

Haugebak Farm for Sale



114.85 Gross Acres +/-; 110.5 tillable acres

**NW ¼ NW ¼ Section 13 & S ½ NE ¼ except 5.15 acre
surveyed building site in Section 14, Lincoln Township;**

All in T98N-R20W Worth County

Closing date is negotiable

R E Taxes - \$2,038.00

Asking Price - \$1,200,000.00



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

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.



Southerly view of the cropland on the 40 acres

SPECIAL PROVISIONS:

- 1) Closing date is negotiable.
- 2) The seller plans to do a tax free exchange of the net sales proceeds as part of IRS Code Section 1031. The buyer must agree to participate with a tax-free exchange.
- 3) Earnest money deposit 10% of sale price.
- 4) The buyer will get outright possession for the 2023 growing season. The 2022 lease will be terminated.
- 5) This sale is not subject to financing.
- 6) 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.
- 7) The reported tillable acres are based on the Farm Service Agency measurements.
- 8) Real Estate taxes will be pro-rated to date of closing. Unpaid special assessment to be paid by the seller - if applicable. The semi-annual installments due September 30, 2022 and March 31st, 2023 will be paid by the seller with closing proceeds. It will be the buyer's responsibility to pay the September 30, 2023 semi-annual payment and all payments thereafter.
- 9) If the buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., the buyer must get the current tenant's permission. **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.**

Property Description

SIZE – ~ 114.85 Gross Acres - bare cropland

LEGAL DESCRIPTION – W ½ SE ¼ Section 7, Lincoln Township; All in T98N-R20W

REAL ESTATE TAXES - \$2,038.00

TILLABLE ACRES – ~ 110.5 tillable; no Conservation Reserve Program (CRP) acres; No acres are designated highly erodible (HEL).

**CSR2 ave. – Section 14 – 55.9; historic CSR – 68.7
Section 13 – 50.1; historic CSR – 67.4**

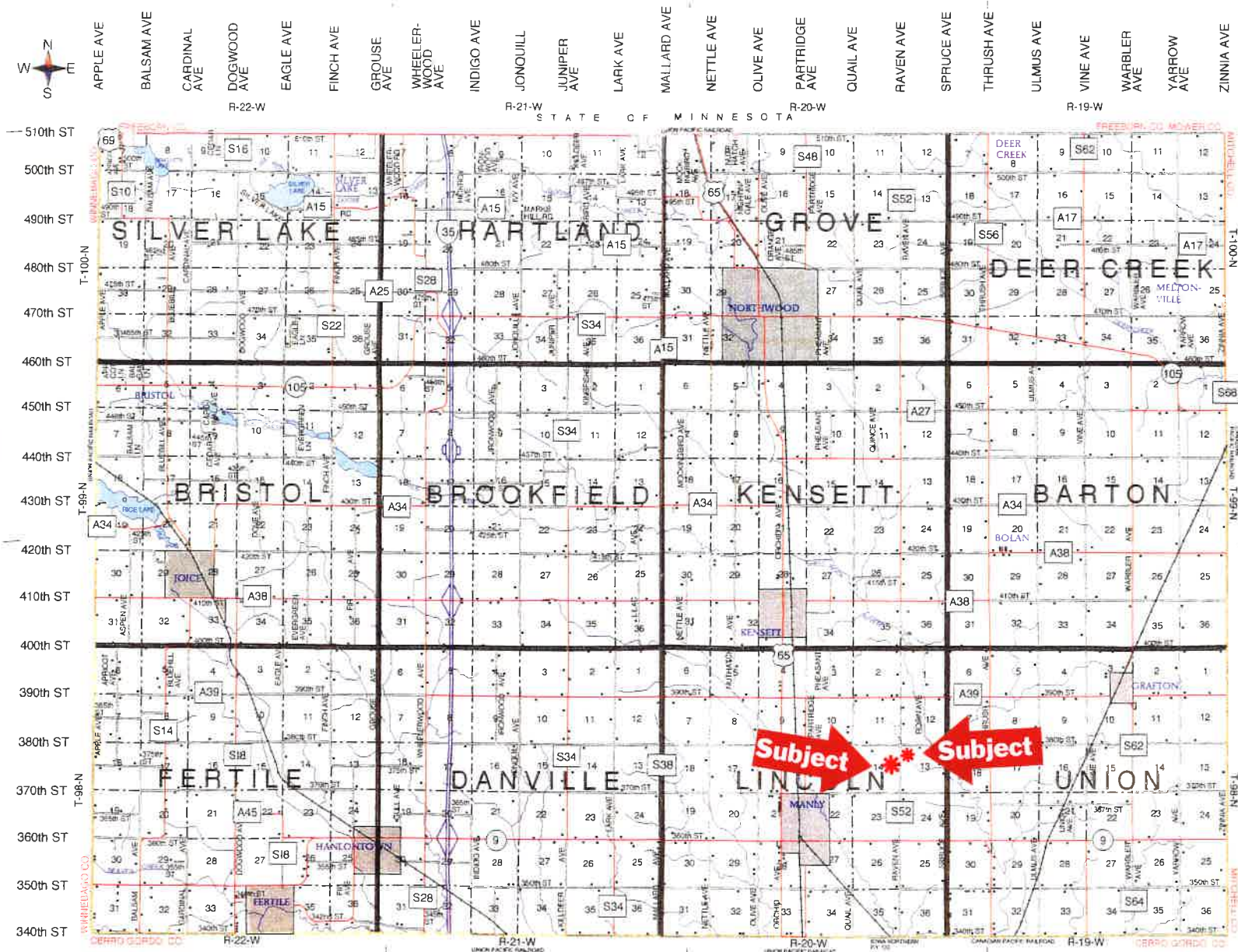
DRAINAGE - Note the evidence of tile lines in Section 14 on the following aerial photo.

IMPROVEMENTS – There are no buildings. The adjoining building site in Section 14 is not part of the property.

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

POSSESSION - Outright possession available for the 2023 growing season. The 2022 lease will be terminated by the Seller.

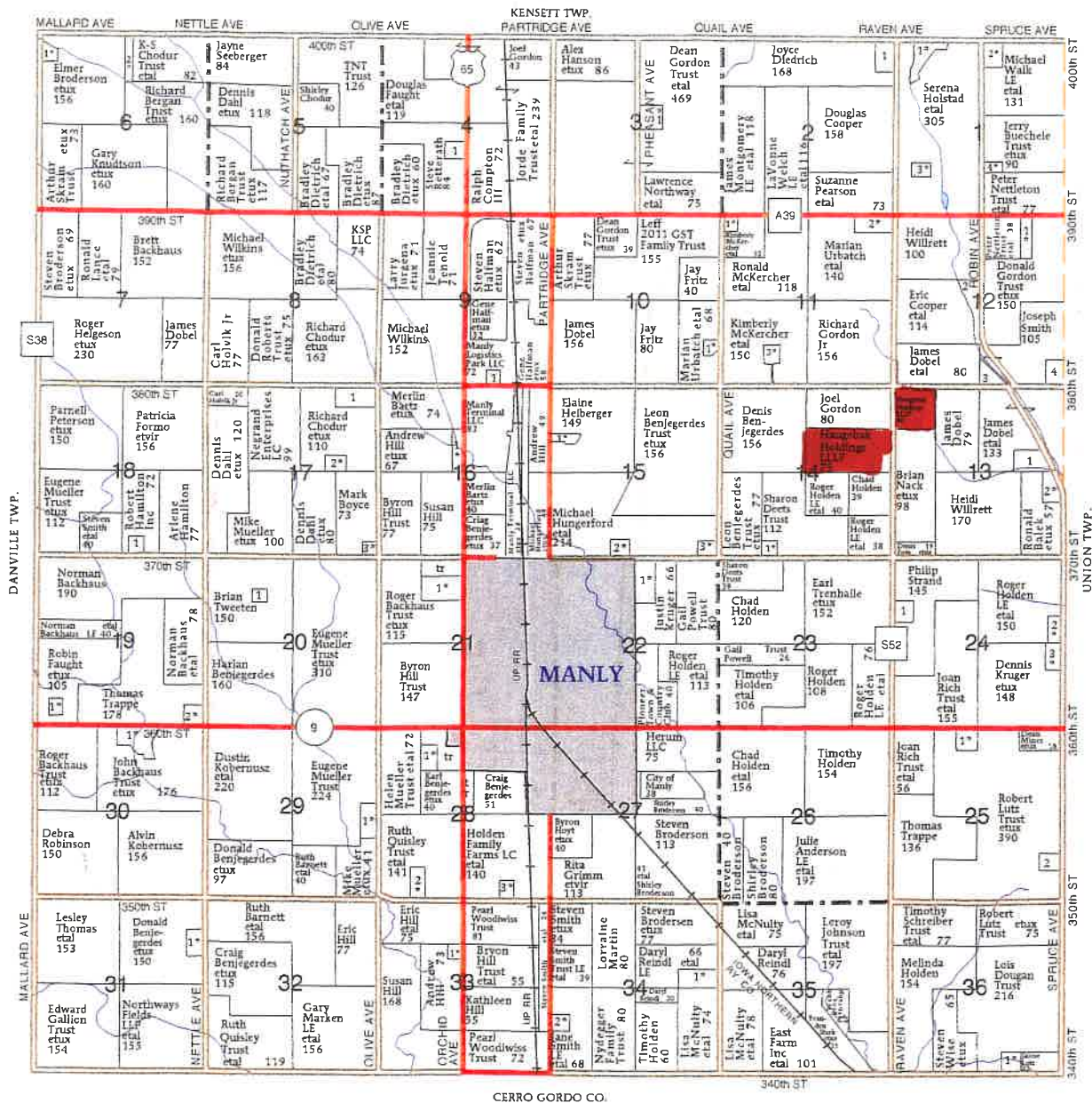
EASEMENT - None known.



T-98-N

LINCOLN PLAT

R-20-W



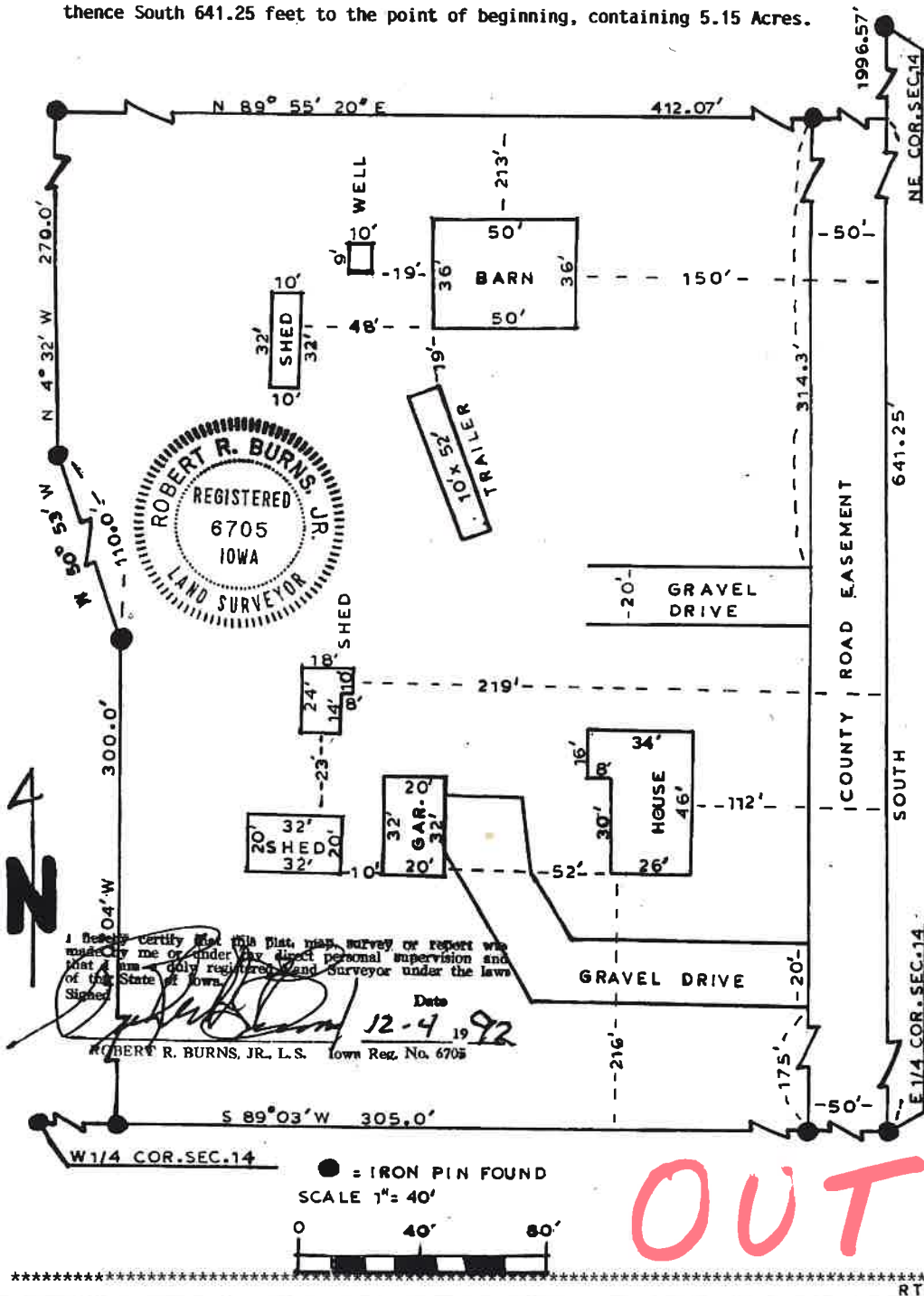
Surveyor's Plat
Robert R. Burns, Jr. Surveyor
David & Jane Fedeler
to
The Public

Recording Fee \$5.00
Filed for Record the 31st of December, A.D., 1992
At 12:45 o'clock P.M.
Liz Barber
Recorder

SURVEY REQUESTED BY
METROPOLITAN FEDERAL BANK

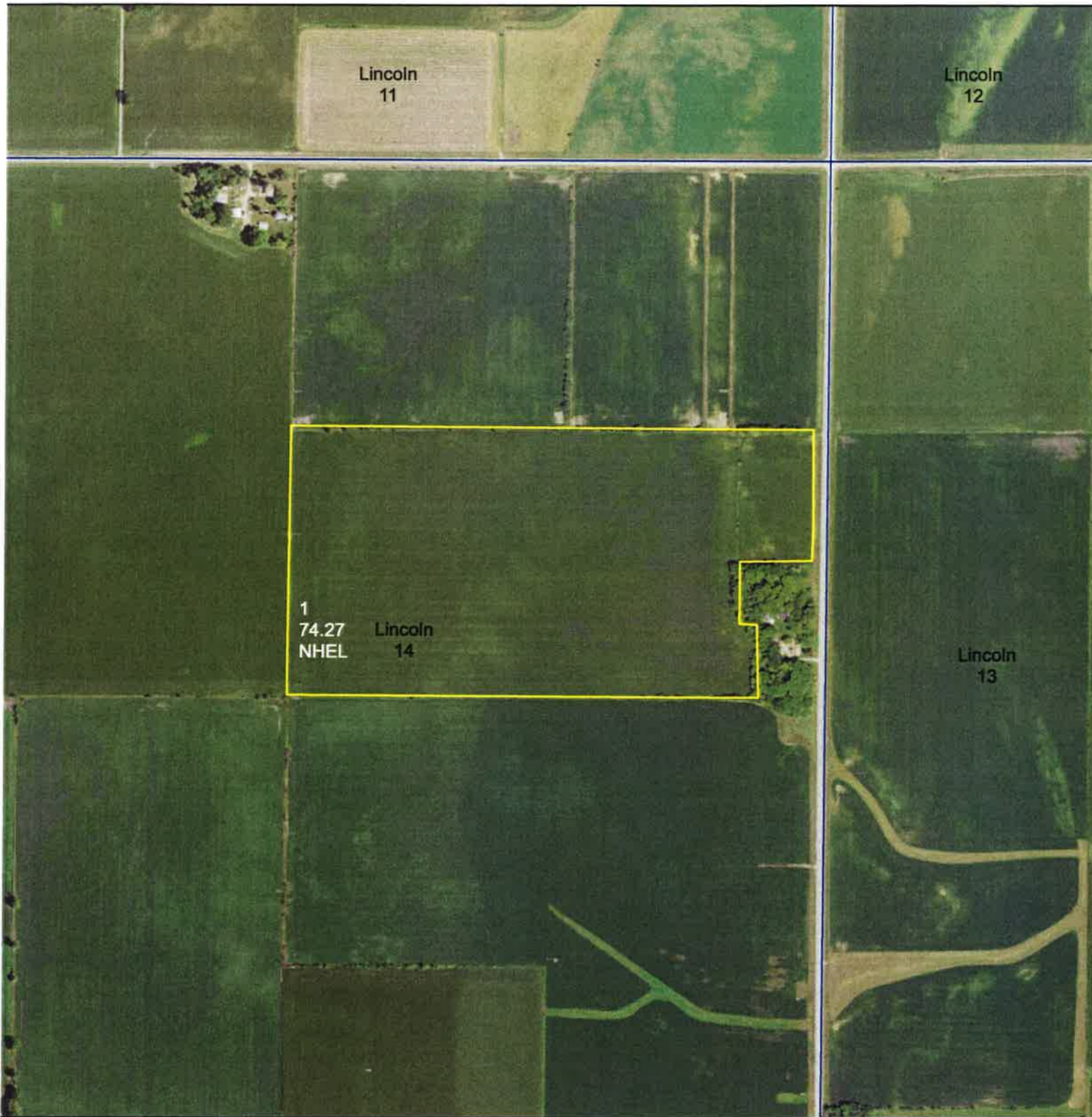
For: David and Jane Fedeler
Rt 1 Box 286
Manly, Iowa

Survey Description: A tract of land in the SE¼ of the NE¼ of Section 14, Township 98 North, Range 20 West of the 5th P.M., Worth County, Iowa more particularly described as follows: Beginning at the E¼ Corner of said Section 14, thence S 89° 03' W 305.0 feet, thence N 0° 04' W 300.00 feet, thence N 50° 53' W 110.00 feet, thence N 4° 32' W 270.0 feet, thence N 88° 55' 20" E 412.07 feet, thence South 641.25 feet to the point of beginning, containing 5.15 Acres. 1



Farm# 7184
Tract# 1677

14 LINCOLN



1 inch = 660 feet

CROP YEAR: _____

IMAGERY YEAR: 2021

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

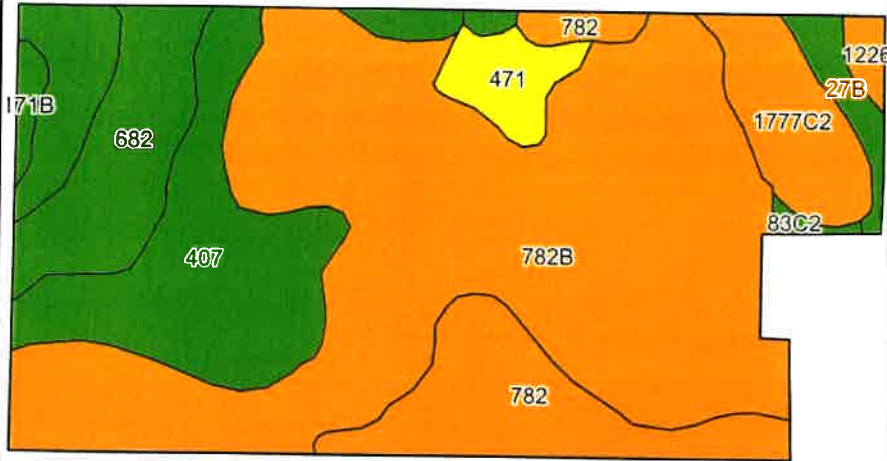
Exempt from Conservation Compliance Provisions

Prepared by Worth County FSA

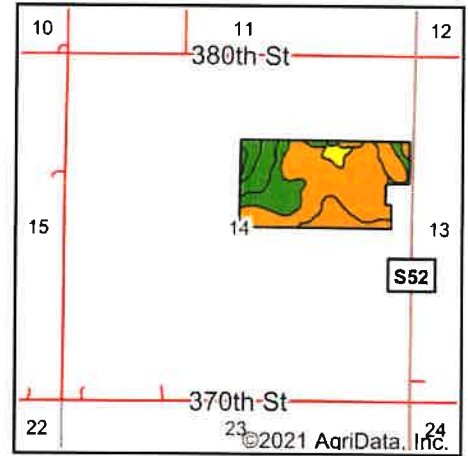
Map Printed: August 22, 2022

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original

Soils Map as of 2021



©2021 AgriData, Inc.



State: **Iowa**
 County: **Worth**
 Location: **14-98N-20W**
 Township: **Lincoln**
 Acres: **74.27**
 Date: **6/25/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Corn	Oats	Soybeans
782B	Donnan silt loam, 2 to 5 percent slopes	38.28	51.5%		Ile	80	23.2	43	50	140	56	41
407	Schley silt loam, 1 to 3 percent slopes	13.40	18.0%		Ilw	204.8	59.4	81	73	193	77	56
782	Donnan silt loam, 0 to 2 percent slopes	7.59	10.2%		Ilw	80	23.2	48	55	150	60	44
682	Maxfield silt loam, 0 to 2 percent slopes	5.94	8.0%		Ilw			83				
1777C2	Wapsie loam, 5 to 9 percent slopes, moderately eroded	4.08	5.5%		Ille	80	23.2	43		148	59	43
471	Oran loam, 1 to 3 percent slopes	2.18	2.9%		Iw	217.6	63.1	74	83			
27B	Terril loam, 2 to 6 percent slopes	1.32	1.8%		Ile	224	65	87	85			
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.62	0.8%		Ils	80	23.2	59	70			
171B	Bassett loam, 2 to 5 percent slopes	0.58	0.8%		Ile	212.8	61.7	85	78	215	92	62
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.28	0.4%		Ille	204.8	59.4	84	66	212	88	61
Weighted Average						104.2	30.2	55.9	*-	132.9	53.2	38.8

**IA has updated the CSR values for each county to CSR2.

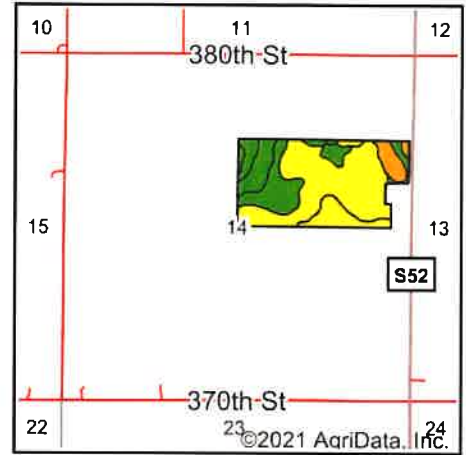
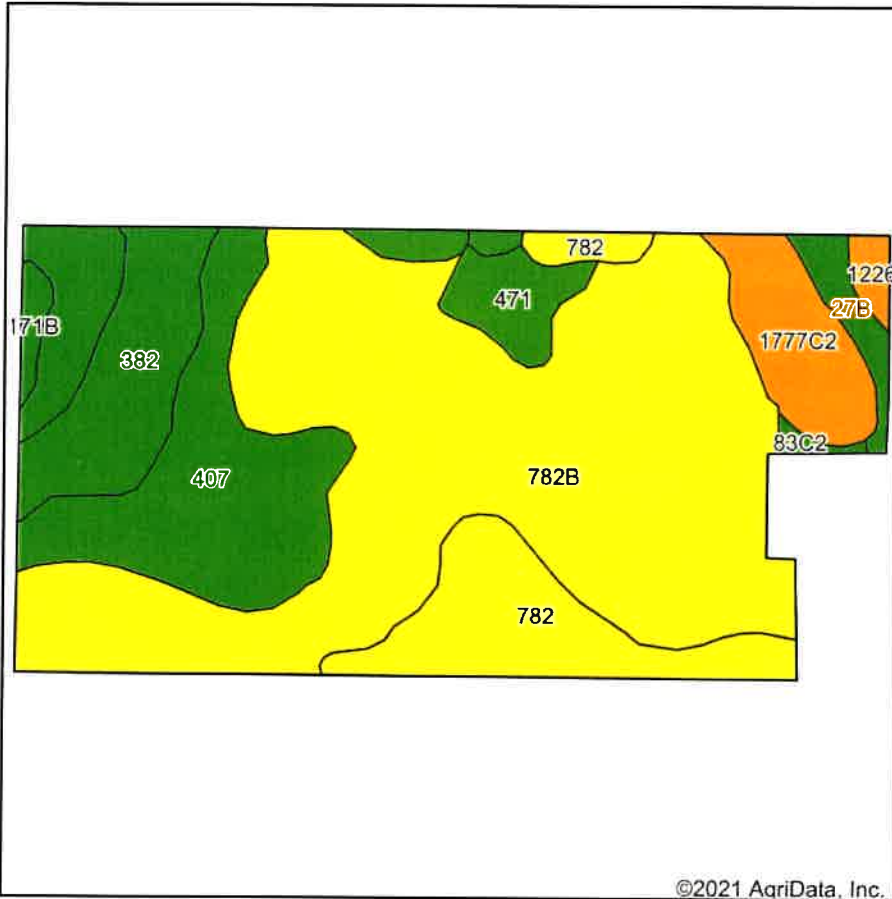
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map as of 2018



State: **Iowa**
 County: **Worth**
 Location: **14-98N-20W**
 Township: **Lincoln**
 Acres: **74.27**
 Date: **6/25/2021**



Soils data provided by USDA and NRCS.

Archived Soils Ending 10/15/2018													Area Symbol: IA195, Soil Area Version: 21			
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Corn	Oats	Soybeans				
782B	Donnan silt loam, 2 to 5 percent slopes	38.29	51.6%		Ile	80	23.2	62	50	140	56	41				
407	Schley silt loam, 1 to 3 percent slopes	13.39	18.0%		Ilw	204.8	59.4	81	73	193	77	56				
782	Donnan silt loam, 0 to 2 percent slopes	7.59	10.2%		Ilw	80	23.2	67	55	150	60	44				
382	Maxfield silty clay loam, 0 to 2 percent slopes	5.94	8.0%		Ilw	230.4	66.8	94	86							
1777C2	Wapsie loam, 5 to 9 percent slopes, moderately eroded	4.08	5.5%		Ille	80	23.2	43		148	59	43				
471	Oran loam, 1 to 3 percent slopes	2.18	2.9%		Iw	217.6	63.1	81	83	211	84	61				
27B	Terril loam, 2 to 6 percent slopes	1.32	1.8%		Ile	224	65	87	85							
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.62	0.8%		Ils	80	23.2	59	70							
171B	Bassett loam, 2 to 5 percent slopes	0.58	0.8%		Ile	212.8	61.7	85	78	215	92	62				
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.28	0.4%		Ille	204.8	59.4	84	66	212	88	61				
Weighted Average						122.6	35.6	68.7	*.	139.1	55.6	40.6				

**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.

Farm# 7184
Tract# 9962

13 LINCOLN



1 inch = 660 feet

CROP YEAR:

IMAGERY YEAR: 2021

Legend

 Field Boundary

Wetland Determination

Wetland Determination Identifiers

 Restricted Use

 Limited Restrictions

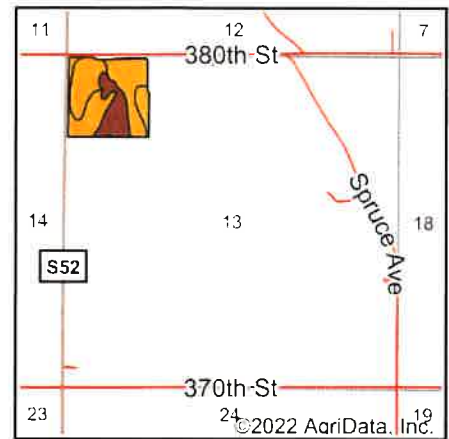
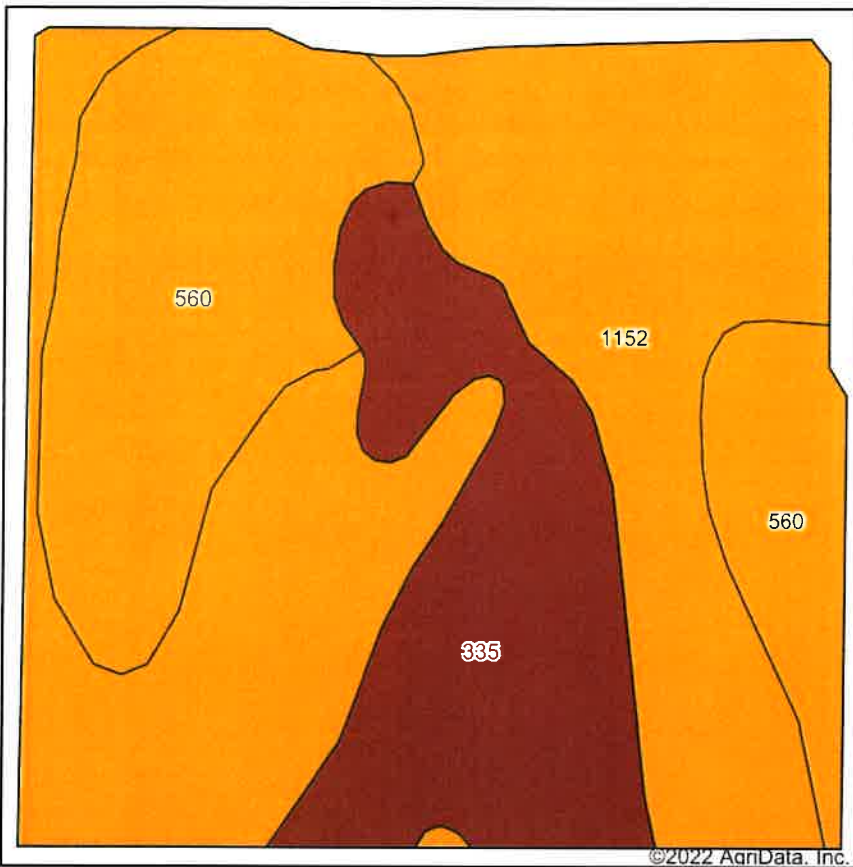
 Exempt from Conservation Compliance Provisions

Prepared by Worth County FSA

Map Printed: August 22, 2022

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original

Soils Map



State: **Iowa**
 County: **Worth**
 Location: **13-98N-20W**
 Township: **Lincoln**
 Acres: **36.23**
 Date: **7/25/2022**



Soils data provided by USDA and NRCS.

Archived Soils Ending 12/19/2016 Area Symbol: IA195, Soil Area Version: 19												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Corn Bu	Oats Bu	Soybeans Bu
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	17.70	48.9%		IIw	182.4	52.9	54	66			
560	Talcot clay loam, 0 to 2 percent slopes, rarely flooded	10.82	29.9%		IIw	182.4	52.9	53		155	62	45
335	Harcot loam, 0 to 2 percent slopes, rarely flooded	7.71	21.3%		IIw	134.4	39.0	37	63	140	56	41
Weighted Average					2.00	172.2	49.9	50.1	*~	76.1	30.4	22.2

**IA has updated the CSR values for each county to CSR2.

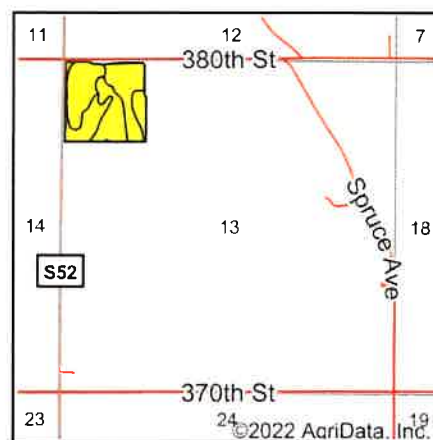
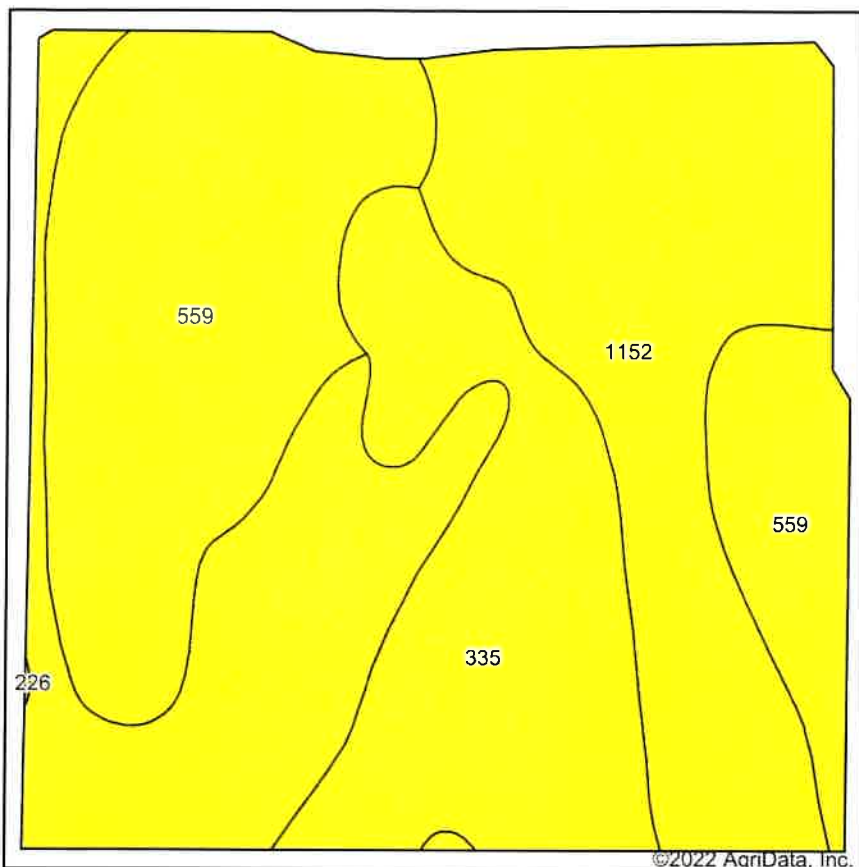
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.

Soils Map



State: **Iowa**
 County: **Worth**
 Location: **13-98N-20W**
 Township: **Lincoln**
 Acres: **36.23**
 Date: **7/25/2022**



Soils data provided by USDA and NRCS.

Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class *c	CSR*	Corn Bu	Oats Bu	Soybeans Bu
1152	Marshan clay loam, 0 to 2 percent slopes	16.49	45.5%		llw	66	175	70	47
559	Talcot clay loam, deep, 0 to 2 percent slopes	12.05	33.3%		llw	72	183	73	49
335	Harcot loam, 0 to 2 percent slopes	7.69	21.2%		llw	63	171	68	46
Weighted Average					2.00	67.4	176.8	70.6	47.5

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map with 2013 tile evidence



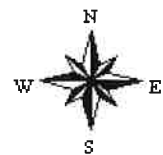
©2021 AgriData, Inc.



Map Center: 43° 18' 27.98, -93° 9' 59.82

0ft 416ft 832ft

14-98N-20W
Worth County
Iowa



6/25/2021

Maps Provided By:



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

IOWA
WORTH

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7184

Prepared : 8/22/22 9:21 AM

Crop Year : 2022

Operator Name : ALEX MICHAEL HANSON
Farms Associated with Operator : 19-195-988, 19-195-4419, 19-195-5244, 19-195-5275, 19-195-5904, 19-195-7183, 19-195-7184
CRP Contract Number(s) : None
Recon ID : 19-195-2021-36
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
111.48	110.50	110.50	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	110.50	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
Corn	83.03	0.00	147	0
Soybeans	26.94	0.00	41	

TOTAL **109.97** **0.00**

NOTES

Tract Number : 1677

Description : NE 14 LINCOLN
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 : Wetland determinations not complete
WL Violations : None
Owners : HAUGEBAK HOLDINGS LLLP
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
74.27	74.27	74.27	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	74.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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IOWA
WORTH
Form: FSA-156EZ



FARM : 7184
Prepared : 8/22/22 9:21 AM
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 1677 Continued ...

Corn	68.20	0.00	147
Soybeans	6.07	0.00	41
TOTAL	74.27	0.00	

NOTES

Tract Number : 9962

Description : NW 13 LINCOLN
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 : Wetland determinations not complete
WL Violations : None
Owners : HAUGEBAK HOLDINGS LLLP
Other Producers : None
Recon ID : 19-195-2019-35

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
37.21	36.23	36.23	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	36.23	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	14.83	0.00	147
Soybeans	20.87	0.00	41
TOTAL	35.70	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, gender identity (including gender expression), sexual orientation, 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.

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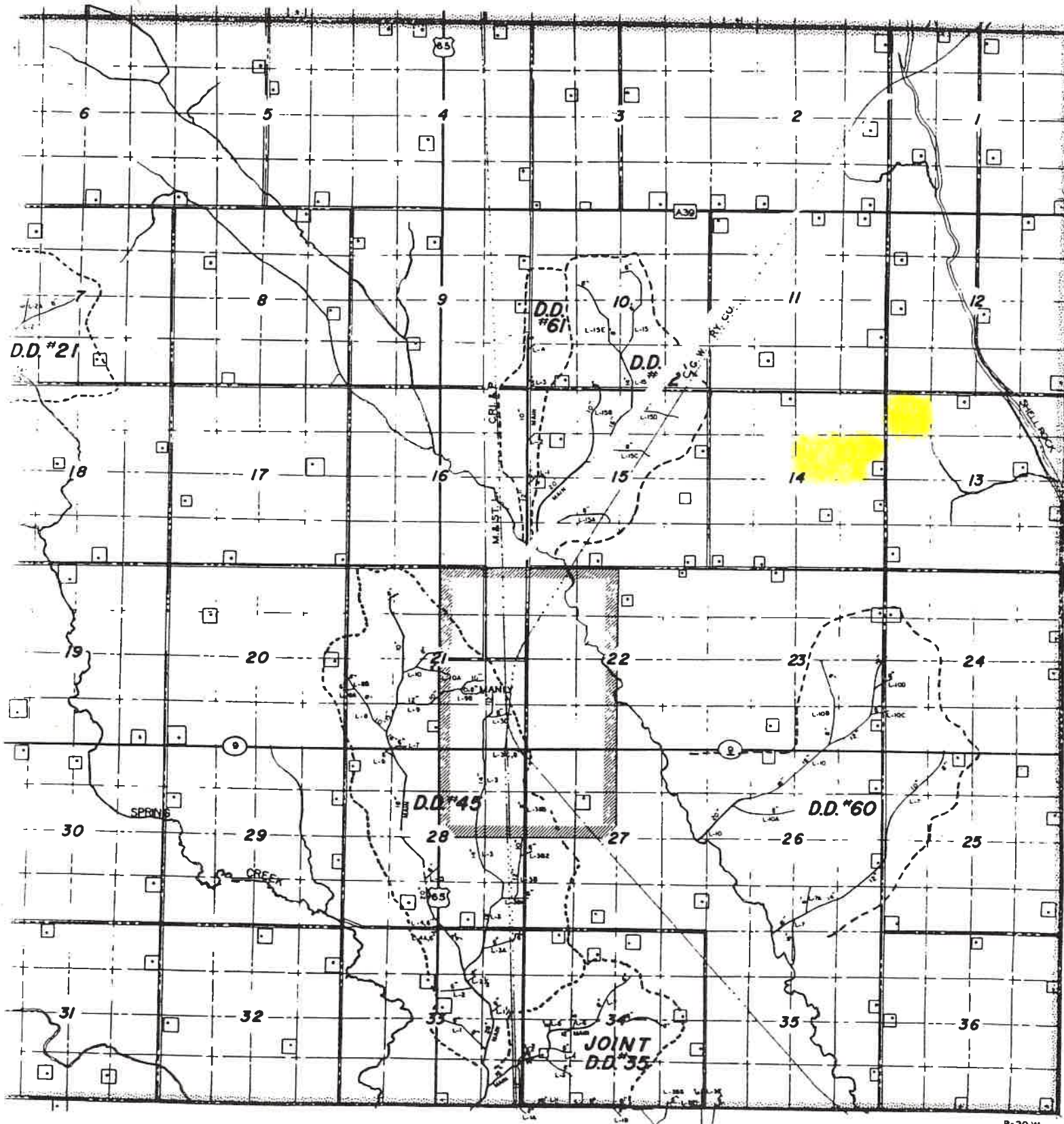
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

LINCOLN TWP

T 98 N

DRAINAGE DISTRICT MAP

R 20 W



R-20 W