

Marvin Moe Trust Farm for Sale



145.93 Gross Acres +/-; 142.85 tillable acres

**NE ¼ except the 10.5 acre surveyed building site
Section 3, Rock Township; All in T98N-R18W, Mitchell County**

Closing date is negotiable

R E Taxes - \$4,200.00

Asking Price - \$1,475,000.00



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

- **Non Highly erodible (NHEL)**
- **Over 60,000' of tile installed in 2010C**
- **County Drainage District #13 provides outlet**
- **Current operator has used strip till & cover crops for three years**

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.

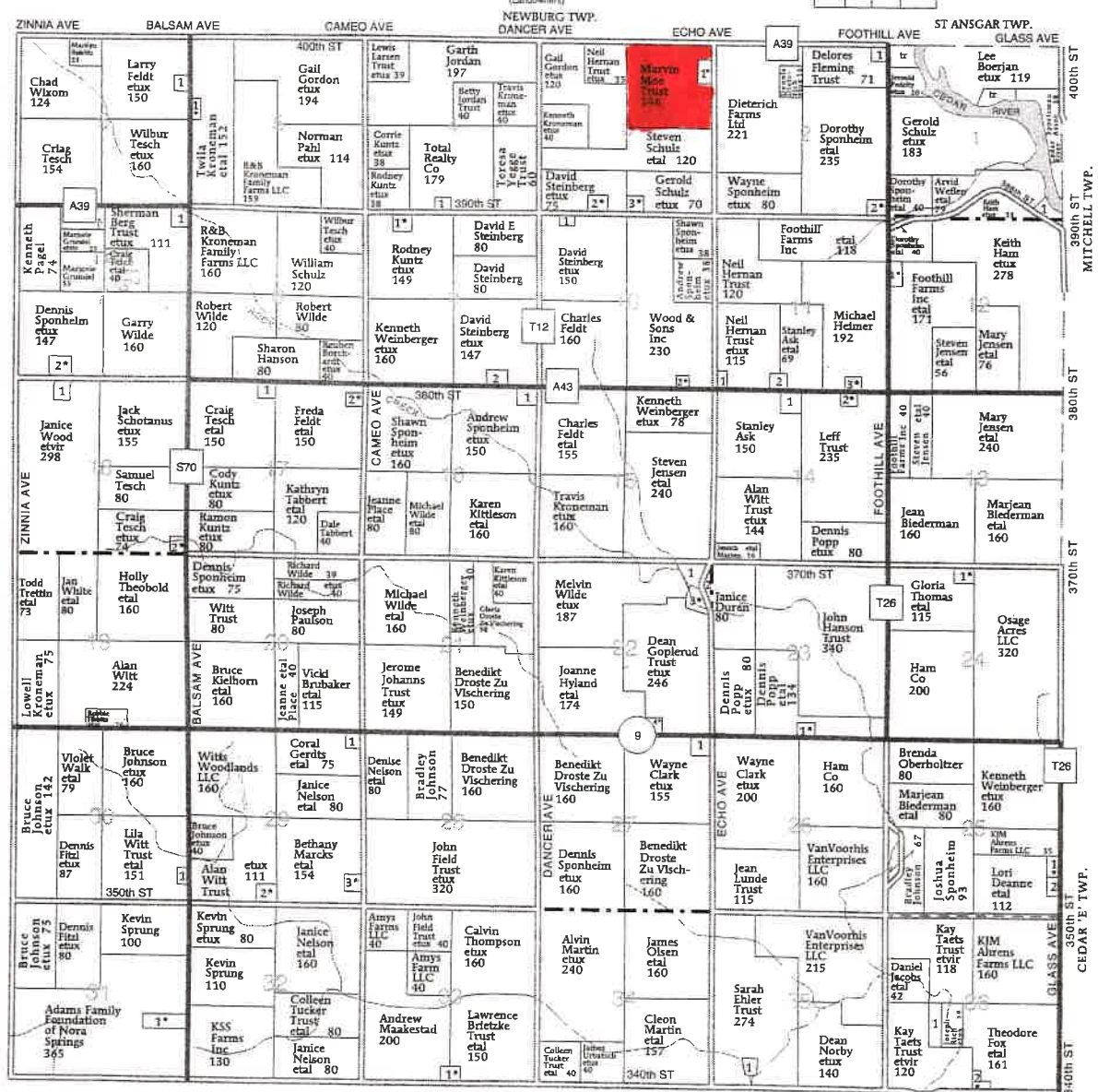
This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable,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

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

T-98-N

ROCK PLAT

R-18-W



CEDAR W TWP.



United States
Department of
Agriculture

Mitchell County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 142.86 acres

2019 Program Year

Map Created May 20, 2019

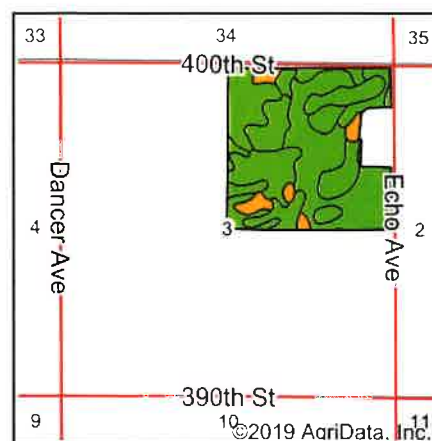
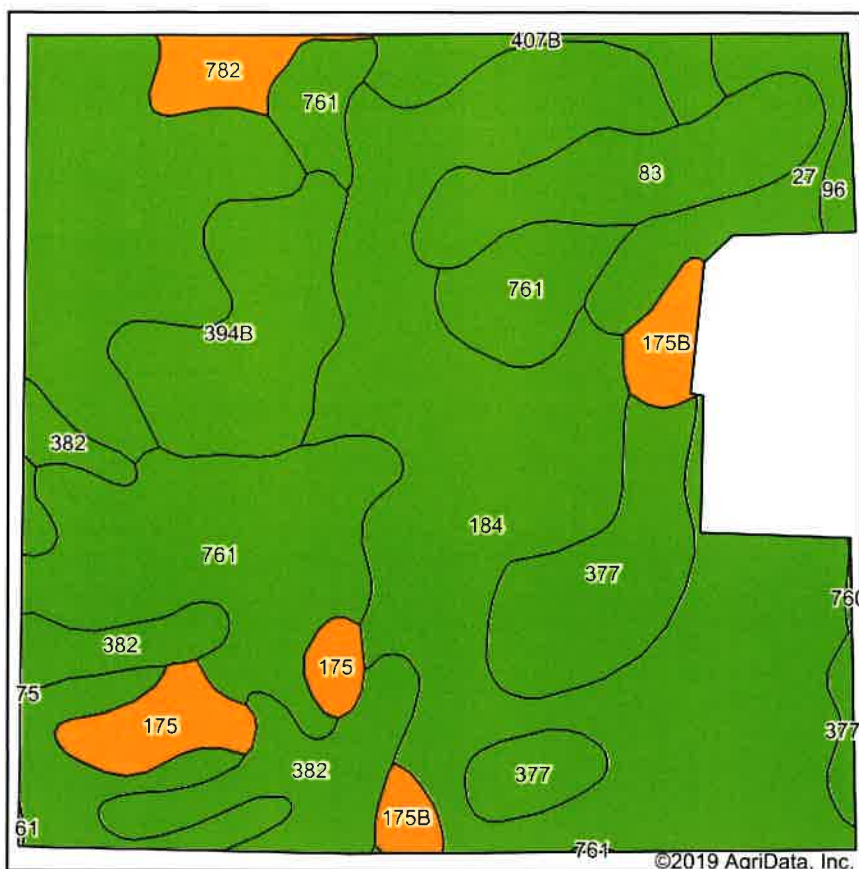
Farm 2630

Tract 8717

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).

USDA is an equal opportunity provider, employer, and lender.

Soils Map



State: Iowa
 County: Mitchell
 Location: 3-98N-18W
 Township: Rock
 Acres: 142.86
 Date: 7/18/2019



Soils data provided by USDA and NRCS.

Archived Soils Ending 11/27/2017
 Area Symbol: IA131, Soil Area Version: 22

Cod e	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
184	Klinger silty clay loam, 1 to 4 percent slopes	66.61	46.6%		Iw	240	69.6	95	93
761	Franklin silt loam, 1 to 3 percent slopes	20.82	14.6%		Iw	224	65	85	83
377	Dinsdale silty clay loam, 0 to 2 percent slopes	10.66	7.5%		Ie	240	69.6	99	93
382	Maxfield silty clay loam, 0 to 2 percent slopes	9.66	6.8%		Ilw	230.4	66.8	94	88
394B	Ostrander loam, 2 to 5 percent slopes	9.11	6.4%		Ile	225.6	65.4	88	83
83	Kenyon loam, 0 to 2 percent slopes	7.84	5.5%		I	233.6	67.7	96	88
27	Terril loam, 0 to 2 percent slopes	5.15	3.6%		I	232	67.3	95	92
175	Dickinson fine sandy loam, 0 to 2 percent slopes	3.95	2.8%		IIIs	177.6	51.5	56	60
407B	Schley silt loam, 1 to 4 percent slopes	3.12	2.2%		Ilw	196.8	57.1	81	73
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.79	2.0%		IIIe	161.6	46.9	51	55
782	Donnan silt loam, 0 to 2 percent slopes	2.29	1.6%		Ilw	185.6	53.8	67	55
96	Turlin silt loam, 0 to 2 percent slopes	0.78	0.5%		Ilw	225.6	65.4	90	85
760	Ansgar silt loam, 0 to 2 percent slopes	0.08	0.1%		Ilw	216	62.6	85	80
Weighted Average						230.3	66.8	90.7	87.5

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

*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.

Iowa
Mitchell

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Report ID: FSA-156EZ

FARM: 2630

Prepared: 7/17/19 9:36 AM

Crop Year: 2019

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
COLE, KEVIN EUGENE	SPLIT 924	

Farms Associated with Operator:
None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
142.86	142.86	142.86	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	142.86	0.0	0.0	0.0			

ARC/PLC				
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	71.25		146	0.0
SOYBEANS	70.85		43	0.0
Total Base Acres:	142.1			

Tract Number: 8717 **Description:** NE1/4 S3-98-18 ROCK

FSA Physical Location : Mitchell, IA **ANSI Physical Location:** Mitchell, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

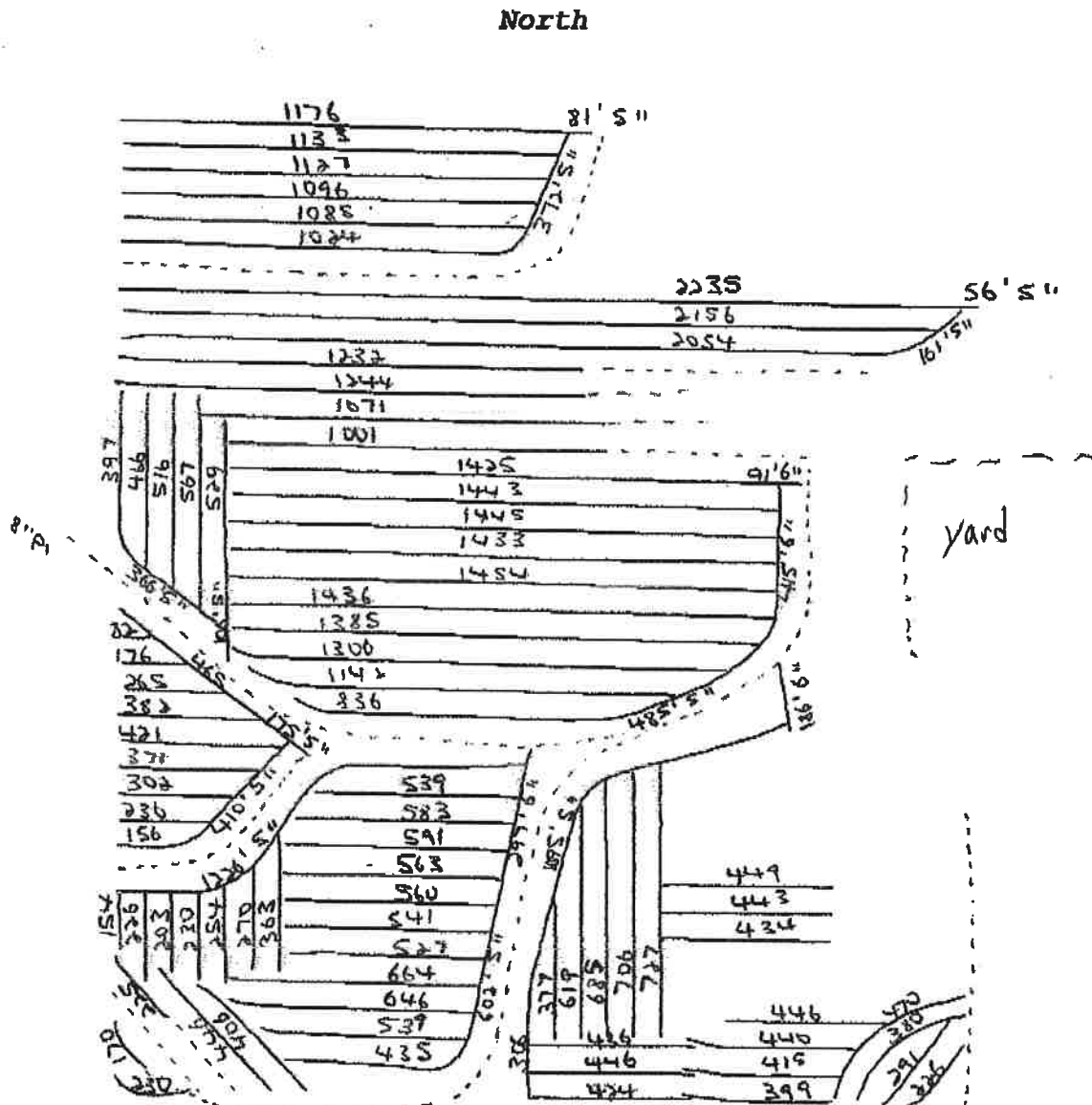
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
142.86	142.86	142.86	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	142.86	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	71.25		146	0.0
SOYBEANS	70.85		43	0.0
Total Base Acres:	142.1			

Owners: MOE, MARVIN G

Other Producers: None

LATEC GPS: Map 8.gps



(Original)

Customer: moe farm Kevin Cole

Location: s. of 400 th. e. of echo

Scale: 350 feet

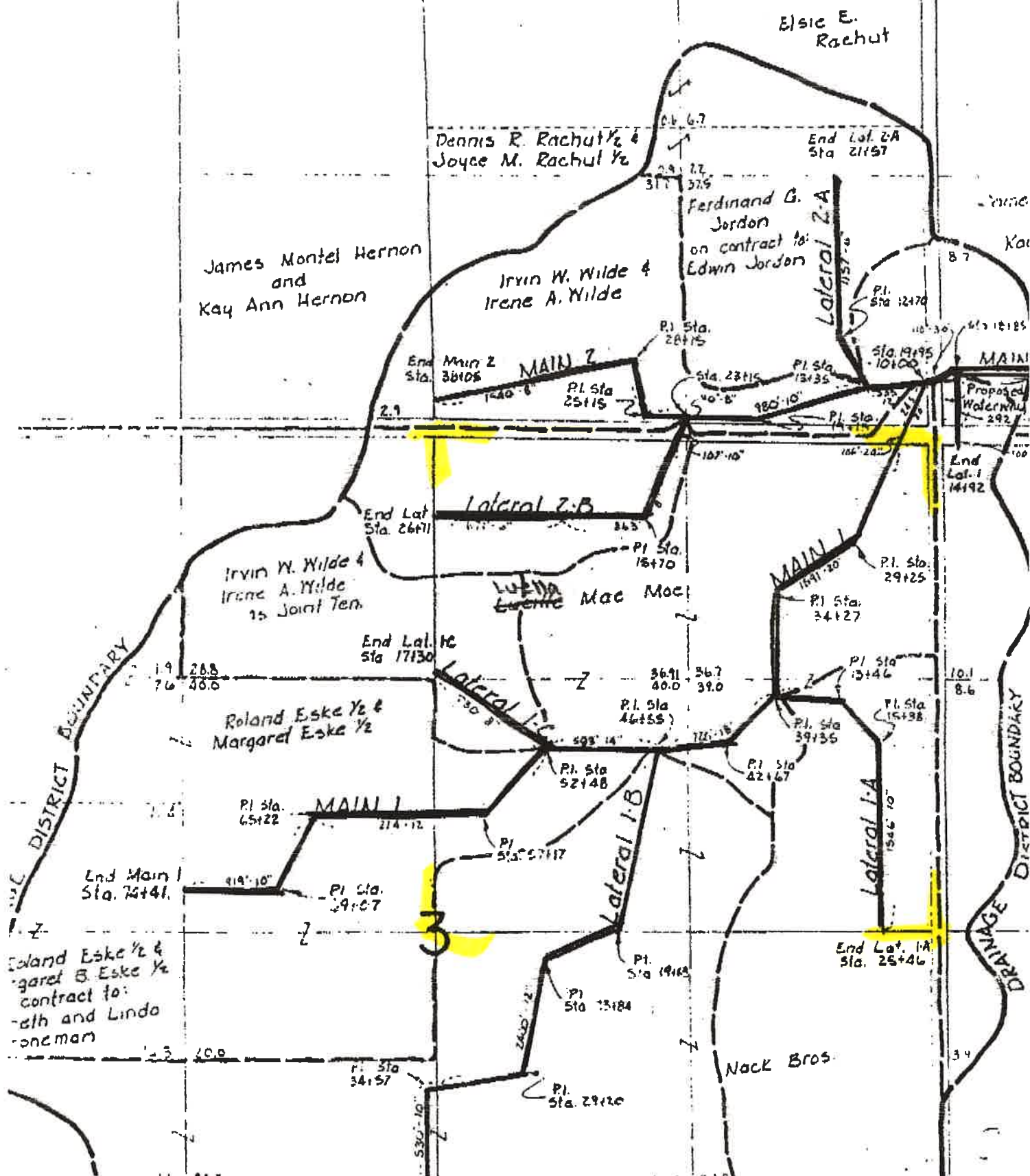
Spacing: 70

Date: 05 07 10

POPP FARM DRAINAGE

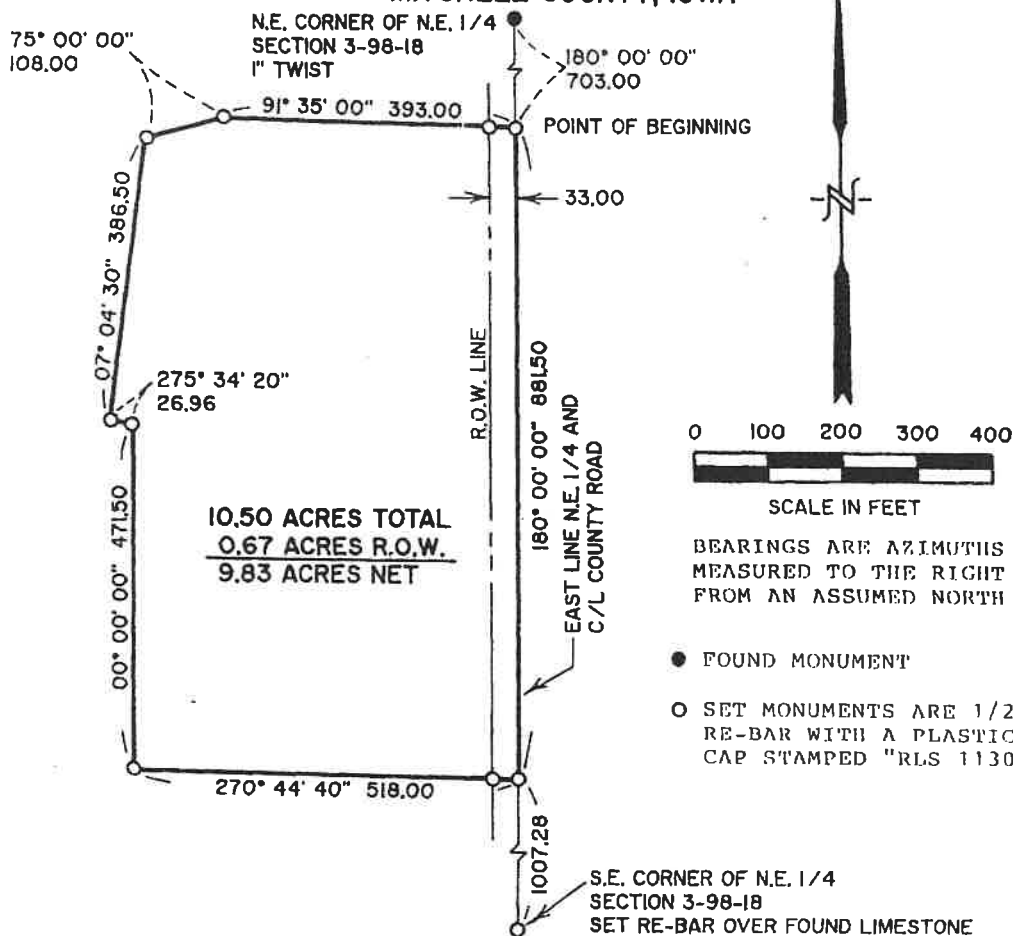
6" 989'
5" 5135'
4" 54,754

34



CERTIFICATE OF SURVEY

PARCEL IN N.E. 1/4 OF SECTION 3, T98N, R18W
MITCHELL COUNTY, IOWA



DESCRIPTION

That part of the Northeast Quarter of Section 3, Township 98 North, Range 18 West, Mitchell County, Iowa, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 3; thence southerly on an assumed azimuth from north of 180 degrees 00 minutes 00 seconds along the east line of said Northeast Quarter 703.00 feet to the point of beginning; thence continuing southerly 180 degrees 00 minutes 00 seconds azimuth along said east line 88.50 feet; thence westerly 270 degrees 44 minutes 40 seconds azimuth 518.00 feet; thence northerly 00 degrees 00 minutes 00 seconds azimuth 471.50 feet; thence westerly 275 degrees 34 minutes 20 seconds azimuth 26.96 feet; thence northerly 07 degrees 04 minutes 30 seconds azimuth 386.50 feet; thence northeasterly 75 degrees 00 minutes 00 seconds azimuth 108.00 feet; thence easterly 91 degrees 35 minutes 00 seconds azimuth 393.00 feet to the point of beginning.

Said parcel contains 10.50 acres more or less and is subject to 0.67 acres of County Road right-of-way across the easterly 33.00 feet thereof.

PROJECT NUMBER 187

DATE OF SURVEY 10-18-90

SURVEYED BY WRAY CHILDERS

SURVEYED FOR LUELLA MOE

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

DATE

Wray Childers

10/19/90

WRAY A. CHILDERS

11306

NUMBER

CHILDERS SURVEYING

P.O. BOX 308 • 438 BRICK & TILE BLDG • MASON CITY, IOWA 50401 • 515-424-8550 • FAX 515-424-8340

Address or Location 400th Str. & Echo Ave., St. Ansgar, Section 3, Rock Township, Mitchell County

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

What will be the basis of this sale? Gross Acres 145.93 Tillable Acres 142.855

What School District is the property with? St. Ansgar Community Schools

1. Are buildings present on the property?

Yes No
See elsewhere

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.

Not applicable

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

8. 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?

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
Property 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 - Kevin Cole

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 Service
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: Dennis M. Mue

Date: 8/19/19

Buyers: _____

Date: _____