

Nuehring Farm for Sale



61.03 Gross Acres; 57.82 tillable acres

**Northwest quarter lying North of the open waterway
except 5.0 Acre building site**

**Section 28, Lake Township; All in T96N-R21W
Cerro Gordo County**

Possession subject to the lease for 2021.

FOR SALE BY ONE TIME ONLY BID

Bidding details on the next page



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

Written bids must be submitted to Benchmark Agribusiness, Inc. Bids may be submitted by either email or regular USPS delivery. The USPS address is: 23 Third Street NW, Mason City, Iowa. Bids sent by USPS must be postmarked **March 22nd, 2021**. Emailed bids must be received by 5:00 PM CDT on **March 22nd, 2021**. The email address is fred@benchmarkagribusiness.com.

The bids must be submitted as \$/gross acre. The multiplier will be 61.03 Acres. The bid must be your best offer. There will be no opportunity to raise your bid. No bids subject to financing will be considered a valid bid. **All interested parties are required to submit their bid using the purchase contract form included in this packet.**

The seller reserves the right to reject any & all bids and modify the bidding requirements at the seller's sole discretion.

The successful bidder will be advised of the acceptance of the bid by 5:00 PM CDT March 23rd. Per Iowa law, an earnest money deposit of \$50,000 must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after March 23rd.

SPECIAL PROVISIONS

The sale will close on, or about, May 7th, 2021.

The buyers will be responsible for additional legal expenses, additional surveying expenses and additional closing agent charges if the existing parcel is subsequently split to smaller parcels after the auction and prior to closing.

Buyer(s) must assume the CRP contracts or otherwise be responsible for any termination penalties as a result of improper maintenance practices and/or deciding to remove the land from the CRP.

Real Estate taxes will be pro-rated to date of closing. Unpaid special assessments, if applicable, will be paid by the seller. The semi-annual installment due March 31, 2021 has been, or will be, paid by the seller

The buyer will assume the existing lease for the 2021 growing season. The buyer will receive a credit for the 100% rent that has already been paid to the Estate as of March 1st, 2021.

The buyer will also be responsible for terminating the lease prior to the Iowa statutory lease termination deadline by the close of business on August 31st, 2021.



BID FORM

61.2 Gross Acres Timothy Nuehring Estate

LEGAL DESCRIPTION: Northwest quarter lying North of the open waterway except 5.0 Acre building site, Section 28, Lake Township; All in T96N-R21W Cerro Gordo County

I hereby offer \$ _____/Acre (multiplier of 61.2 acres) for the above referenced farmland. Bid is NOT for the total price.

I agree to sign the standard FARM & LAND – OFFER FOR REAL ESTATE available through the Iowa Realtors Association within the next business day after being notified that I am the successful bidder. I agree to make an earnest money deposit of \$50,000.00 which, per Iowa law, must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after March 23rd.

SIGNED _____ Date _____
Print Name

Address _____

City _____ State _____ ZIP code _____

Telephone # _____ Cell phone # (if different) _____

Email _____

Return no later than Monday, March 22, 2021 to:

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

PROPERTY INFORMATION:

TILLABLE ACRES – ~57.82 acres; of which, 2.48 Acres, are CRP program CP33 – “Habitat buffers for Upland Birds” @ \$282.00/Acre, expires 2026; & 0.74 Acres, are CP8A – “Grass Waterway” @ \$300.00/acre, expires 2027; & 5.7 Acres, are CP21 – “Filter Strips” @ \$333.30/acre, expires 2024.

No Highly erodible (NHEL)

DRAINAGE – isolated lines throughout the parcel

WETLANDS DETERMINATION – A 1993 determination is attached. The buyer should independently verify whether the 1993 determination is considered valid by current definitions.

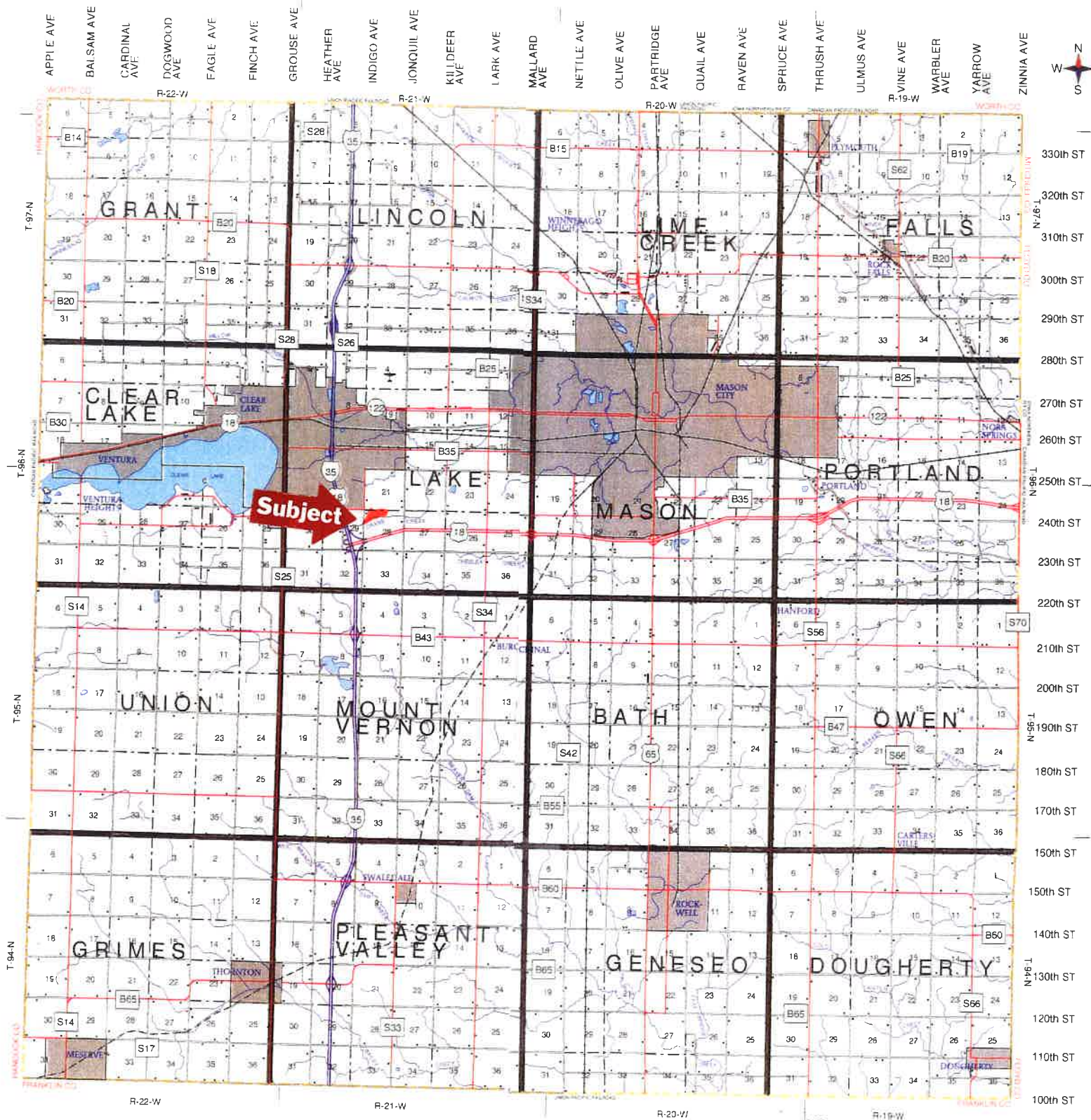
MINERAL RIGHTS – None of the mineral rights have been sold.

REAL ESTATE TAXES - \$1,542.00

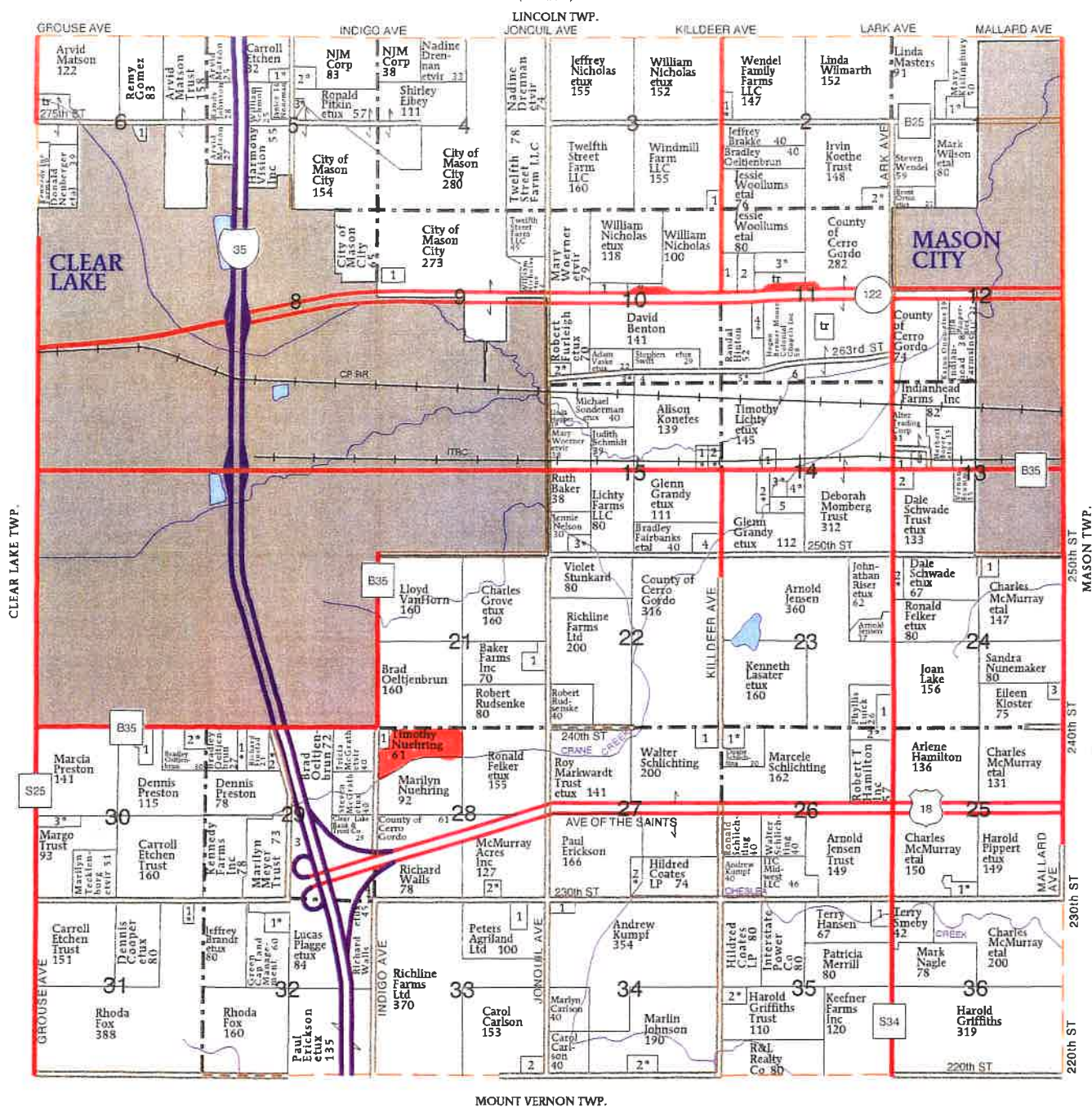
IMPROVEMENTS – NONE

EXISTING LEASE TERMS - \$260/Tillable acre (not in the CRP); expires 02/28/2022; annual rent all due on March 1st, 2021.

Cerro Gordo County, Iowa



R-21-W

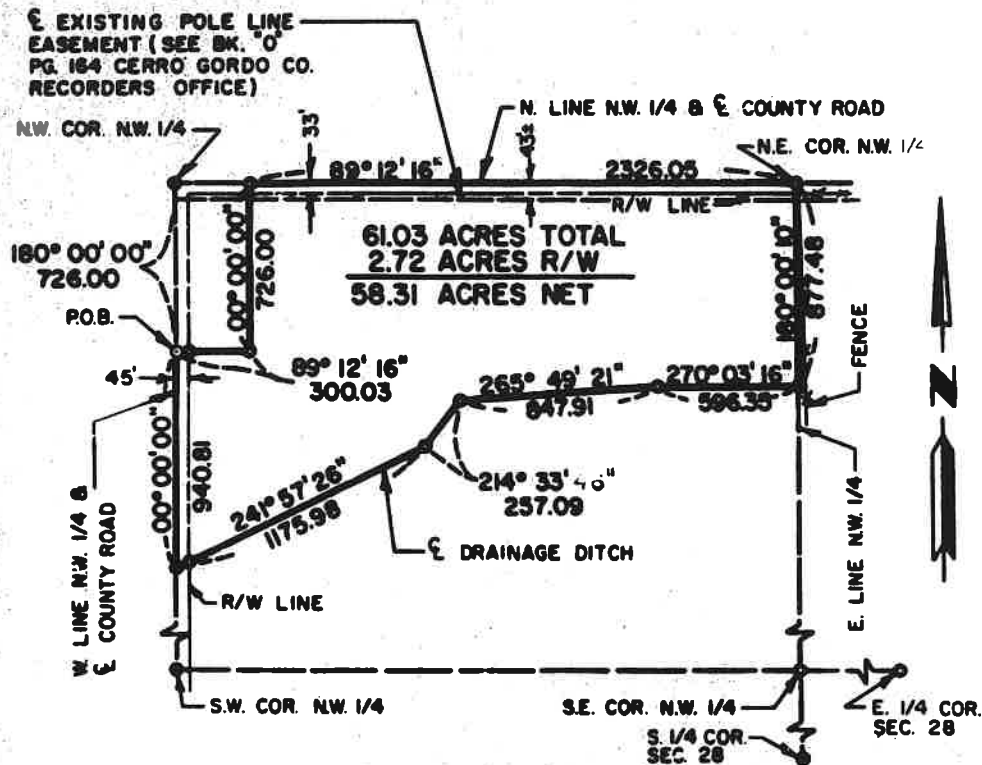


CERTIFICATE OF SURVEY

N.W. 1/4 SECTION 28

T96N, R21W

CERRO GORDO COUNTY, IOWA



BEARINGS

Bearings are azimuths measured to the right from an assumed north.

All monuments set have a plastic cap stamped "RLS 7922"

0 300 600 900 1200
SCALE IN FEET

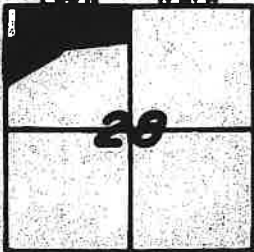
RECORDERS OFFICE
CERRO GORDO COUNTY, IOWA
ENTERED FOR TAXATION THIS 5th DAY OF September 1938
J. H. Collins
Recorder - Cerro Gordo County

STATE OF IOWA, 1938
Cerro Gordo County, ss:

FILED FOR RECORD
September 5 1938
at 11:00 clock A.M. and recorded in
book 157 of Misc. page 37

James L. Argos
Recorder - Cerro Gordo County
by Colleen Bruce, Deputy

Property Location Map
T.96N R.21W



SCALE: 1" = 2000'

MONUMENTS

- Found (Pipe, Stone, etc.)
- Set by "Rebar with Cap"
- Set by "Pipe with Cap"
- No Monuments Found or Set

Drawn by J. KAISER

Survey for WILLIAM SCHRAM

Date of Survey 8-11-38



YAGGY ASSOCIATES, INC.

Civil, Mechanical & Planning Engineers
Rockville, Minnesota Madison, Wis. 53706

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.

James L. Argos
Recorder - Cerro Gordo County

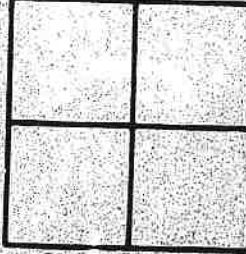
CERTIFICATE OF SURVEY

DESCRIPTION

That part of the Northwest Quarter of Section 28, Township 96 North, Range 21 West, Cerro Gordo County, Iowa described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence southerly on an assumed azimuth from north of 180 degrees 00 minutes 00 seconds along the west line of said Northwest Quarter 726.00 feet to the point of beginning; thence easterly 89 degrees 12 minutes 16 seconds azimuth 330.03 feet; thence northerly 00 degrees 00 minutes 00 seconds azimuth 726.00 feet to the north line of said Northwest Quarter; thence easterly 89 degrees 12 minutes 16 seconds azimuth along said north line 2326.05 feet to the northeast corner of said Northwest Quarter; thence southerly 180 degrees 00 minutes 10 seconds azimuth along the east line of said Northwest Quarter 877.48 feet; thence westerly 270 degrees 03 minutes 16 seconds azimuth 596.35 feet; thence westerly 265 degrees 49 minutes 21 seconds azimuth 847.91 feet; thence southwesterly 214 degrees 33 minutes 46 seconds azimuth 257.09 feet; thence southwesterly 241 degrees 57 minutes 26 seconds azimuth 1175.98 feet to the west line of said Northwest Quarter; thence northerly 00 degrees 00 minutes 00 seconds azimuth along said west line 940.81 feet to the point of beginning.

Said tract contains 61.03 acres more or less including 2.72 acres of County Road right-of-way.

<p>Property Location Map</p>  <p>SCALE: 1" = 800'</p>	<p>REMARKS</p> <ul style="list-style-type: none"> ● Found (Pipe, Stone, etc.) ● Set 1/2" Silver with Cap ● Set 1/2" Pipe with Cap ● No Monuments Found or Set <p>Drawn By: _____</p> <p>Survey No: _____</p>	<p>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 in the State of Iowa.</p> <p><i>[Signature]</i></p> <p>Date: <u>7/25/2012</u></p> <p>Prepared by:</p> <p>YAGGY ASSOCIATES, INC.</p> <p>CERTIFIED SURVEYORS & PLANNERS & ENGINEERS</p> <p>ROCKWELL, IOWA 50676</p>
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United States
Department of
Agriculture

Cerro Gordo 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: 57.82 acres

2020 Program Year

Map Created April 20, 2020

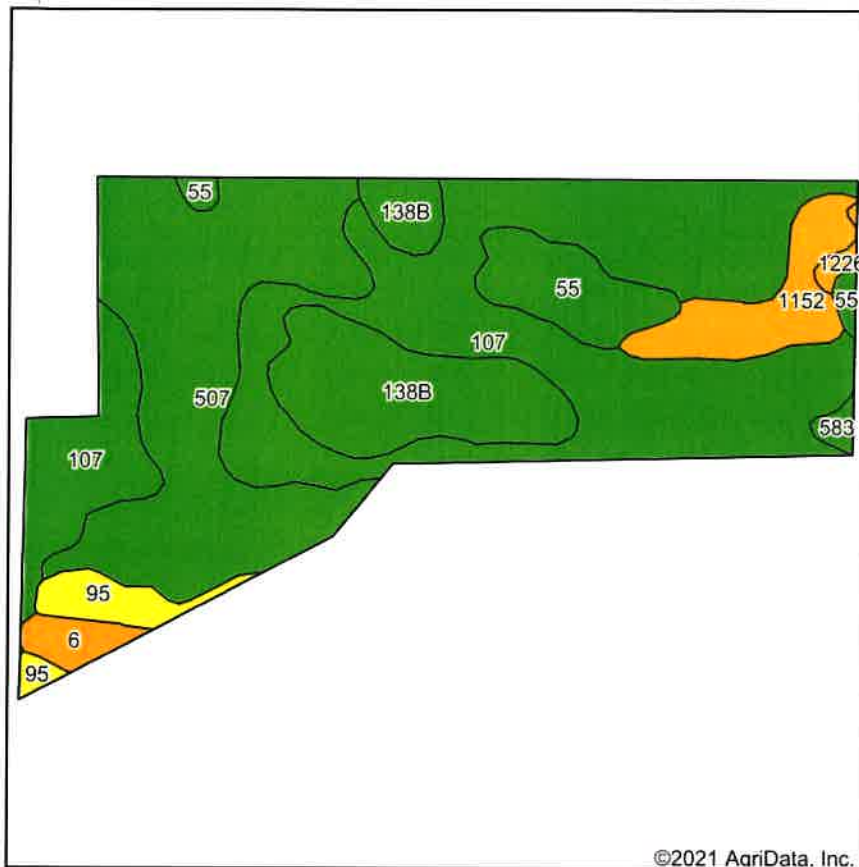
Farm 4671

Tract 5081

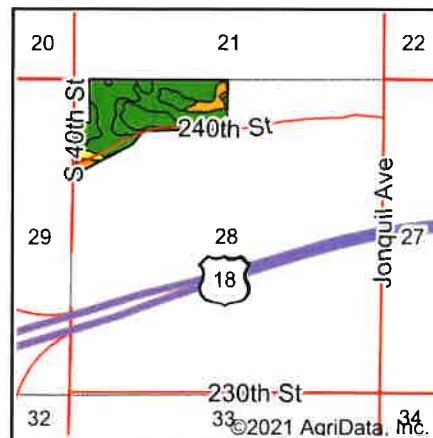
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program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

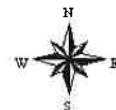
Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cerro Gordo**
 Location: **28-96N-21W**
 Township: **Lake**
 Acres: **57.82**
 Date: **2/3/2021**



Area Symbol: IA033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Com	Oats	Soybeans
107	Webster clay loam, 0 to 2 percent slopes	25.21	43.6%		Ilw	224	65	86	83			
507	Canisteo clay loam, 0 to 2 percent slopes	15.19	26.3%		Ilw	224	65	84	78			
138B	Clarion loam, 2 to 6 percent slopes	7.39	12.8%		Ile	225.6	65.4	89	80			
55	Nicollet clay loam, 1 to 3 percent slopes	3.48	6.0%		Iw	233.6	67.7	89	88			
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.32	5.7%		Ilw	80	23.2	54	67	90	57	30
95	Harps clay loam, 0 to 2 percent slopes	1.67	2.9%		Ilw	198.4	57.5	72	62			
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.96	1.7%		Illw	164.8	47.8	59	57			
583	Minnetonka silty clay loam, 0 to 2 percent slopes	0.32	0.6%		Ilw	217.6	63.1	82	69			
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.28	0.5%		Ils	80	23.2	59	71			
Weighted Average						214.1	62.1	83.2	79.5	5.2	3.3	1.7

**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.

FARM: 4671

Iowa

U.S. Department of Agriculture

Prepared: 2/3/21 1:54 PM

Cerro Gordo

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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

PLA-GROUND FAMILY FARMS

Farms Associated with Operator:

3, 963, 1396, 2608, 2609, 4362, 4538, 5742, 5781, 6708, 6938, 7153, 7517, 7551, 7874, 8534, 8636

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): 11040, 11410, 11222, 11039

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
203.93	203.0	203.0	0.0	0.0	0.0	13.74	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	189.26	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	189.25	149	0.00
SOYBEANS	0.0	0	5.50
Total Base Acres:	189.25		

Tract Number: 5081 Description NW4 28-96-21 LAKE

FSA Physical Location : Cerro Gordo, IA

ANSI Physical Location: Cerro Gordo, IA

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
58.75	57.82	57.82	0.0	0.0	0.0	8.92	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	48.9	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	48.89	149	0.00
SOYBEANS	0.0	0	0.70
Total Base Acres:	48.89		

Owners: NUEHRING, TIMOTHY M

CRP-1 (10-22-15)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1 ST. & CO CODE & ADMIN. LOCATION 19 033	2 SIGN-UP NUMBER 48
		3 CONTRACT NUMBER 11222	4 ACRES FOR ENROLLMENT 2.48

CONSERVATION RESERVE PROGRAM CONTRACT

7A. COUNTY OFFICE ADDRESS (Include Zip Code)
 CERRO GORDO COUNTY FARM SERVICE AGENCY
 1415 S MONROE SUITE A
 MASON CITY, IA 50401-5678

5 FARM NUMBER
0004671

6 TRACT NUMBER(S)
0005081

8 OFFER (Select one)
 GENERAL ☐
 ENVIRONMENTAL PRIORITY ☒

9. CONTRACT PERIOD 4-26
 FROM 4-26-16 TO 9-30-2016
 (MM-DD-YYYY) (MM-DD-YYYY)
 TN TN

7B. TELEPHONE NUMBER (Include Area Code): (641) 423-2286

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. **THE TERMS AND CONDITIONS OF THIS CONTRACT ARE CONTAINED IN THIS FORM CRP-1 AND IN THE CRP-1 APPENDIX AND ANY ADDENDUM THERETO. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.**

10A. Rental Rate Per Acre \$282.00 TN

10B. Annual Contract Payment \$699

10C. First Year Payment \$292

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

11. Identification of CRP Land (See Page 2 for additional space)

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
0005081	0003	CP33	2.48	687

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
TIMOTHY M NUEHRING 10628 310TH ST MASON CITY, IA 50401-9175	100.00%	Tim M. Nuehring	4-26-16
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
	%		
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
	%		

13. CCC USE ONLY

A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

☐ Original - County Office Copy

☐ Owner's Copy

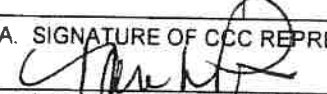
☐ Operator's Copy

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN LOCATION 19 033	2. SIGN-UP NUMBER 50
7A. COUNTY OFFICE ADDRESS (include Zip Code) CERRO GORDO COUNTY FARM SERVICE AGENCY 1415 S MONROE SUITE A MASON CITY, IA 50401-5678	3. CONTRACT NUMBER 11410	4. ACRES FOR ENROLLMENT 0.74
7B. TELEPHONE NUMBER (include Area Code): (641) 423-2286	5. FARM NUMBER 0004671	6. TRACT NUMBER(S) 0005081
8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM 4-28-17 TO 9-30-2027 (MM-DD-YYYY) (MM-DD-YYYY)

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

10A. Rental Rate Per Acre	\$ 300.00 TMN															
10B. Annual Contract Payment	\$ 222															
10C. First Year Payment	\$															
(Item 10C applicable only to continuous signup when the first year payment is prorated.)	<table border="1"> <thead> <tr> <th>A. Tract No</th> <th>B. Field No</th> <th>C. Practice No</th> <th>D. Acres</th> <th>E. Total Estimated Cost-Share</th> </tr> </thead> <tbody> <tr> <td>0005081</td> <td>0013</td> <td>CP8A</td> <td>0.37</td> <td>0</td> </tr> <tr> <td>0005081</td> <td>0021</td> <td>CP8A</td> <td>0.37</td> <td>0</td> </tr> </tbody> </table>	A. Tract No	B. Field No	C. Practice No	D. Acres	E. Total Estimated Cost-Share	0005081	0013	CP8A	0.37	0	0005081	0021	CP8A	0.37	0
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0005081	0013	CP8A	0.37	0												
0005081	0021	CP8A	0.37	0												

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): TIMOTHY M NUEHRING 10628 310TH ST MASON CITY, IA 50401-9175	(2) SHARE 100.00%	(3) SIGNATURE Timothy M. Nuehring	(4) DATE (MM-DD-YYYY) 4-28-17
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE 	B. DATE (MM-DD-YYYY) 5/30/17	

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (15 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

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☐ Owner's Copy

☐ Operator's Copy

This form is available electronically.

CRP-1
(07-23-10)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code):

CERRO GORDO COUNTY FARM SERVICE AGENCY
1415 S MONROE AVE
MASON CITY, IA 50401-5678

TELEPHONE NUMBER (Include Area Code): (641)423-2286

1. ST. & CO. CODE &
ADMIN. LOCATION
19033

2. SIGN-UP NUMBER
46

3. CONTRACT NUMBER

11639

4. ACRES FOR ENROLLMENT

5.70

5. FARM NUMBER
0004671

6. TRACT NUMBER(S)

0005081

8. OFFER (Select one)
GENERAL

9. CONTRACT PERIOD
FROM: 10/1/2014 TO: 9/30/2024

ENVIRONMENTAL PRIORITY

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre

\$333.30

TMN

11. Identification of CRP Land (See Page 2 for additional space)

B. Annual Contract Payment

\$1900

C. First Year Payment

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

A. Tract No.

B. Field No.

C. Practice No.

D. Acres

E. Total Estimated Cost-Share

0005081

0011

CP21

2.02

\$0.00

0005081

0012

CP21

3.68

\$0.00

12. PARTICIPANTS

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):
TIMOTHY M NUEHRING
10628 310TH ST
MASON CITY, IA 50401-9175

(2) SHARE
100.00%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

Tim M Nuehring

DATE (MM-DD-YYYY)

9-31-14

B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):
N/A

(2) SHARE
%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):
N/A

(2) SHARE
%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE

DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment.)

(If more than three individuals are signing, continue on attachment.)

13. CCC USE ONLY - Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE

Christina Williams, Manager

B. DATE (MM-DD-YYYY)

9/8/2014

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-190), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

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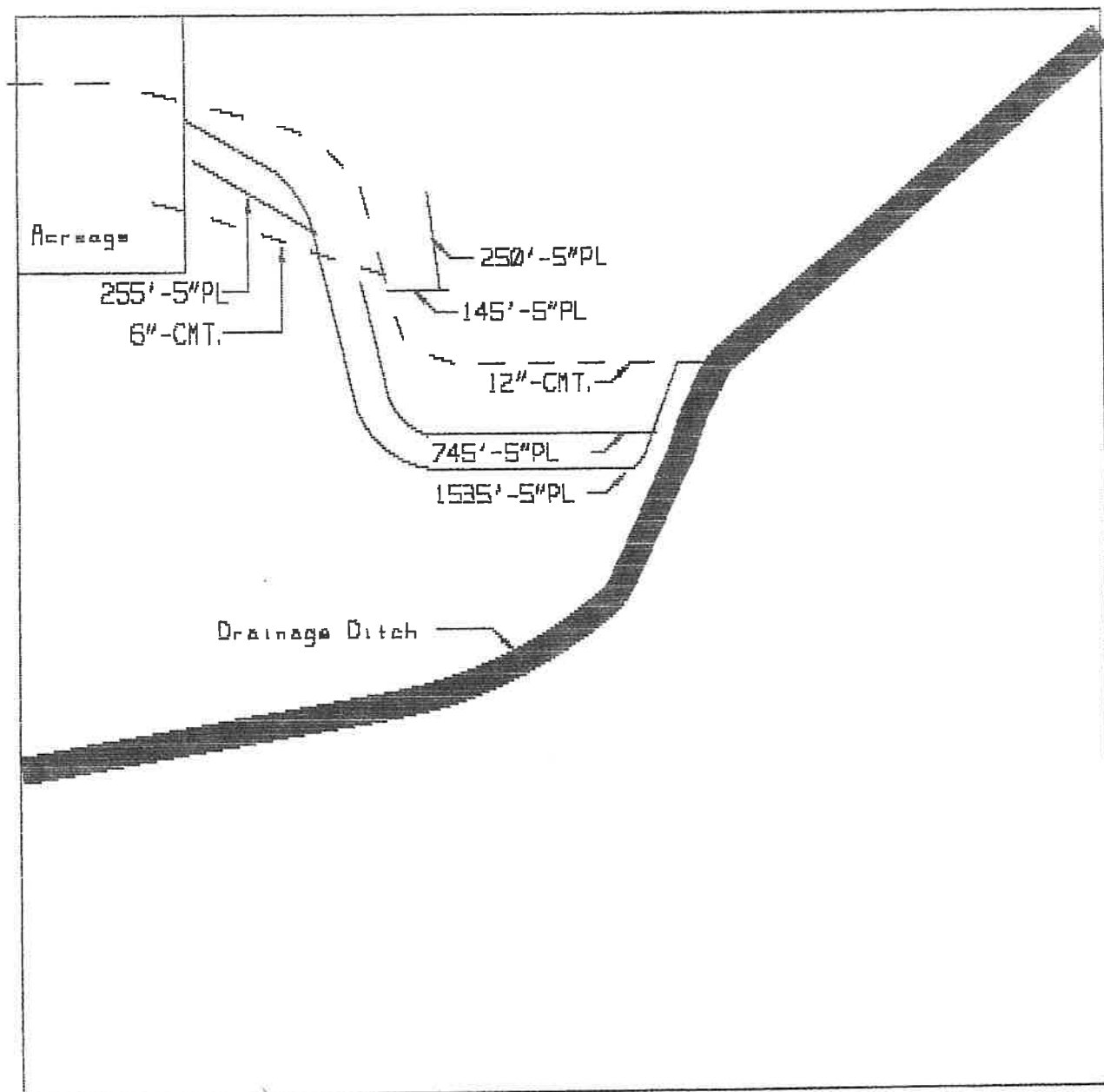
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☐ Owner's Copy

☐ Operator's Copy

Nuehring 2013 tile evidence - S farm





Tim Nuhring
 N. W. 1/4 Of Section 28 Lake Township
 Cerro Gordo County Iowa
 2900' 5" PL installed October 1993 by Jay Edgar



U.S.D.A.
Soil Conservation Service

SCS-CPA-026
(June 91)

1. Name and Address of Person

TTZ Corp
% Timothy M Nuehring
10628 310th St
Mason City Iowa 50401

2. Date of Request

4-21-93

3. County

Cerro Gordo

**HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION**

4. Name of USDA Agency or Person Requesting Determination

ASCS

5. Farm No. and Tract No.

f1933 t5081

SECTION I - HIGHLY ERODIBLE LAND

	FIELD NO.(s)	TOTAL ACRES
6. Is soil survey now available for making a highly erodible land determination? Yes <input type="checkbox"/> No <input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm? Yes <input type="checkbox"/> No <input type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.		
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.		
10. This Highly Erodible Land determination was completed in the: Office <input type="checkbox"/> Field <input type="checkbox"/>		

SECTION II - WETLAND

	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	—	0
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.		
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.		
15. Minimal Effect Wetlands (MW). These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made.		
16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.		
17. Restoration with Violation (RVW-year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.		
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.		
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.		
20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.		
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.		
22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.		
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.		
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.		
25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.		
26. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW+year.		
27. The wetland determination was completed in the office <input checked="" type="checkbox"/> field <input type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the person on 5-3-93		
28. Remarks.		

no wetlands present landowner may proceed with tile repair.

29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.

30. Signature of SCS District Conservationist

Tony W Moore

31. Date

5-2-93

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, or handicap.

SCS Copy

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.