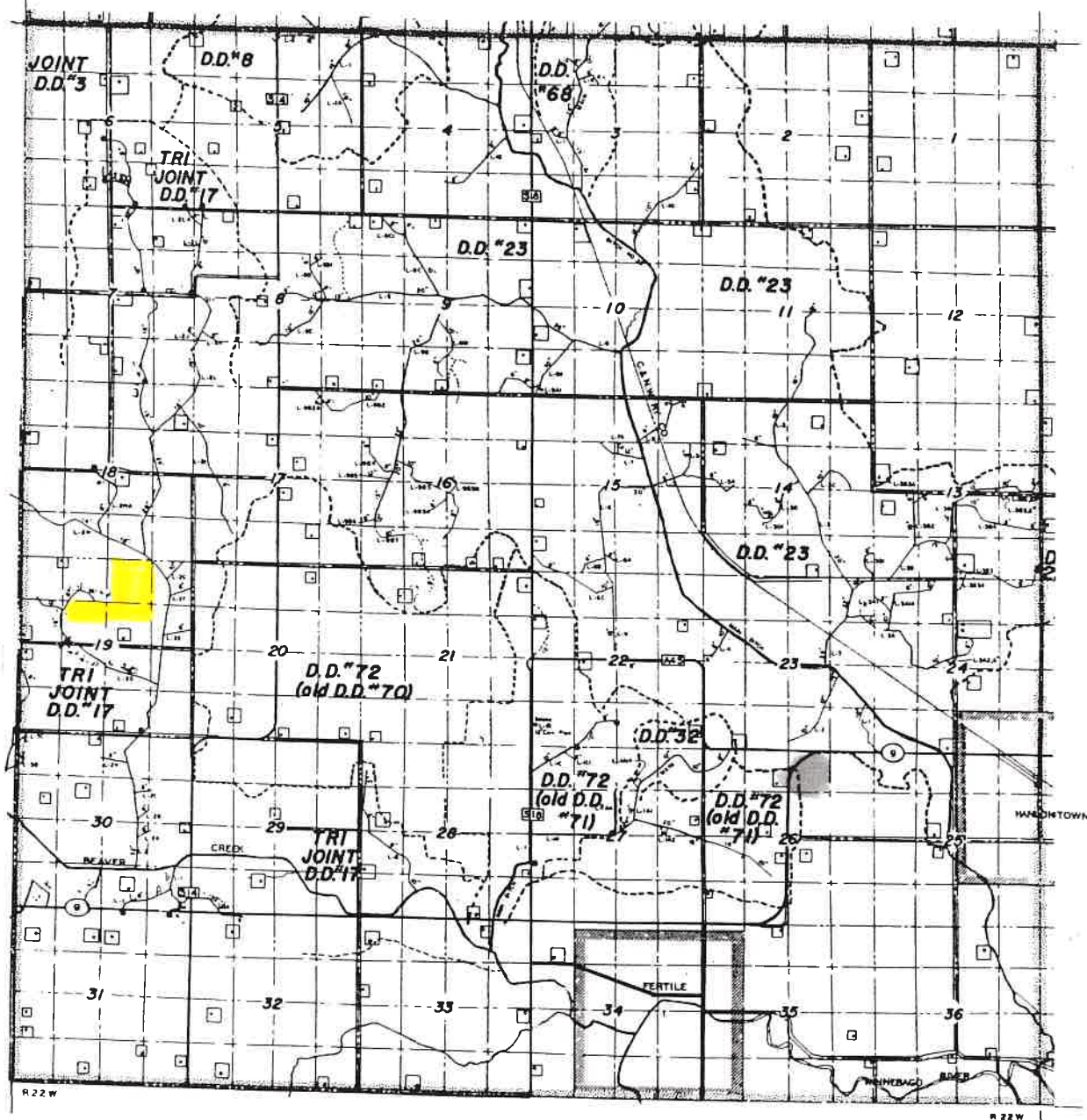
Exempt from Conservation Compliance Provisions

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.

# FERTILE TWP

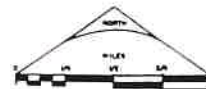
T 98 N

R 22 W



PREPARED BY  
ASSOCIATED  
ENGINEERS, INC.

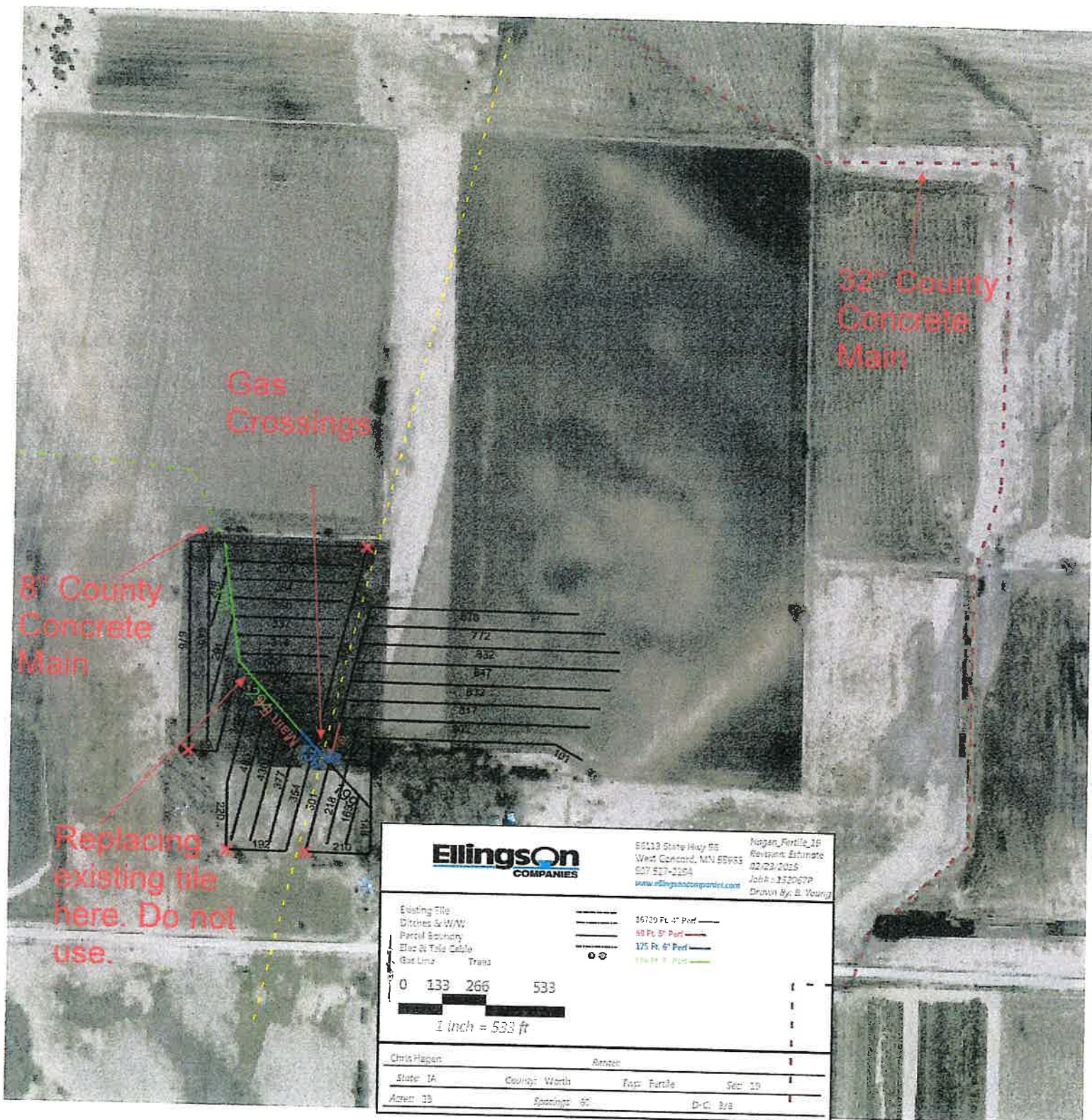
OSAGE COUNTY



12

## DRAINAGE DISTRICT MAP





IOWA  
WORTH  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 6771  
Prepared : Mar 27, 2019  
Crop Year : 2019

### Abbreviated 156 Farm Record

Tract 817 Continued ...

TOTAL 36.44 0.00

#### NOTES

Tract Number

Description : NE/NW 19 Fertile  
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 does not contain a wetland  
WL Violations : None  
Owners : BETH MARIE HAGEN, CHRISTOPHER LEE HAGEN  
Other Producers : None  
Recon ID : 19-195-2017-39

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
76.80	73.77	73.77	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	73.77	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
Corn	38.13	0.00	0	151
Soybeans	34.93	0.00	0	41
TOTAL	73.06	0.00		

#### NOTES

Tract Number

Description : NE/NW 19 Fertile  
FSA Physical Location : IOWA/WORTH  
ANSI Physical Location : IOWA/WORTH  
BIA Unit Range Number :  
HEL Status : HEL field on tract. Conservation system is not required - no agricultural commodity  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : CHRISTOPHER LEE HAGEN, BETH MARIE HAGEN  
Other Producers : None  
Recon ID : 19-195-2017-39

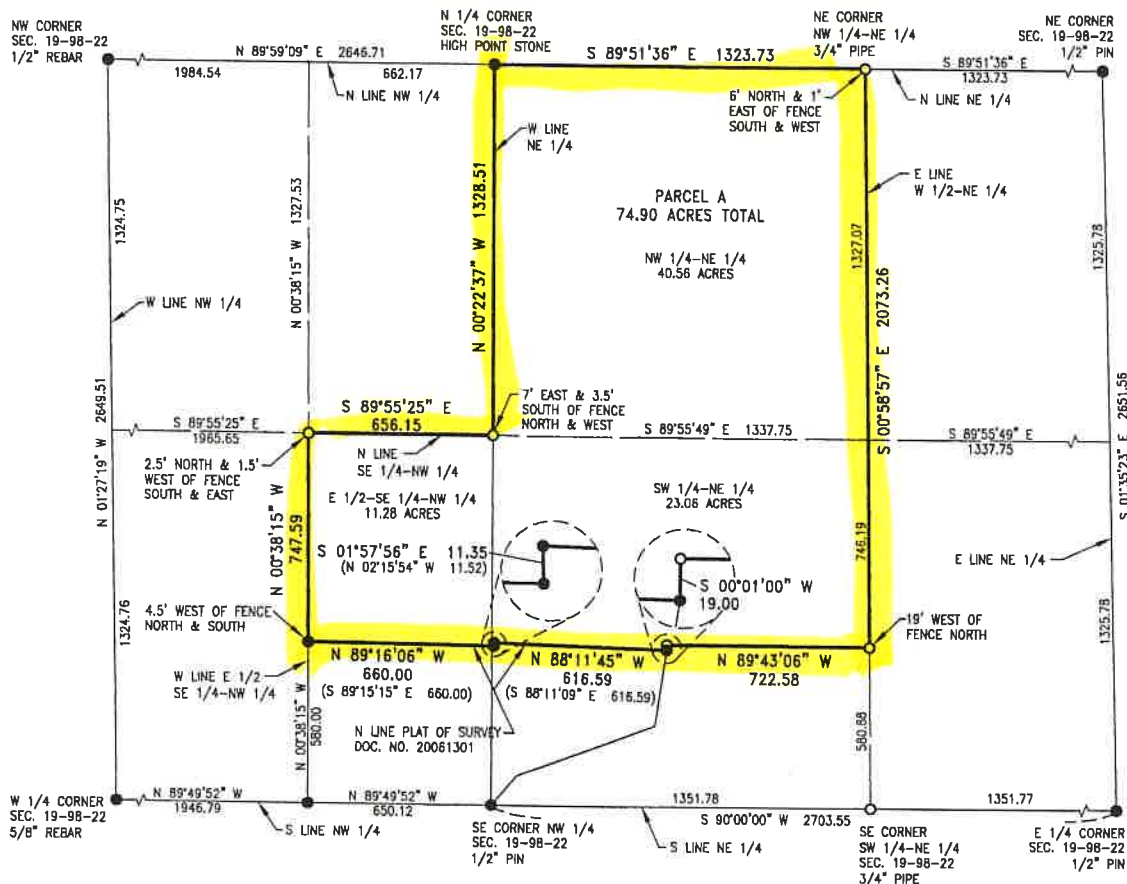


# PLAT OF SURVEY

PART OF W 1/2 OF NE 1/4 AND PART OF E 1/2 OF SE 1/4 OF NW 1/4, ALL IN SECTION 19, T98N, R22W  
OF 5TH P.M., WORTH COUNTY, IOWA

SEE NOTATIONS ON PAGE 2

WORTH COUNTY RECORDER  
LIZ KENISON  
Fee Book 20062884  
12/15/2006 80924AM  
DSP SURVEYOR'S PLAT  
Book: NA Page: NA # Pages: 2  
Total Fees: \$17.00



- FOUND 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "10908", UNLESS NOTED.
- SET 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 13804", UNLESS NOTED.

THE SOUTH LINE OF NW 1/4 IS ASSUMED TO HAVE A BEARING OF N 89°49'52" W FOR THE PURPOSE OF THIS SURVEY.

DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

INFORMATION SHOWN AS (00) IS RECORD INFORMATION.

RECORDED INFORMATION USED IN THE SOLUTION OF THIS SURVEY.

DOC. NO. 20061301 PLAT OF SURVEY  
DOC. NO. 20062075 COURT OFFICER DEED  
DOC. NO. 042556 CHANGE OF TITLE

PROPRIETOR: OMEGA VISION, LLC

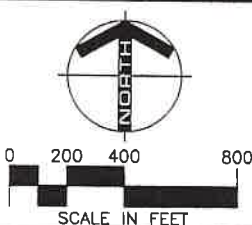
SHEET 1 OF 2

ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS



215 NORTH ADAMS  
MASON CITY, IOWA 50401  
641-424-6344

PROJECT NUMBER 9896  
DATE OF SURVEY 12/11/06  
SURVEYED BY R. CROOKS  
SURVEYED FOR CHRIS HAGEN



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.

FOR YAGGY COLBY ASSOCIATES

DARYL EIFFLER 12/14/06  
LICENSE NUMBER 13804 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008  
SHEETS COVERED BY THIS SEAL: 2

CONTINUED

## PLAT OF SURVEY

PART OF W 1/2 OF NE 1/4 AND PART OF E 1/2 OF SE 1/4 OF NW 1/4, ALL IN SECTION 19, T98N, R22W  
OF 5TH P.M., WORTH COUNTY, IOWA

1)W DEED OMEGA VISION LLC TO CHRISTOPHER L AND RUTH M HAGEN  
DOC#20071000 REC-5/1/07--2)MTG TO TITONKA SAVINGS BANK  
DOC#20071001 REC-5/1/07--3)MTG TO USA-UNITED STATES DEPT OF  
AGRICULTURE DOC#20071002 REC-5/1/07--4)MTG TO TITONKA SAVINGS  
BANK DOC#20071003 REC-5/1/07

### SURVEY DESCRIPTION; PARCEL A

That part of the West Half of the Northeast Quarter and that part of the East Half of the Southeast Quarter of the Northwest Quarter, ALL in Section 19, Township 98 North, Range 22 West of the 5th P.M., Worth County, Iowa described as follows:

Commencing at the southeast corner of the Northwest Quarter of said Section 19;  
Thence North 89 degrees 49 minutes 52 seconds West (assumed bearing) along the south line of the Northwest Quarter of said Section 19 a distance of 650.12 feet to the west line of the East Half of the Southeast Quarter of said Northwest Quarter;  
Thence North 00 degrees 38 minutes 15 seconds West along said west line 580.00 feet to the point of beginning;  
Thence continuing North 00 degrees 38 minutes 15 seconds West along said west line 747.59 feet to the north line of the Southeast Quarter of said Northwest Quarter;  
Thence South 89 degrees 55 minutes 25 seconds East along said north line 656.15 feet to the west line of the Northeast Quarter of said Section 19;  
Thence North 00 degrees 22 minutes 37 seconds West along said west line 1328.51 feet to the north line of said Northeast Quarter;  
Thence South 89 degrees 51 minutes 36 seconds East 1323.73 feet to the east line of the West Half of said Northeast Quarter;  
Thence South 00 degrees 58 minutes 57 seconds East along said east line 2073.26 feet;  
Thence North 89 degrees 43 minutes 06 seconds West 722.58 feet;  
Thence South 00 degrees 01 minutes 00 seconds West 19.00 feet to the north line of the plat of survey recorded as Document No. 20061301;  
Thence North 88 degrees 11 minutes 45 seconds West along said north line 616.59 feet;  
Thence South 01 degrees 57 minutes 56 seconds East along said north line 11.35 feet;  
Thence North 89 degrees 16 minutes 06 seconds West along said north line 660.00 feet to the point of beginning;

Said PARCEL A contains 74.90 acres, more or less, and is subject to recorded and unrecorded easements, restrictions and servitudes if any.



SEE NOTATIONS ON PAGE 2

WORTH COUNTY RECORDER  
LIZ KENISON

Fee Book 20070245

01/30/2007 @1040AM

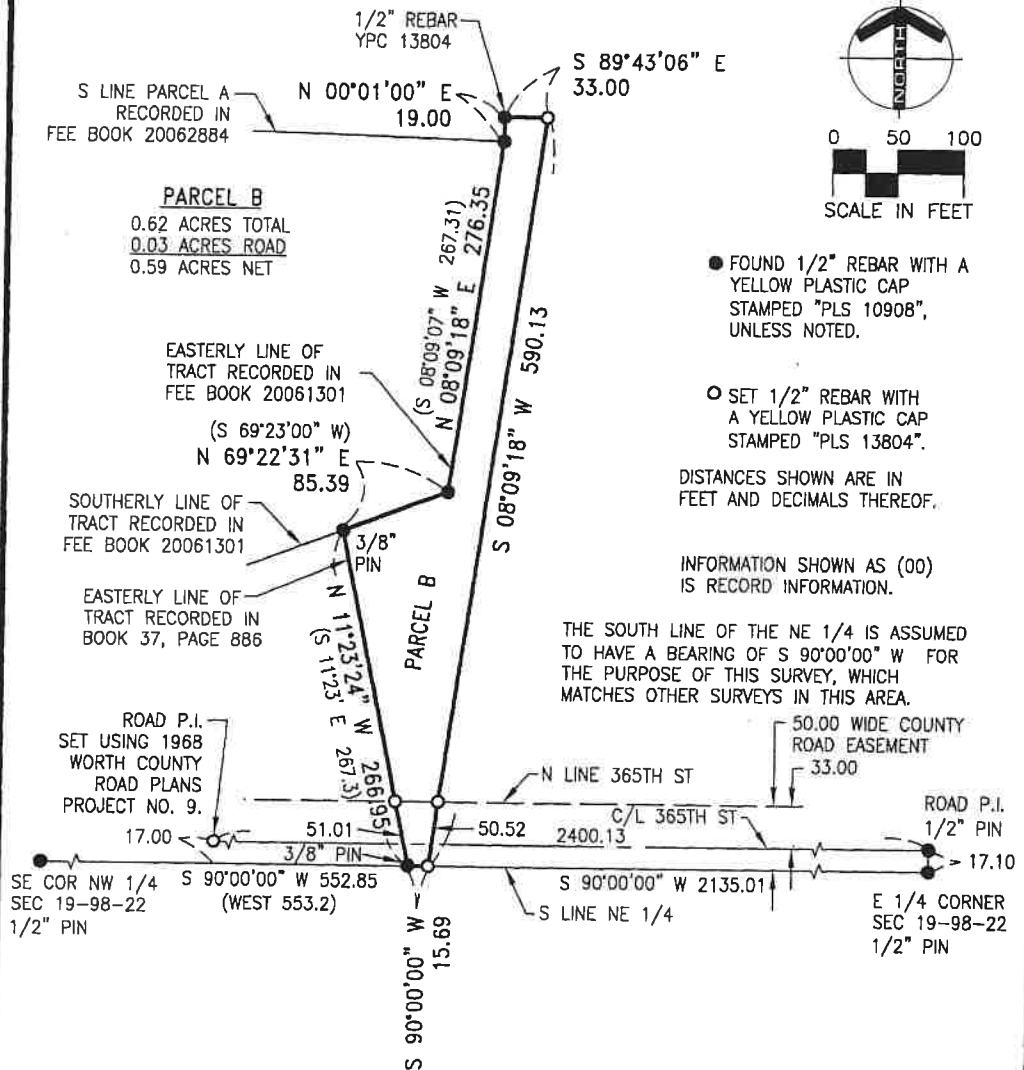
DSP SURVEYOR'S PLAT

Book: NA Page: NA # Pages: 2

Total Fees: \$12.00

PREPARED BY: DARYL EIFFLER, 215 N. ADAMS, MASON CITY, IA 50401, 641-424-6344

## PLAT OF SURVEY

PART OF SW 1/4 OF NE 1/4 OF SECTION 19, T98N, R22W OF 5TH P.M.  
WORTH COUNTY, IOWA

PROPRIETOR: OMEGA VISION, LLC

SHEET 1 OF 2

ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS215 NORTH ADAMS  
MASON CITY, IOWA 50401  
641-424-6344PROJECT NUMBER 9896  
DATE OF SURVEY 01/16/07  
SURVEYED BY R. CROOKS  
SURVEYED FOR CHRIS HAGENI 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.

FOR YAGGY COLBY ASSOCIATES

DARYL EIFFLER  
LICENSE NUMBER 13804

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008  
SHEETS COVERED BY THIS SEAL: 2

CONTINUED

PREPARED BY: DARYL EIFFLER, 215 N. ADAMS, MASON CITY, IA 50401, 641-424-6344

## PLAT OF SURVEY

PART OF SW 1/4 OF NE 1/4 OF SECTION 19, T98N, R22W OF 5TH P.M.  
WORTH COUNTY, IOWA

### SURVEY DESCRIPTION: PARCEL B

That part of the Southwest Quarter of the Northeast Quarter of Section 19,  
Township 98 North, Range 22 West of the 5th P.M., Worth County, Iowa,  
described as follows:

Commencing at the east quarter corner of said Section 19;  
Thence South 90 degrees 00 minutes 00 seconds West (assumed bearing)  
along the south line of the Northeast Quarter of said Section 29 a distance  
of 2,135.01 feet to the point of beginning;  
Thence continuing South 90 degrees 00 minutes 00 seconds West along said  
south line 15.69 feet to the easterly line of a tract recorded in Book 37,  
Page 886;  
Thence North 11 degrees 23 minutes 24 seconds West along said easterly line  
266.95 feet to the southerly line of a tract recorded in Fee Book 20061301;  
Thence North 69 degrees 22 minutes 31 seconds East along said southerly  
line 85.39 feet to the easterly line of said tract;  
Thence North 08 degrees 09 minutes 18 seconds East along said easterly line  
276.35 feet to the south line of Parcel A recorded in Fee Book 20062884;  
Thence North 00 degrees 01 minutes 00 seconds East 19.00 feet along the  
east line of said Parcel A to the south line of said Parcel A;  
Thence South 89 degrees 43 minutes 06 seconds East along said south line  
33.00 feet ;  
Thence South 08 degrees 09 minutes 18 seconds West 590.13 feet to the  
point of beginning.

Said PARCEL B contains 0.62 acres, more or less, including 0.03 acres of  
county road easement across the south 50.00 feet thereof and is subject to  
other recorded and unrecorded easements, restrictions and servitudes, if any.

END OF INSTRUMENT

SHEET 2 OF 2

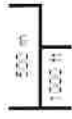






# Legend

- LNG Plants
- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. C gathering and gas distribution systems are not represented.

This map should never be used as a substitute for a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents directed to [nprms@dot.gov](mailto:nprms@dot.gov).

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application  
[www.nprms.phmsa.dot.gov](http://www.nprms.phmsa.dot.gov)

Date Printed: Feb 29, 2020





Address or Location Gull Avenue & Hwy #9, Hanlontown, Survey Parcel "A" & Survey Parcel "B" in the North 1/2 Section 19-T98N-R21W, Worth County

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

What will be the basis of this sale? Gross Acres 75.52 Net Acres 75.49

What School District is the property with? Forest City Community Schools

1. Are buildings present on the property?

Yes No

2. Water Availability:

Rural  
Well - active  
Combination  
None -

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: not applicable

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 None Apparent

12. Special assessments?

Yes No Amount? Drainage - < \$100

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 -

16. Is there currently a Tenant on this property?

Yes No

If yes, provide Tenants name & phone number - Charles Arneson, Joice, Iowa

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

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 Reserve  
Other

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: X

Date: \_\_\_\_\_

Buyers: \_\_\_\_\_

Date: \_\_\_\_\_