

Henely Farm for Sale



160.0 Gross Acres; 157.2 Tillable acres

**Northeast quarter (NE ¼). All in Section 7-T96N-R15W
Floyd County**

Outright possession available for 2024

ASKING PRICE - \$2,180,000.00



STEWART
REALTY COMPANY

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SPECIAL PROVISIONS:

- 1) Closing date is negotiable.
- 2) Outright possession is available for the 2024 growing season.
- 3) Earnest money deposit 10% of sale price.
- 4) The seller will provide an abstract at the seller's expense.
- 5) The boundaries of the property being sold are assumed to coincide with the existing fences and right-of-way lines. Any surveying expenses will be at the buyer's expense. The sellers do not guarantee or warrant the occupation lines coincide with the survey lines.
- 6) This sale is not subject to financing.
- 7) The cropland has been enrolled in the ARC program for the 2023 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.
- 8) Real Estate taxes will be pro-rated to date of closing. Unpaid special assessment to be paid by the seller. The semi-annual installment due March 31, 2024 will be paid by the seller. It will be the buyer's responsibility to pay all other subsequent semi-annual payments.
- 9) If a buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.** If the buyer wants to perform any fall tillage and fertilizer application after harvest, the buyer must get the current tenant's permission.

Property Description

SIZE – 160.0 Gross Acres - bare cropland

LEGAL DESCRIPTION – Northeast quarter (NE ¼). All in Section 7-T96N-R15W Floyd County

REAL ESTATE TAXES - \$4,780.00

TILLABLE ACRES – 157.2 acres with crop history

CSR2 ave. – 80.0

DRAINAGE – FSA Form 156EZ says “Wetlands determinations not complete”. The farm has been pattern tiled since 1980. Note the enclosed tile maps.

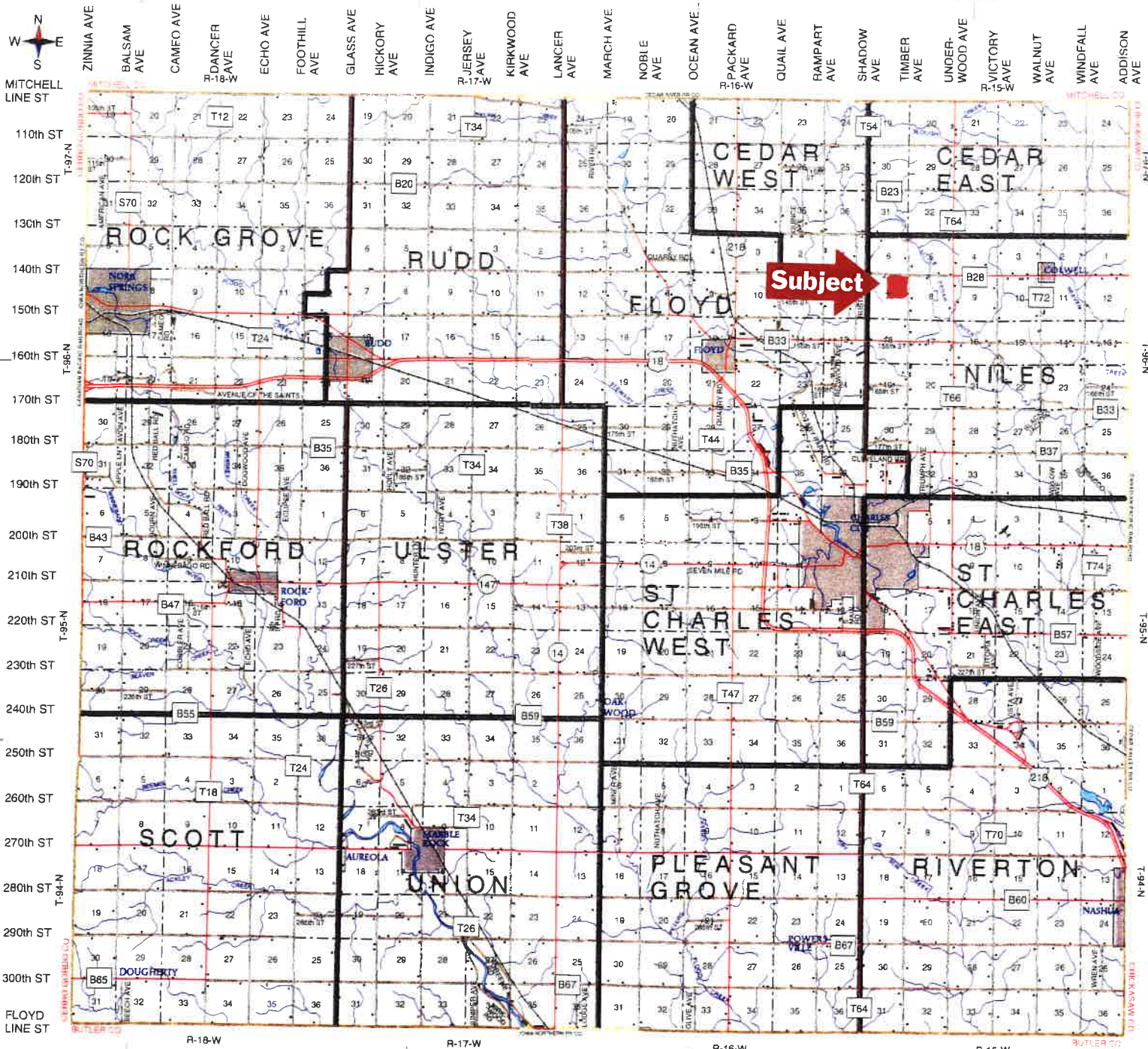
BUILDING IMPROVEMENTS – None

MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - Outright possession available for the 2024 growing season. The 2023 lease was terminated.

EASEMENTS - None known.

-93 CCCCCC



R-15-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: 157.20 acres

2022 Program Year

Map Created April 06, 2022

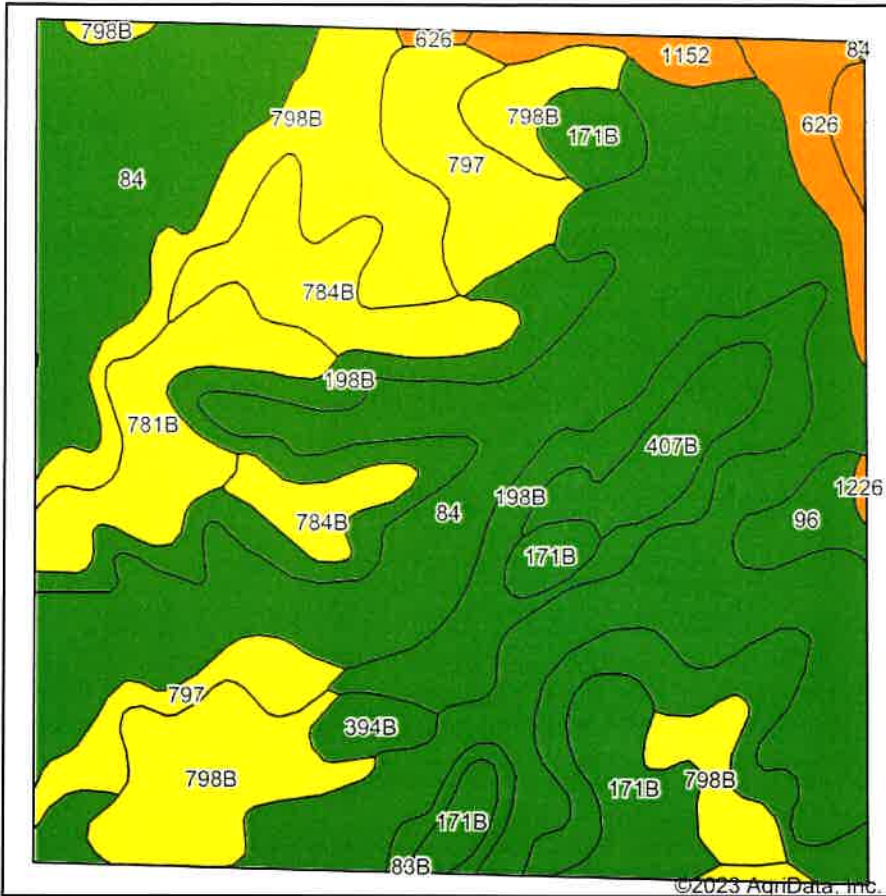
Farm 8103

Tract 1530

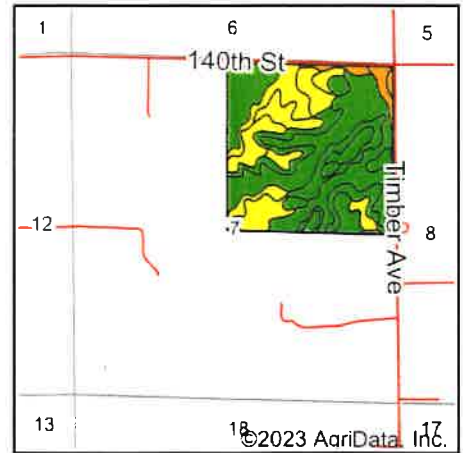
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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).

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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Floyd**
 Location: **7-96N-15W**
 Township: **Niles**
 Acres: **157.18**
 Date: **8/3/2023**



Area Symbol: IA067, Soil Area Version: 28

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
84	Clyde silty clay loam, 0 to 3 percent slopes	63.17	40.2%		IIw	224.0	65.0	88	77			
198B	Floyd loam, 1 to 4 percent slopes	26.27	16.7%		IIw	222.4	64.5	89	74			
798B	Protivin loam, 1 to 4 percent slopes	21.51	13.7%		Ile	193.6	56.1	61	55			
797	Jameston silty clay loam, 0 to 2 percent slopes	8.69	5.5%		IIw	196.8	57.1	73	55			
171B	Bassett loam, 2 to 5 percent slopes	8.51	5.4%		Ile	212.8	61.7	85	79	215	92	62
784B	Riceville silt loam, 1 to 4 percent slopes	8.29	5.3%		IIw	201.6	58.5	68	50			
781B	Lourdes loam, 2 to 5 percent slopes	7.19	4.6%		Ile	80.0	23.2	68	60			
407B	Schley silt loam, 1 to 4 percent slopes	3.86	2.5%		IIw	196.8	57.1	81	69			
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	3.33	2.1%		Ils	80.0	23.2	53	66			
96	Turlin loam, 0 to 2 percent slopes	2.05	1.3%		IIw	225.6	65.4	94	90			
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	1.86	1.2%		IIw	80.0	23.2	54	67			
394B	Ostrander loam, 2 to 5 percent slopes	1.46	0.9%		Ile	225.6	65.4	88	84			
777	Wapsie loam, 0 to 2 percent slopes	0.83	0.5%		Ils	80.0	23.2	51	58			
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.16	0.1%		Ils	80.0	23.2	59	71			
Weighted Average					2.00	203.4	59	80	69.8	11.6	5	3.4

**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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Operator Name	:	
CRP Contract Number(s)	:	None
Recon ID	:	19-067-2019-9
Transferred From	:	None
ARCPLC G/I/F Eligibility	:	Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.20	157.20	157.20	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	157.20	0.00		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	82.10	0.00	159	0
Soybeans	75.10	0.00	43	
TOTAL	157.20	0.00		

NOTES

Tract Number	: 1530
Description	: 7-96-15 Niles
FSA Physical Location	: IOWA/FLOYD
ANSI Physical Location	: IOWA/FLOYD
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: CHARLES E HENELY ESTATE
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.20	157.20	157.20	0.00	0.00	0.00	0.00	0.0

IOWA
FLOYD
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8103
Prepared : 3/8/23 12:30 PM CST
Crop Year : 2023

Tract 1530 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	157.20	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	82.10	0.00	159
Soybeans	75.10	0.00	43
TOTAL	157.20	0.00	

NOTES

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This information has been gathered from reliable sources but, Stewart Realty Company and Benchmark Agribusiness, Inc. do 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.

Stewart Realty Company and Benchmark Agribusiness, Inc. is an agent for the Seller.