

Henriksen Farm for Sale



92.0 Gross Acres +/-; 89.28 tillable acres

**NE ¼ SW ¼ & NW ¼ SE ¼ & East 12 Acres SE ¼ NE ¼
Section 23, Grant Township; All in T97N-R22W
Cerro Gordo County
Closing date is negotiable**

R E Taxes - \$2,316.00

Asking Price - \$1,075,000.00



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.



Northerly view of the cropland on the East 12 Acres

SPECIAL PROVISIONS:

- 1) Closing date is negotiable.
- 2) Earnest money deposit 10% of sale price.
- 3) The buyer will get outright possession for the 2023 growing season. The 2022 lease will be terminated.
- 4) The 80 acres will not sell separate from the 12 acres or vice versa.
- 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.
- 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 – ~ 92.0 Gross Acres - bare prime cropland

LEGAL DESCRIPTION – NE ¼ SW ¼ & NW ¼ SE ¼ & East 12 Acres SE ¼ NE ¼ Section 23, Grant Township; All in T97N-R22W

REAL ESTATE TAXES - \$2,316.00 Estimated

TILLABLE ACRES – ~ 89.23 tillable; no Conservation Reserve Program (CRP) acres; no acres are designated highly erodible (NHEL)

CSR2 ave. – 78.4

DRAINAGE – FSA Form 156EZ says “tract does not contain a wetland”; the East 12 acres of SE ¼ NE ¼ is patterned tiled; there is aerial photo evidence of tile in the low ground in the NE corner of the 80 acres.

IMPROVEMENTS – None; there is an idle building site

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.

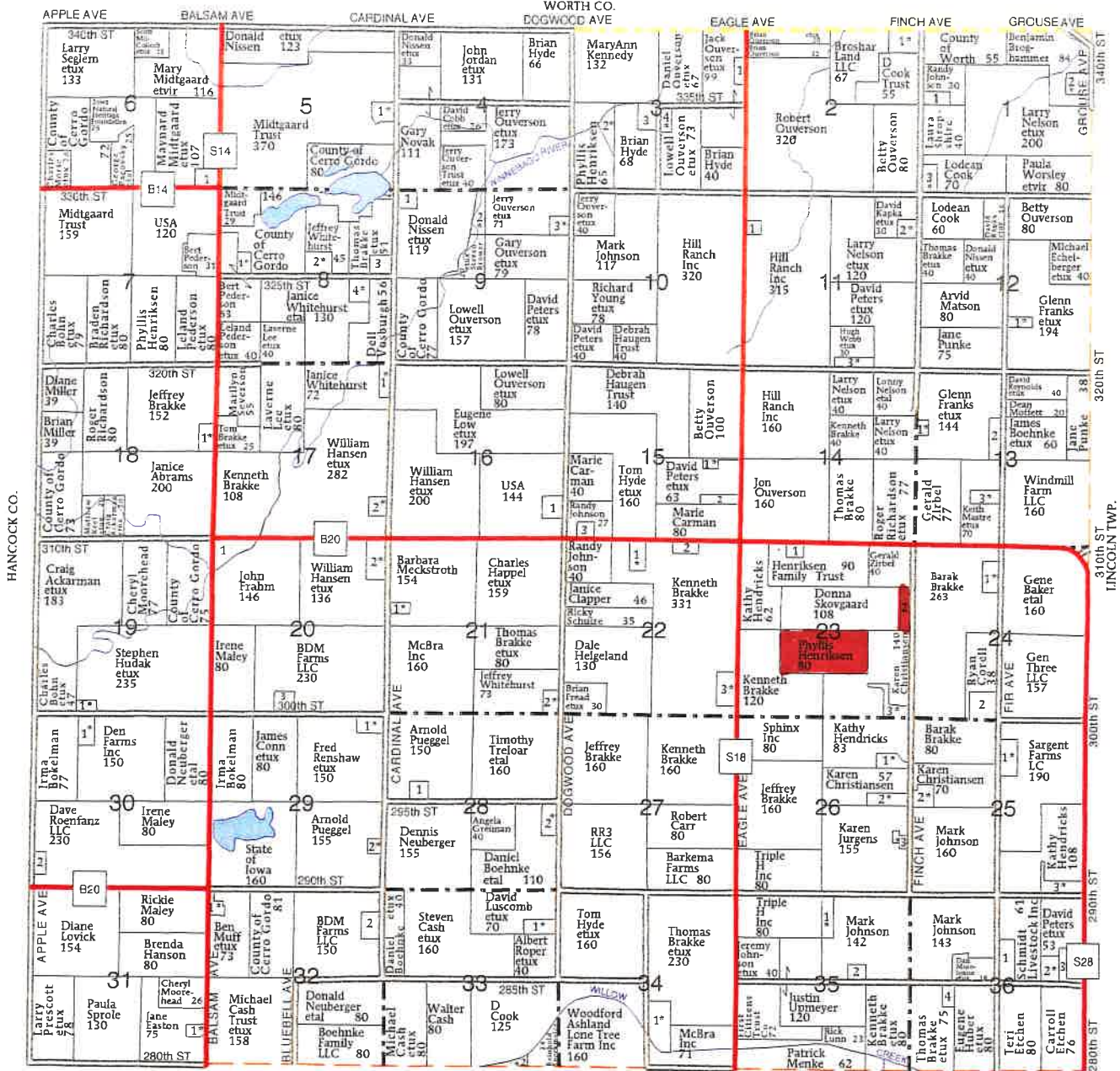
EASEMENT - There is a 20' wide formal, perpetual access easement between the 80 acres and the East 12 acres.

T-97-N

GRANT PLAT

R-22-W

(Landowners)

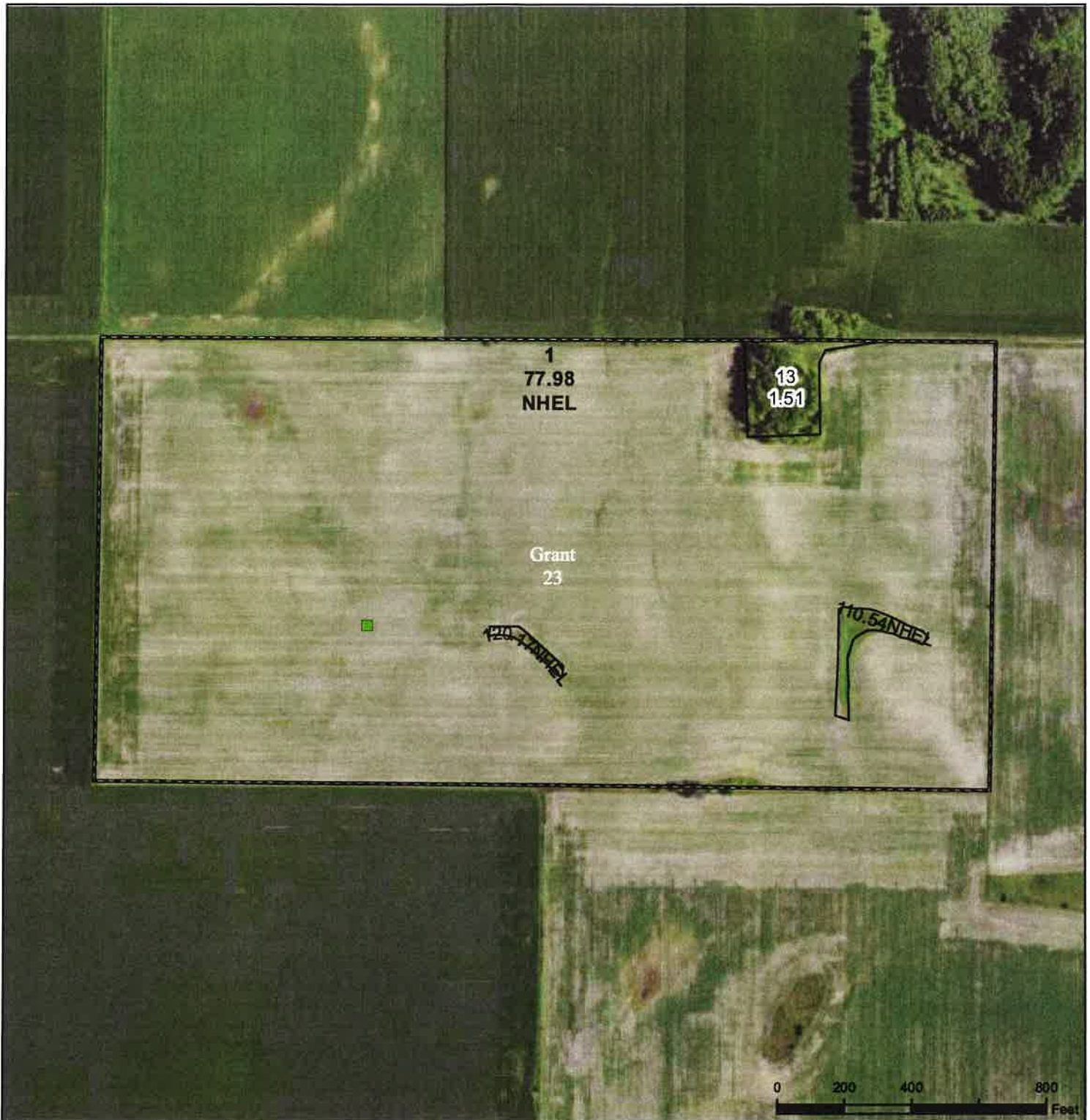


CLEAR LAKE TWP.



United States
Department of
Agriculture

Cerro Gordo 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: 78.69 acres

2022 Program Year

Map Created April 19, 2022

Farm 6311

Tract 7527

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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United States
Department of
Agriculture

Cerro Gordo 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: 10.59 acres

2022 Program Year

Map Created April 19, 2022

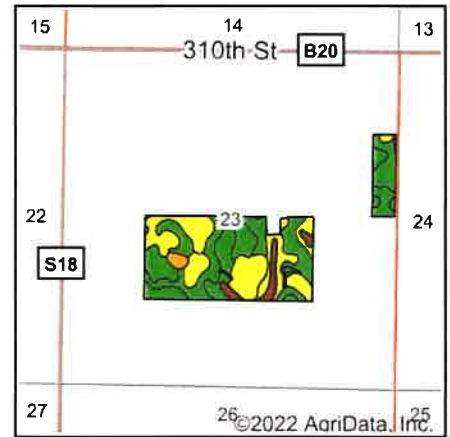
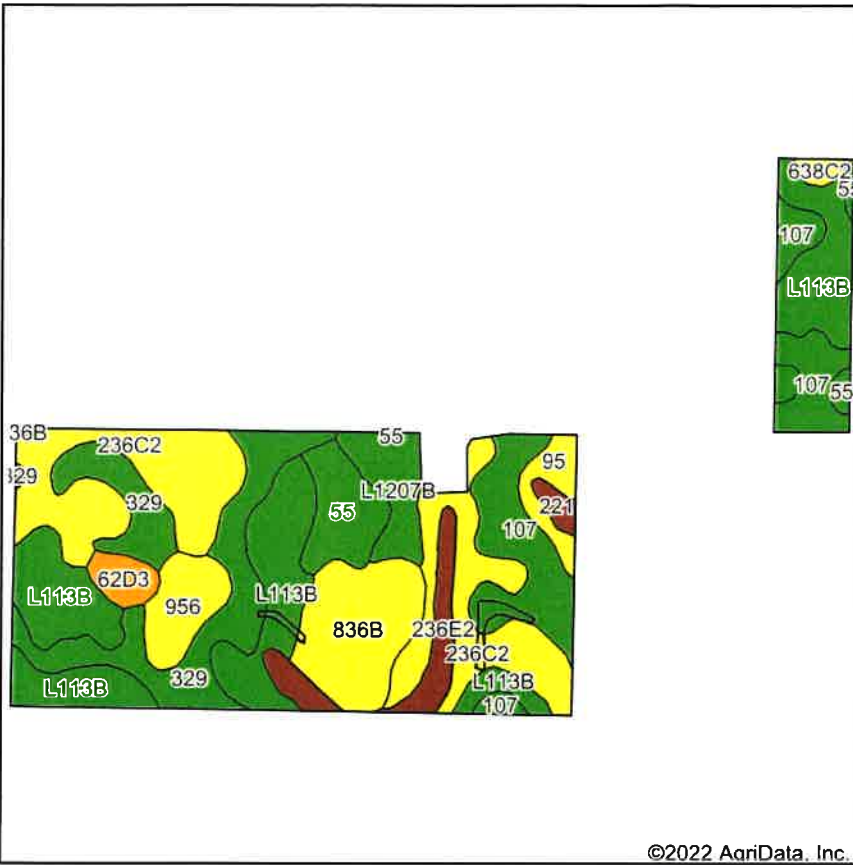
Farm **6310**

Tract **7526**

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Soils Map



State: **Iowa**
 County: **Cerro Gordo**
 Location: **23-97N-22W**
 Township: **Grant**
 Acres: **89.28**
 Date: **7/6/2022**



Area Symbol: IA033, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Com Bu	*i Soybeans Bu	CSR2**	CSR	Oats Bu
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	20.08	22.5%		Ile			85		
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	18.60	20.8%		IIle	192.0	55.7	76	58	2
329	Webster-Nicollet complex, 0 to 3 percent slopes	12.55	14.1%		IIw	228.8	66.4	87	83	
107	Webster clay loam, 0 to 2 percent slopes	11.02	12.3%		IIw	224.0	65.0	86	83	
836B	Kilkenny clay loam, 2 to 6 percent slopes	7.66	8.6%		Ile	220.8	64.0	69	66	4
55	Nicollet clay loam, 1 to 3 percent slopes	4.53	5.1%		Iw	233.6	67.7	89	88	
956	Harps-Okoboji complex, 0 to 2 percent slopes	3.42	3.8%		IIw	177.6	51.5	69	57	
236E2	Lester loam, 10 to 22 percent slopes, moderately eroded	3.37	3.8%		VIe	139.2	40.4	37	38	
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	3.28	3.7%		Ile			81		
95	Harps clay loam, 0 to 2 percent slopes	2.02	2.3%		IIw	198.4	57.5	72	62	
62D3	Storden loam, 10 to 16 percent slopes, moderately eroded	1.49	1.7%		IVe	80.0	23.2	41	36	
221	Klossner muck, 0 to 1 percent slopes	0.69	0.8%		IIIw	80.0	23.2	32	50	
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.57	0.6%		IIle	176.0	51.0	75	56	
Weighted Average					2.36	150.2	43.6	78.3	*-	0.8

**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.

IOWA
CERRO GORDO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6311
Prepared : 7/6/22 8:14 AM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : [REDACTED]
Farms Associated with Operator : [REDACTED]
CRP Contract Number(s) : None
Recon ID : None
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
80.20	78.69	78.69	0.00	0.00	0.00	0.00	0.00	Active	1
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	78.69	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	45.69	0.00	153	
Soybeans	33.00	0.00	42	
TOTAL	78.69	0.00		

NOTES

Tract Number : 7527

Description : NE4SW4, NW4SE4 23-97-22 GRANT
FSA Physical Location : IOWA/CERRO GORDO
ANSI Physical Location : IOWA/CERRO GORDO
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 : RONALD & PHYLLIS HENRIKSEN FAMILY TRUST, HENRIKSEN CREDIT SHELTER TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.20	78.69	78.69	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	78.69	0.00	0.00	0.00	0.00	0.00

IOWA
CERRO GORDO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6311
Prepared : 7/6/22 8:14 AM
Crop Year : 2022

Abbreviated 156 Farm Record

DCP Crop Data

Tract 7527 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	45.69	0.00	153
Soybeans	33.00	0.00	42
TOTAL	78.69	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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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.

IOWA
CERRO GORDO

Form: FSA-156EZ

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United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6310

Prepared : 7/6/22 8:16 AM

Crop Year : 2022

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None
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
10.59	10.59	10.59	0.00	0.00	0.00	0.00	0.00	Active	1
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	10.59	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	7.94	0.00	149	
Soybeans	2.65	0.00	47	
TOTAL	10.59	0.00		

NOTES

Tract Number : 7526

Description : SE4NE4 23-97-22 GRANT
FSA Physical Location : IOWA/CERRO GORDO
ANSI Physical Location : IOWA/CERRO GORDO
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 : HENRIKSEN CREDIT SHELTER TRUST, RONALD & PHYLLIS HENRIKSEN FAMILY TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
10.59	10.59	10.59	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	10.59	0.00	0.00	0.00	0.00	0.00

IOWA
CERRO GORDO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6310
Prepared : 7/6/22 8:16 AM
Crop Year : 2022

Abbreviated 156 Farm Record

DCP Crop Data

Tract 7526 Continued ...

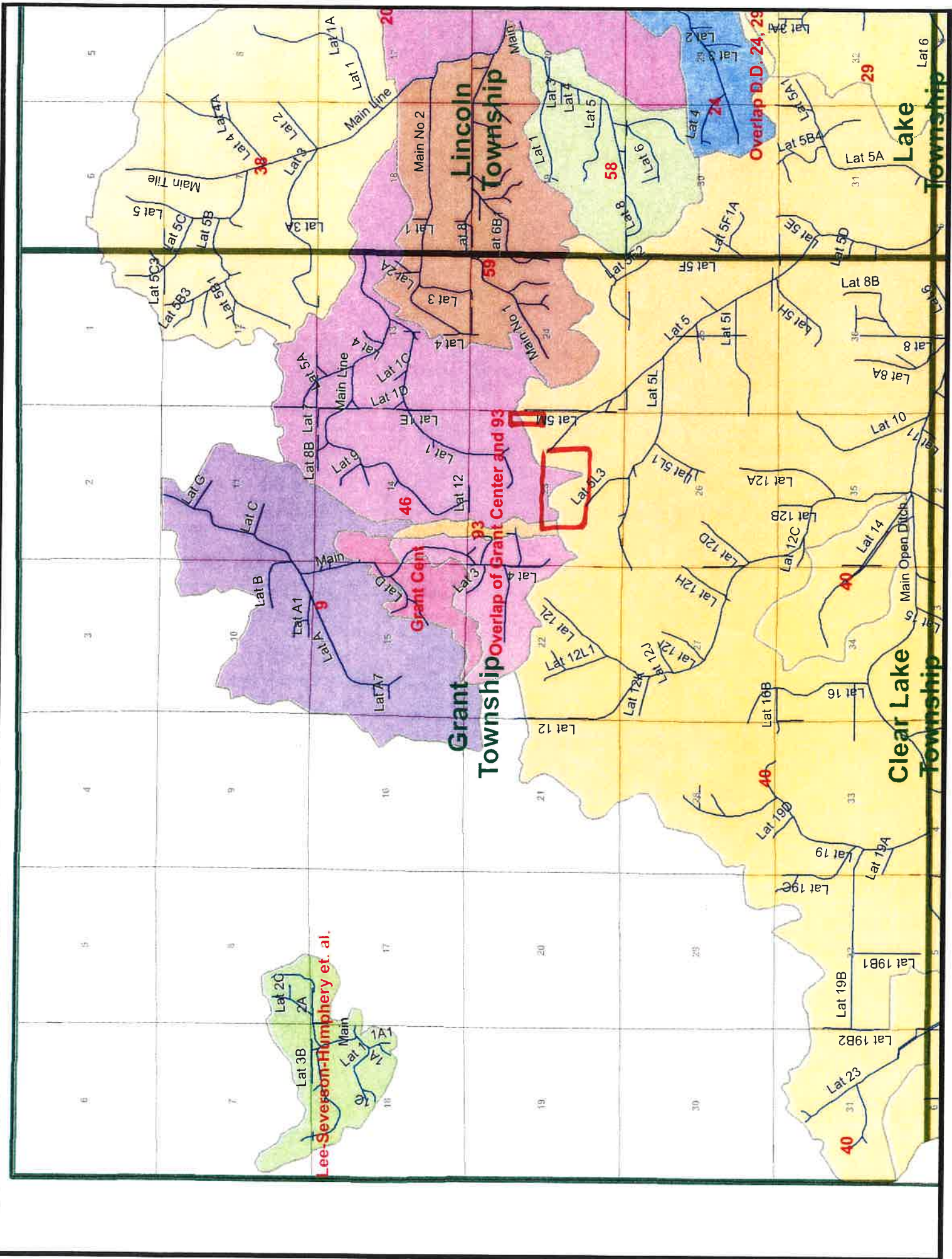
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	7.94	0.00	149
Soybeans	2.65	0.00	47
TOTAL	10.59	0.00	

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Lee-Severson-Humphrey et. al.

Grant Center

Overlap of Grant Center and 93

Overlap D.D. 24, 29

Lincoln Township

Lake Township

Clear Lake Township

Lat 6

Lat 5

Lat 4

Lat 3

Lat 2

Lat 1

Lat 12

Lat 11

Lat 10

Lat 19B

Lat 19B1

Lat 19B2

Lat 23

Lat 19C

Lat 19

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COLLEEN FEARCE
CERRO GORDO CO.
MASON CITY, IOWA

Prepared by Douglas R. Grabinski, P. O. Box 227, Clear Lake, IA 50428 515-357-2992.

EASEMENT AGREEMENT

THIS AGREEMENT is executed between Donna Rae Skovgaard, a single person, hereinafter referred to as SKOVGAARD, and Ronald W. Henriksen and Phyllis M. Henriksen, Trustees of the Ronald W. and Phyllis M. Henriksen Family Trust dated May 27, 1997, and hereafter referred to as HENRIKSEN.

1. SKOVGAARD is the owner of the following-described property located in Cerro Gordo County, Iowa, to-wit:

The Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) except the East Twelve acres thereof, all in Section Twenty-three (23) Township Ninety-seven (97) North, Range Twenty-two (22) West of the 5th P.M.

Said real estate being described as Parcel "A".

2. HENRIKSEN is the owner of the following described real estate situated in Cerro Gordo County, Iowa, to-wit:

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the East Twelve acres of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4), all in Section Twenty-three (23) Township Ninety-seven (97) North, Range Twenty-two (22) West of the 5th P.M.

Said real estate being described as Parcel "B".

3. HENRIKSEN desires access to parts of Parcel "B" over and across parts of Parcel "A" owned by SKOVGAARD, and SKOVGAARD desires access to Parcel "A" over part of Parcel "B".

4. For valuable consideration in and paid, receipt of which is hereby acknowledged, SKOVGAARD does grant unto HENRIKSEN, their successors and assigns, an easement for ingress and egress over and across a portion of Parcel "A" which easement extends to future owners of said parcels owned by the parties hereto and above described, and HENRIKSEN does grant unto SKOVGAARD, her successors and assigns, an easement for ingress and egress over and across a portion of Parcel "B" which easement extends to future owners of said parcels owned by the parties hereto and above described.

5. On Parcel "A" said easement shall be across the South Twenty feet of said parcel, beginning at its east boundary and shall be across the existing laneway, which is now located on said parcel and shall continue in a Westerly

9710130

direction until it shall come to a point where said laneway meets the Northerly boundary of Parcel "B".

6. On Parcel "B", said easement shall be over and across the South Twenty feet of that part of Parcel "B" described as the East Twelve acres of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Ninety-seven (97) North, Range Twenty-two (22) West of the 5th P.M. and shall be located on the laneway now existing and located on said property and shall continue along the whole Southern boundary of said East Twelve acres.

7. It is further understood and agreed that these easements are private easements only for the benefit of Parcels "A" and "B". It is agreed that neither party shall allow vehicles to be parked or driven, or shall allow other objects to be located on the easements with the effect of denying or impairing the use of the easement for access and ingress and egress purposes.

8. The parties shall share equally all expenses associated with the maintenance and improvement of the areas designated for easement purposes.

9. It is further understood and agreed that all conditions and agreements contained herein and these easements are covenants running with the land, and are for the benefit of the future owners of the properties above described; and shall not terminate unless agreed to in writing by the parties hereto or their successors in interest.

10. This agreement is executed this 20 day of November, 1997.

SKOVGAARD

HENRIKSEN

Donna Rae Skovgaard
DONNA RAE SKOVGAARD

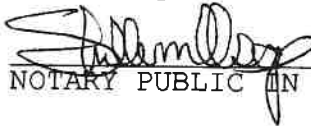
Ronald W. Henriksen
RONALD W. HENRIKSEN, TRUSTEE

Phyllis M. Henriksen
PHYLLIS M. HENRIKSEN, TRUSTEE

STATE OF COLORADO, EL PASO COUNTY, SS:


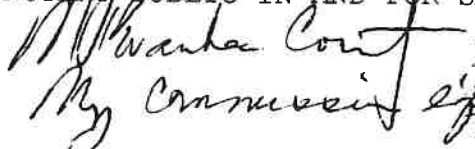
On this 20th day of November, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Donna Rae Skovgaard, a single person, to me nown to be the identical person named in and who

executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

 Ex 2/98
NOTARY PUBLIC IN AND FOR SAID STATE

STATE OF WISCONSIN, MILWAUKEE COUNTY, SS:

On this 28 day of November, 1997, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ronald W. Henriksen and Phyllis M. Henriksen, to me known to be the identical persons named in and who executed the foregoing instrument, acknowledged the persons, as fiduciaries, executed the instrument as the voluntary act and deed of the persons and of the fiduciaries.


NOTARY PUBLIC IN AND FOR SAID STATE

My Commission exp. 12/16/98

Skovgaard Easement.wps