

# Schroeder Trust Farm for Sale



**~152.0 Gross Acres +/-; 139.9 tillable acres**

**Corn Suitability Rating (CSR2) – 64.4**

**SE ¼ w/two exceptions Section 27, Ellington Township;**

**All in T97N-R23W, Hancock County**

**Closing date is negotiable**

**Subject to a 2020 lease**

**R E Taxes - \$2,998.00**

**All offers considered**



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](mailto:fred@benchmarkagribusiness.com)

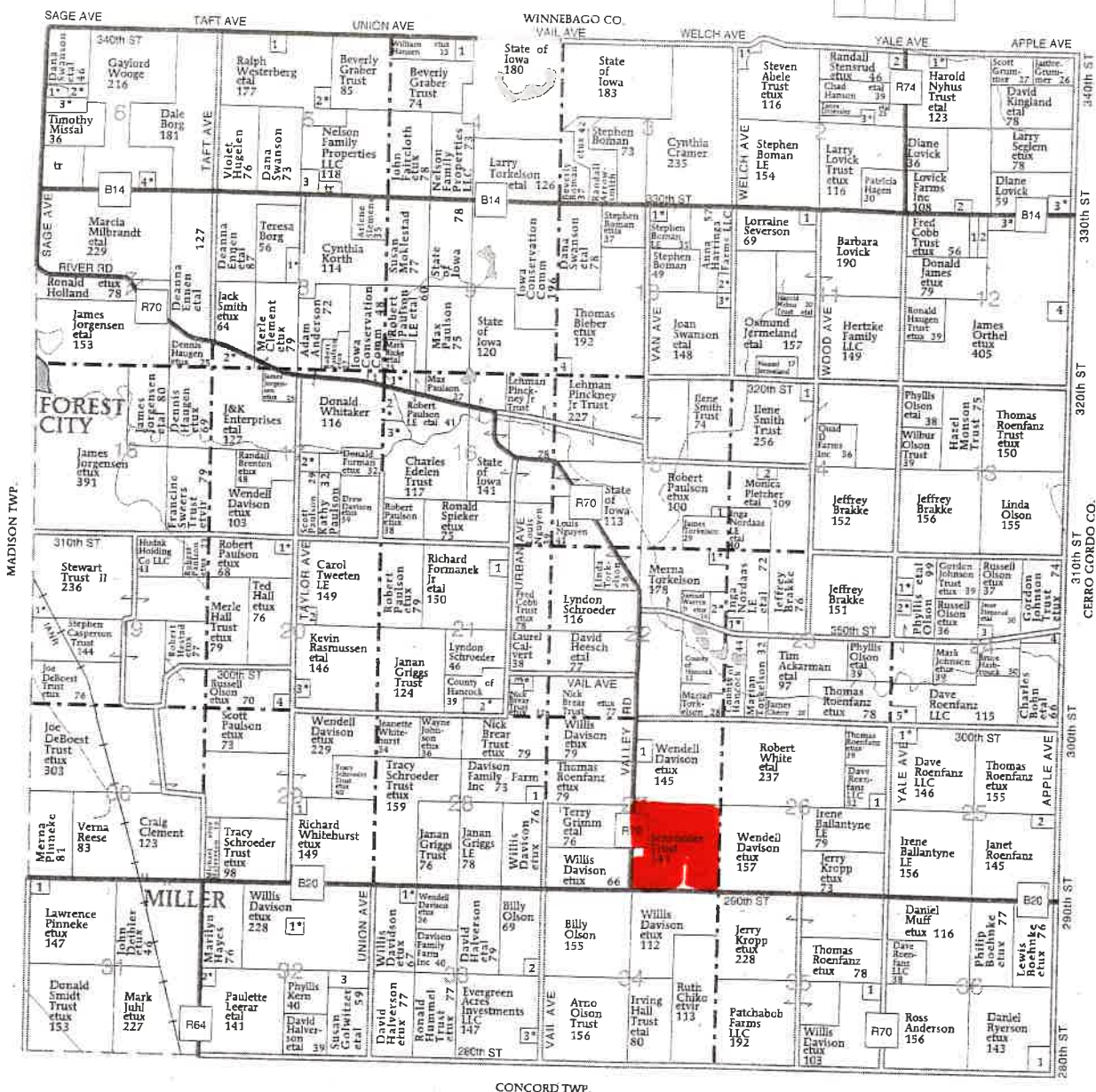
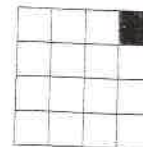
**Non HEL – NO CRP  
No designated wetlands  
Exceptional five year yield history**

**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.**

R-23-W







**Legend**

GIS\_IA.sde.du\_a\_ia081

**National\_Wetland.SDE.wetlands**

**Wetland Determination Identifiers**

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

0 285 570 1,140  
Feet



FARM: 3084  
TRACT: 930

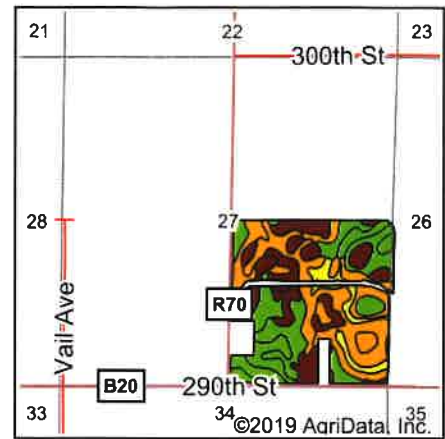
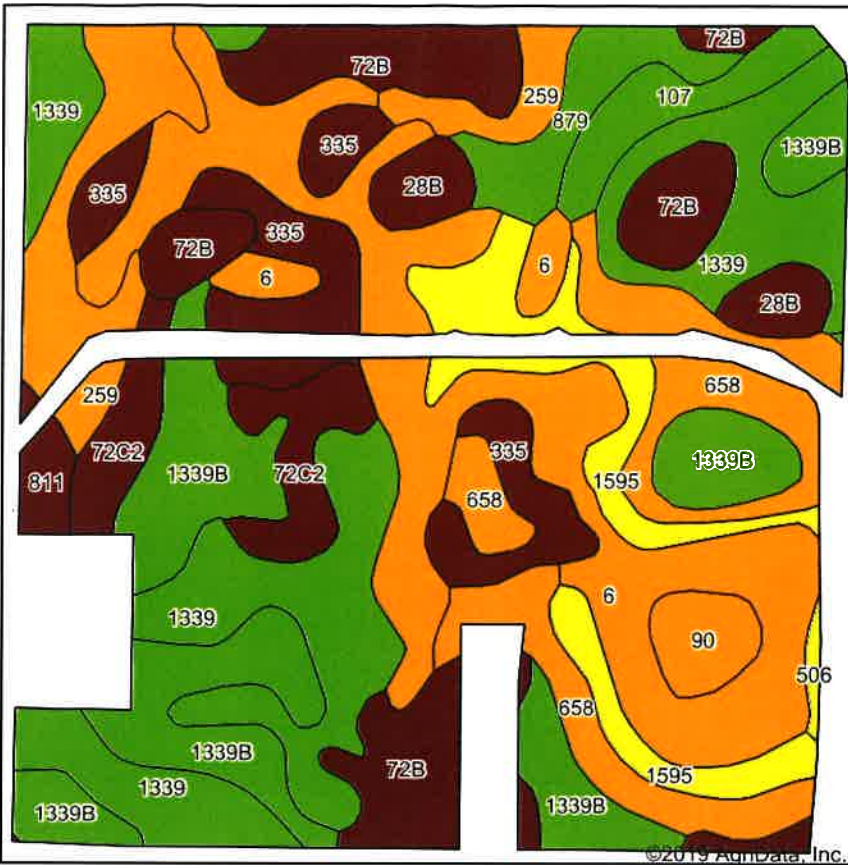
TOWNSHIP, SECTION  
Ellington 27

20\_\_ Program Year

Map Created 2020

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).

# Soils Map



State: Iowa  
 County: Hancock  
 Location: 27-97N-23W  
 Township: Ellington  
 Acres: 139.9  
 Date: 8/19/2019



Soils data provided by USDA and NRCS.

Archived Soils Ending 11/27/2017  
 Area Symbol: IA081, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Oats
6	Okoboji silty clay loam, 0 to 1 percent slopes	25.42	18.2%		IIIw	185.6	53.8	59	57	
1339	Truman silt loam, 0 to 2 percent slopes	22.96	16.4%		Iw	240	69.6	99	87	
1339B	Truman silt loam, 2 to 6 percent slopes	19.37	13.8%		Ile	232	67.3	95	82	
72B	Estherville sandy loam, 2 to 6 percent slopes	14.11	10.1%		IIIs	132.8	38.5	27	33	
658	Mayer loam, 0 to 2 percent slopes	11.94	8.5%		IIw	160	46.4	54		
335	Harcot clay loam, 0 to 2 percent slopes	9.71	6.9%		IIw	134.4	39	39	54	
259	Biscay clay loam, 0 to 2 percent slopes	8.29	5.9%		IIw	166.4	48.3	52	75	2
1595	Harpster silty clay loam, 0 to 2 percent slopes	8.26	5.9%		IIw	204.8	59.4	76	74	
72C2	Estherville loam, 5 to 9 percent slopes, moderately eroded	5.73	4.1%		IVs	112	32.5	13	19	
879	Fostoria loam, 1 to 3 percent slopes	3.81	2.7%		Iw	233.6	67.7	91	73	
107	Webster clay loam, 0 to 2 percent slopes	3.36	2.4%		IIw	224	65	86	83	
28B	Dickman sandy loam, 2 to 5 percent slopes	3.13	2.2%		IIle	156.8	45.5	22	36	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	2.14	1.5%		IIIw	168	48.7	53	59	
811	Muskego soils, 0 to 1 percent slopes	1.30	0.9%		IIIw	163.2	47.3	15	45	
506	Wacousta silty clay loam, 0 to 1 percent slopes	0.37	0.3%		IIw	198.4	57.5	74	74	
Weighted Average						188	54.5	64.4	*	0.1

\*\*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.

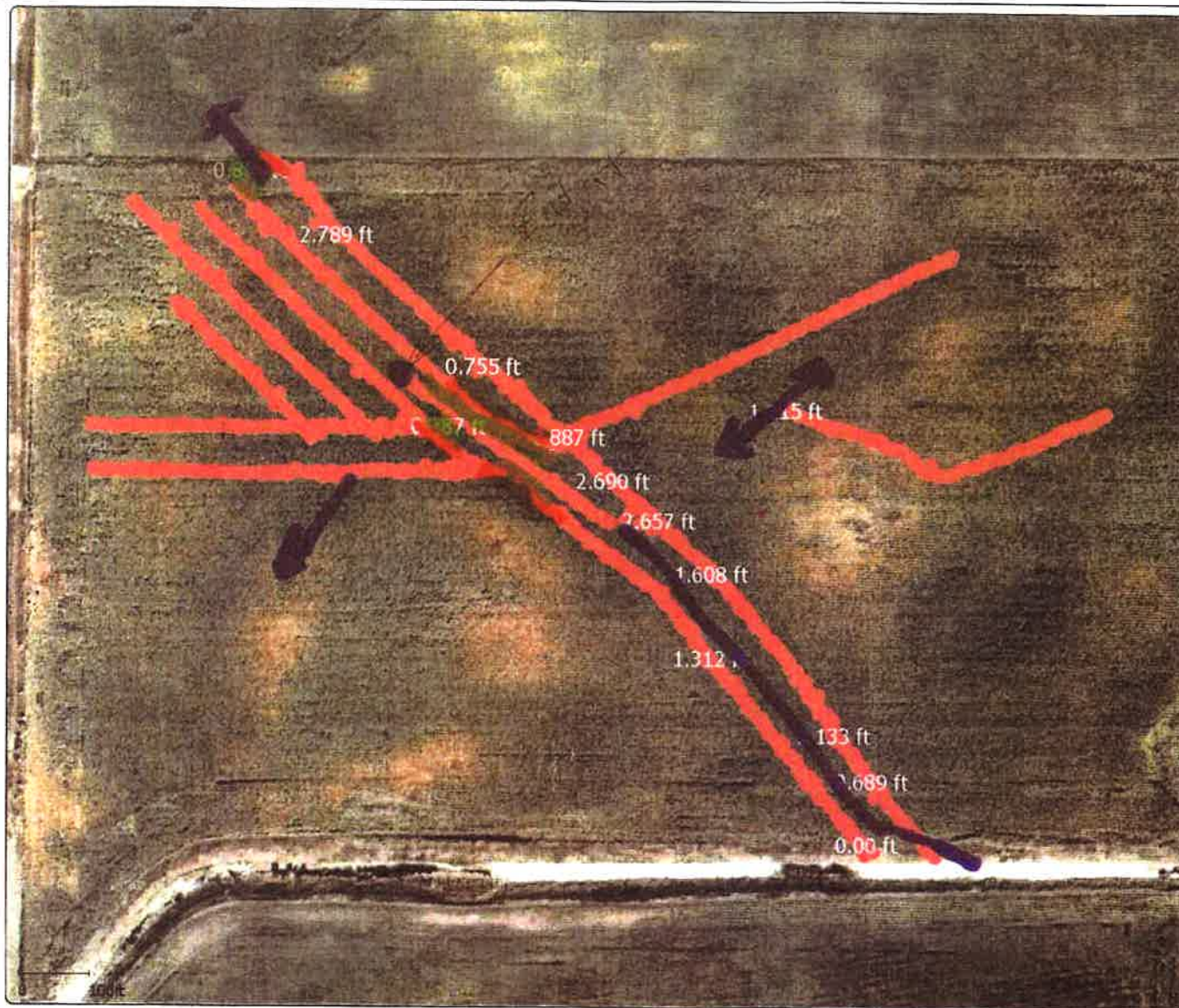
\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Site Verification 2010 - Hancock co.



Dataset Name

■ (0.15 ac)



Grower : schroeder farm

Farm : Se 1/4 section 27

Field : Hancock co.

Year : 2010

Operation : Site Verification

Crop / Product : NO Product

Op. Instance : Instance - 1

Area : 0.155 ac

Start Date : 10/30/2010

End Date : 10/31/2010

Working Time : 1.391 hr

Avg. Productivity : 0.109 ac/hr

GPS Count : 5008

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**HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION**

Name Address:	Lula Schroeder % Thomas Boehnke 2445 260 <sup>th</sup> St Ventura, IA 50482	Request Date:	12/2/10	County:	Hancock
Agency or Person Requesting Determination:	FSA	Tract No:	930	FSN	3084

**Section I - Highly Erodible Land**

Is a soil survey now available for making a highly erodible land determination?	Yes
Are there highly erodible soil map units on this farm?	Yes

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

<u>Field(s)</u>	<u>HEL(Y/N)</u>	<u>Sodbust(Y/N)</u>	<u>Acres</u>	<u>Determination Date</u>
1	N	N	59.2	9/15/87
2	N	N	80.7	9/15/87

The Highly Erodible Land determination was completed in the-Office

**Section II - Wetlands**

Are there hydric soils on this farm?	Yes
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Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

<u>Field(s)</u>	<u>Wetland Label*</u>	<u>Occurrence Year (CW)**</u>	<u>Acres</u>	<u>Determination Date</u>	<u>Certification Date</u>
1	PC		59.2	12-6-10	1-7-11
2	PC		80.7	12-6-10	1-7-11

The wetland determination was completed in the Office It was mailed to the person on 12-29-10

Remarks: Fields 1 and 2 are Non Highly Erodible Land and a Conservation Plan is not required. A certified Wetland Determination has not identified any Wetlands in Fields 1 and 2 this tract. Fields 1 and 2 are Prior Converted (PC). There is NO Determination on Non Cropped areas.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist 	Date 10/27/10
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To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.



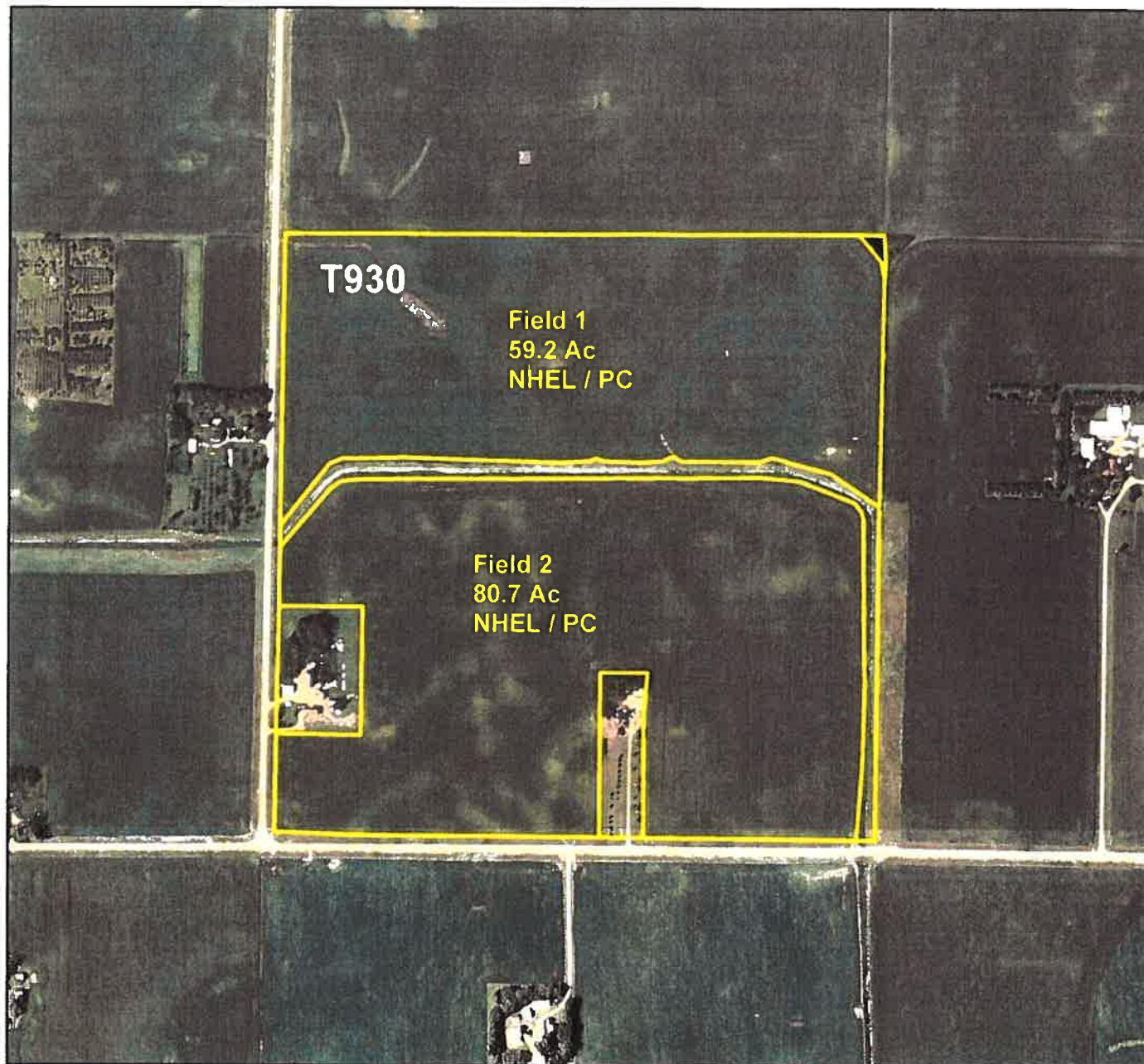
Date: 12/6/2010

Garner Field Office

Agency: NRCS

Assisted By: RUTH EHLEY

Lula Schroeder  
Ellington 27 T930  
Fields 1 and 2  
NHEL / PC



660 0 660 1,320 Feet



Legend

Consplan-t930



IOWA  
HANCOCK

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3084

Prepared : 2/19/20 2:35 PM

Crop Year : 2020

Operator Name : MR THOMAS E BOEHNKE  
Farms Associated with Operator : 19-033-1434, 19-081-3084, 19-081-4321, 19-033-6025, 19-081-6275, 19-033-6961, 19-081-7038, 19-033-8466, 19-033-8467  
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
154.47	139.90	139.90	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	139.90	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	71.70	0.00	140	
Soybeans	68.20	0.00	40	
<b>TOTAL</b>	<b>139.90</b>	<b>0.00</b>		

NOTES

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Tract Number : 930

Description : K4 SE4 27-97-ELLINGTON  
FSA Physical Location : IOWA/HANCOCK  
ANSI Physical Location : IOWA/HANCOCK  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : SCHROEDER FAMILY TRUST  
Other Producers : JEFFREY JOHN MATHAHS, JAY DUANE MATHAHS  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
154.47	139.90	139.90	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	139.90	0.00	0.00	0.00	0.00	0.00

IOWA  
HANCOCK  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 3084  
Prepared : 2/19/20 2:35 PM  
Crop Year : 2020

Abbreviated 156 Farm Record

Tract 930 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	71.70	0.00	140
Soybeans	68.20	0.00	40
<b>TOTAL</b>	<b>139.90</b>	<b>0.00</b>	

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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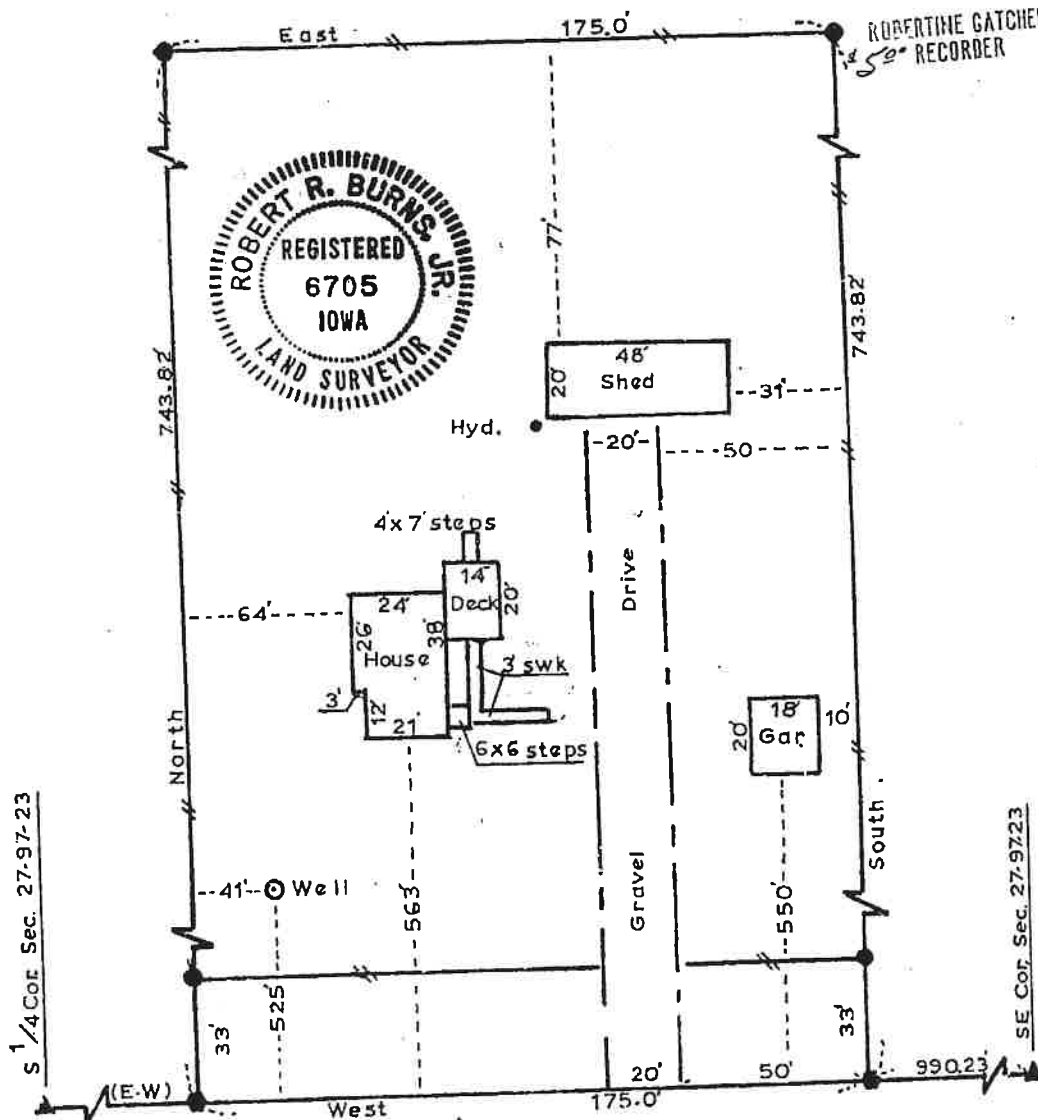
SURVEY REQUESTED BY  
AMERICAN FEDERAL SAVINGS AND LOAN

For: Paul J. and Eleanor H. Anderson

Survey Description: A tract of land located in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 27, Township 97 North, Range 23 West of the 5th P.M., Hancock County, Iowa, more particularly described as follows: Commencing at the SE Corner of said Section 27, thence West 990.23 feet along the South line of said SE $\frac{1}{4}$  to the point of beginning, thence West 175.0 feet along said South line, thence North 743.82 feet, thence East 175.0 feet, thence South 743.82 feet to the point of beginning, containing 2.99 Acres. The South line of the SE $\frac{1}{4}$  of Section 27-97-23 is assumed to bear East and West.

807  
FILED FOR RECORD  
BOOK 4 PAGE 309

1903 NOV 16. AM 10:37



- ▲ = Bolt Found
- = Iron Pin Found
- = Nail Found
- = Exist. Fence

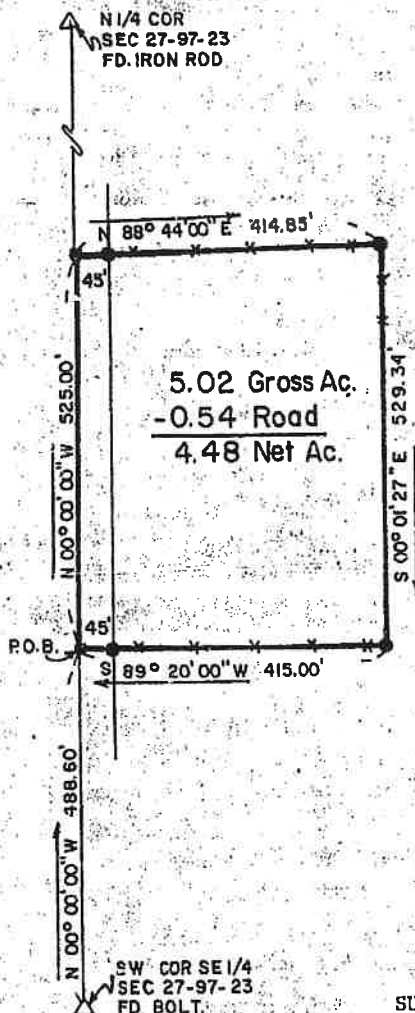
Scale 1" = 40'



I hereby certify that this plat, map, survey, or report was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

ROBERT R. BURNS, JR., L.S. Date 9-25-07

**SURVEY PLAT**  
**SE 1/4, SEC 27-97-23**  
**HANCOCK COUNTY, IOWA**



**LEGEND**

- △=SEC. COR FOUND
- =R.R. SPIKE SET
- =PIN/CAP 3961 SET
- FENCE = —+—+—+—+—
- SCALE 1"=200'

DATE OF SURVEY  
 11-19-20

INST. NO. 851  
 HANCOCK COUNTY, IOWA  
 FILED FOR RECORD  
 BOOK 4 PAGE 389  
 1990 DEC -5 AM 10:16  
 CARMIN S. THORSON  
 RECORDER

SURVEY REQUESTED BY  
 GIBBS REALTY

**SURVEY DESCRIPTION:**

That part of the SW 1/4 of the SE 1/4 of Section 27, T 97 N, R 23 W of the 5th P.M., Hancock County, Iowa, described as follows: Commencing at the Southwest Corner of the SE 1/4 of said Section 27; thence N 00°-00'-00" W, 488.60 feet along the West line of the SE 1/4 of said Section 27 to the point of beginning; thence continuing N 00°-00'-00" W, 525.00 feet along the West line of the SE 1/4 of said Section 27; thence N 88°-44'-00" E, 414.85 feet; thence S 00°-01'-27" E, 529.34 feet; thence S 89°-20'-00" W, 415.00 feet to the point of beginning, containing 5.02 acres, subject to easements of record.

NOTE: The West line of the SE 1/4 of said Section 27-97-23 is assumed to bear N 00°-00'-00" W.

**CERTIFICATION:**

I hereby certify that this map, plat, report or survey was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

Morris R. Price  
 Reg. L. S. No. 3961  
 December 1, 1990  

 IOWA  
 LAND SURVEYOR

PRICE SURVEYING, INC.  
 P. O. BOX 1352  
 Mason City, Iowa 50401

Address or Location 290th Street & Valley Road Garner, Iowa Section 27, Ellington Twp. Hancock County

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

What will be the basis of this sale? Gross Acres ~ 152.0 Net Acres 147.13

What School District is the property with? Garner-Hayfield-Ventura Community Schools

1. Are buildings present on the property?

Yes No

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

4. Name of the Electric Company that provides service to this location:

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.

None reported

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

9. 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 POSSIBLE

12. Special assessments?

Occasional minor drainage district clean up assessments

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  
Fences  
Other - Fences

16. Is there currently a Tenant on this property?

Yes No

If yes, has the tenant been provided with a termination notice?

Yes No Will be

What are the terms of the current agreement?

Flex lease for 2020 with cash rent base

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: [Signature]  
Trustee

Buyers: \_\_\_\_\_

Date: 2-25-20

Date: \_\_\_\_\_