



Benchmark
AGRIBUSINESS, INC.

FOX
AUCTION
COMPANY

FARMLAND AUCTION!

Tuesday, August 30, at 10:30 AM

at the Columbia Club (KC Hall), Mason City, Iowa

Seller:

Elena Walsh Trust

SOLD

LIVE AUCTION + ONLINE BIDDING

In-person sale in Mason City with online bidding available

227.1 Acres Prime Cropland

all in Mt. Vernon Township, Cerro Gordo County, Iowa

Two tracts will be offered:

Tract 1: North Tract, 114.57 Acres m/l; CSR2: 83

Tract 2: South Tract, 112.53 Acres m/l; CSR2 84.6

Tract 3: Combined Tract 1 & Tract 2; \$100/acre is added to the combined bids and Tract #3 is offered as a package.



Benchmark
AGRIBUSINESS, INC.

Closing Broker Fred Greder

ph: 641-424-6983 · cell: 641-425-0080

www.benchmarkagribusiness.com · email: fred@benchmarkagribusiness.com

Licensed Real Estate Broker in the State of Iowa

*For questions and more information, please contact Auctioneer Frank Fox or
Closing Broker Fred Greder*

FOX
AUCTION
COMPANY

Auctioneer Frank Fox

641-420-3243

foxauctioncompany.com

METHOD OF SALE:

- 1) Real Estate sells at 10:30 A.M.
- 2) Tract #1 – sells first, hold the bid
- 3) Tract #2 – sells second, hold the bid
- 4) Tract #3 - combines Tract #1 & Tract #2; \$100/acre is added to the combined bids and Tract #3 is offered as a package.

SPECIAL PROVISIONS:

- 1) Closes by November 15th, 2022.
- 2) Earnest money deposit 10% of sale price.
- 3) The buyer will get outright possession for the 2023 growing season. The 2022 lease has been terminated.
- 4) The sellers will provide abstracts for each parcel IF THE PARCELS SELL SEPARATE FROM EACH OTHER.
- 5) If Tract #1 & Tract #2 sell separate, the Sellers will pay for a survey that determines the dividing line between the two Tracts.
- 6) The eventual sale price is not subject to the outcome of a formal survey. The only reason a survey might be performed is to establish the dividing line between Tract #1 & Tract #2 if they sell separately.
- 7) This sale is not subject to financing.
- 8) 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. The FSA has measured the number of acres of crop land in Tract #1 and Tract #2.
- 9) 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 sales closing proceeds. It will be the buyer's responsibility to pay the September 30, 2023 semi-annual payment.
- 10) 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.**

TRACT #1 – North tract

SIZE – ~ 114.57 Gross Acres - bare prime cropland

LEGAL DESCRIPTION – NE ¼ except the Gross acres described in a survey recorded as Instr.# 96-09063; All in Section 15-T95N-R21W

REAL ESTATE TAXES - \$3,088.00 Estimated

TILLABLE ACRES – ~ 112.65 tillable; no Conservation Reserve Program (CRP) acres

CSR2 ave. – 83.0

DRAINAGE – FSA Form 156EZ says “tract does not contain a wetland”; 7,000 - 8,000' of tile installed in 2019 directly South of the excluded building site.

IMPROVEMENTS – None

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

POSSESSION - Outright possession available for the 2023 growing season.

TRACT #2 - South Tract

SIZE – 112.53 Gross Acres - bare prime cropland

LEGAL DESCRIPTION – SE ¼ except the Gross acres described in a survey recorded as Instr.# 96-09063; All in Section 15-T95N-R21W

REAL ESTATE TAXES - \$3,092.00

TILLABLE ACRES – 111.25 tillable; no Conservation Reserve Program (CRP) acres

CSR2 ave. – 84.6

DRAINAGE – FSA Form 156EZ says “tract does not contain a wetland”;

IMPROVEMENTS – None

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

POSSESSION - Outright possession available for the 2023 growing season.

This information has been gathered from reliable sources but, Fox Auction Company & 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.

Fox Auction Company & Benchmark Agribusiness, Inc. is an agent for the Sellers.

Oct A.D. 19

PREPARED BY MID-WEST LAND SURVEYORS INC., P. O. BOX 1352, MASON CITY, IOWA 50402-1352 (515) 423-1451

SURVEY PLAT

SHEET 1 OF 2

LOCATED IN
E $\frac{1}{2}$ SECTION 15 95-21
CERRO GORDO COUNTY, IOWA
AMENDED
200th STREET

NOTE: AMENDED TO CORRECT
AREAS PREVIOUSLY
RECORDED AS INSTR. NO.
92-9397.

DATE SURVEYED
OCTOBER 2, 1992

SCALE: 1" = 400'

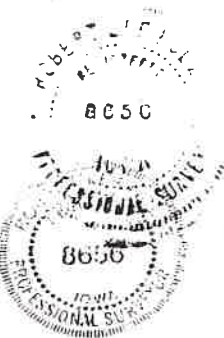
A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '400' in the middle, and '800' at the right end.

LINE	BEARING	DISTANCE
L 1	N 89° 50' 23" E	239.22
L 2	N 89° 38' 56" W	118.75
L 3	N 89° 46' 15" W	146.60
L 4	N 00° 16' 59" E	88.49
L 5	S 88° 39' 50" W	283.19
L 6	S 89° 50' 59" E	246.23
L 7	N 00° 48' 16" W	257.05

LEGEND

- △ = SECTION CORNER FOUND
- ▲ = SECTION CORNER SET
- = SURVEY MONUMENT FOUND
- = PIN & CAP SET #8656
- = NAIL SET
- x— = EXISTING FENCE LINE

SURVEY FOR
EDNA WALCH



SURVEY DESCRIPTION:

AS PER ATTACHED SHEET 2
OF 2.

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.

SIGNED

DATE _____

Robert L. Holzner 10/2/98

PRICE SURVEYING, INC.
P. O. BOX 1352
MASON CITY, IOWA 50401
(515) 423-1451

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United States
Department of
Agriculture

Cerro Gordo County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Wetland Determination Identifiers
- Iowa Roads

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

Tract Cropland Total: 223.90 acres

2021 Program Year

Map Created March 22, 2021

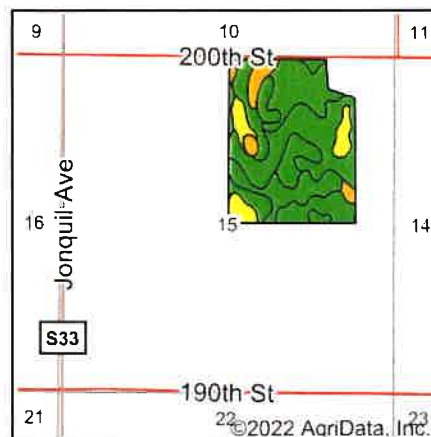
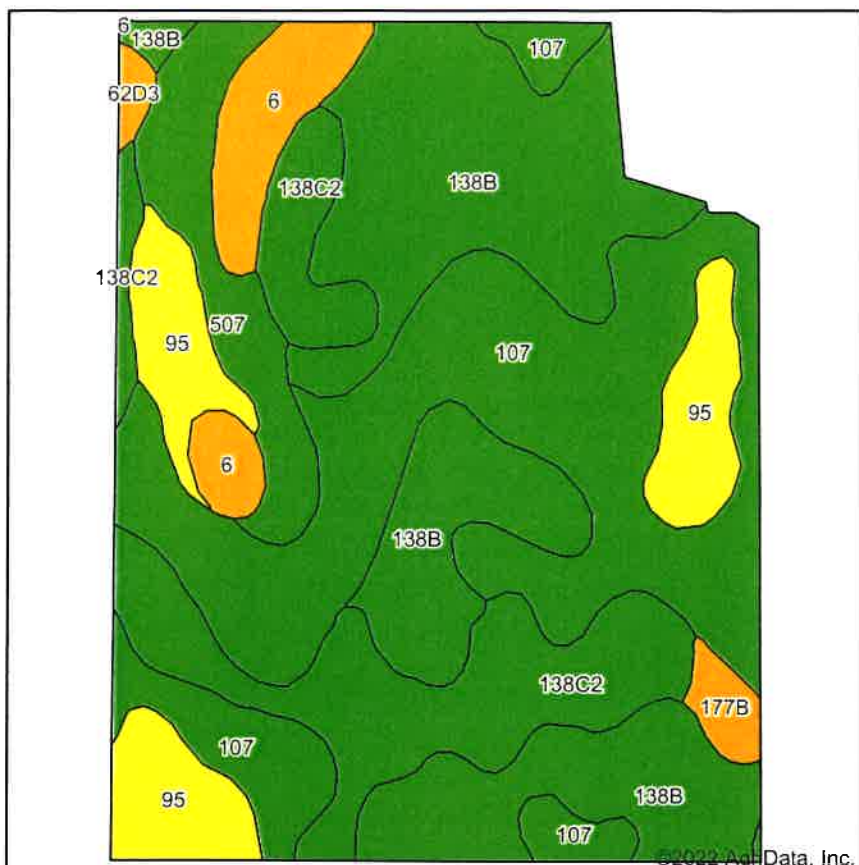
Farm **6863**

Tract **6287**

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: **Cerro Gordo**
 Location: **15-95N-21W**
 Township: **Mount Vernon**
 Acres: **112.65**
 Date: **7/17/2022**



Soils data provided by USDA and NRCS.

Archived Soils Ending 10/31/2019 Area Symbol: IA033, Soil Area Version: 21									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	35.59	31.6%		IIw	224.0	65.0	86	83
138B	Clarion loam, 2 to 6 percent slopes	33.67	29.9%		Ile	225.6	65.4	89	80
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	18.05	16.0%		IIle	204.8	59.4	83	63
95	Harps clay loam, 0 to 2 percent slopes	10.83	9.6%		IIw	198.4	57.5	72	62
507	Canisteo clay loam, 0 to 2 percent slopes	7.03	6.2%		IIw	224.0	65.0	84	78
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.53	4.9%		IIIw	164.8	47.8	59	57
177B	Saude loam, 2 to 5 percent slopes	1.34	1.2%		IIIs	80.0	23.2	55	58
62D3	Storden loam, 10 to 16 percent slopes, moderately eroded	0.61	0.5%		IVe	80.0	23.2	41	36
Weighted Average					2.22	213.5	61.9	83	74.7

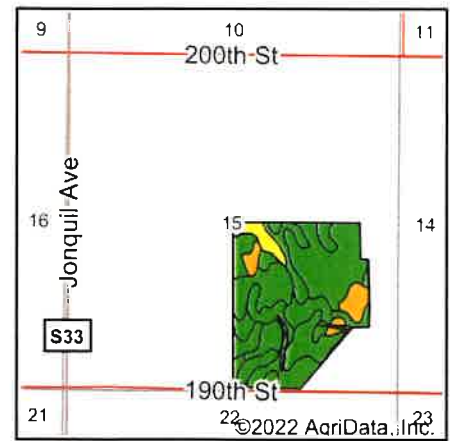
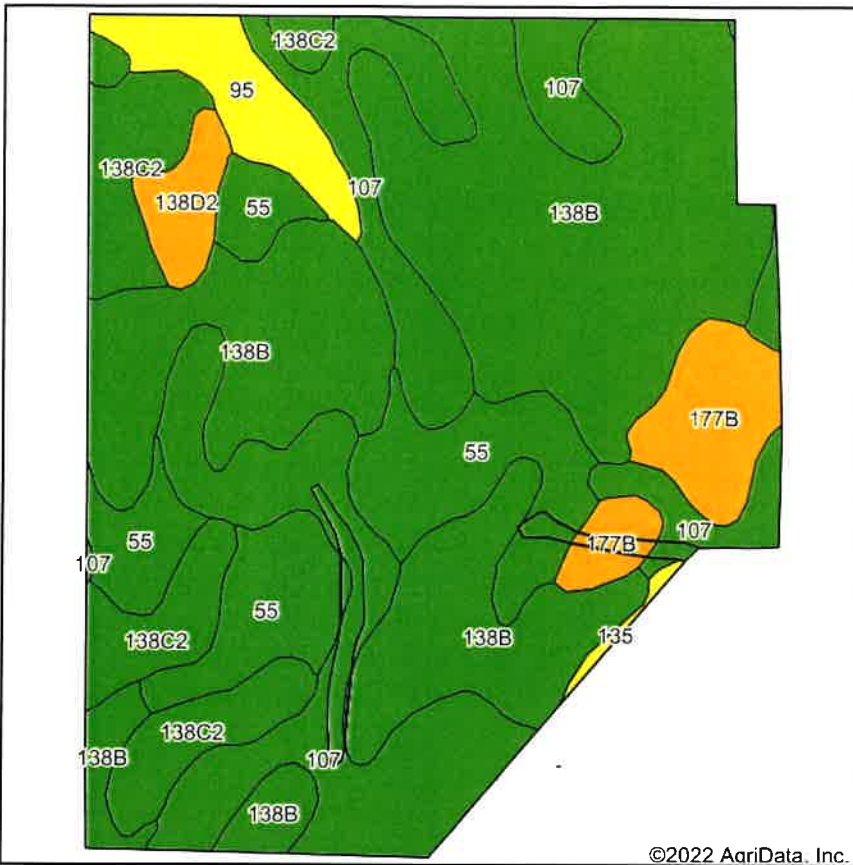
**IA has updated the CSR values for each county to CSR2.

*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.

Soils Map



State: **Iowa**
 County: **Cerro Gordo**
 Location: **15-95N-21W**
 Township: **Mount Vernon**
 Acres: **111.25**
 Date: **7/17/2022**



Soils data provided by USDA and NRCS.

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Archived Soils Ending 10/31/2019 Area Symbol: IA033, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	47.90	43.1%		Ile	225.6	65.4	89	80
107	Webster clay loam, 0 to 2 percent slopes	24.88	22.4%		Ilw	224.0	65.0	86	83
55	Nicollet clay loam, 1 to 3 percent slopes	15.12	13.6%		Iw	233.6	67.7	89	88
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	10.57	9.5%		IIIe	204.8	59.4	83	63
177B	Saude loam, 2 to 5 percent slopes	5.89	5.3%		Ils	80.0	23.2	55	58
95	Harps clay loam, 0 to 2 percent slopes	4.33	3.9%		Ilw	198.4	57.5	72	62
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.21	2.0%		IIIe	177.6	51.5	55	54
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.35	0.3%		Ilw	198.4	57.5	76	78
Weighted Average					1.98	214.5	62.2	84.6	77.8

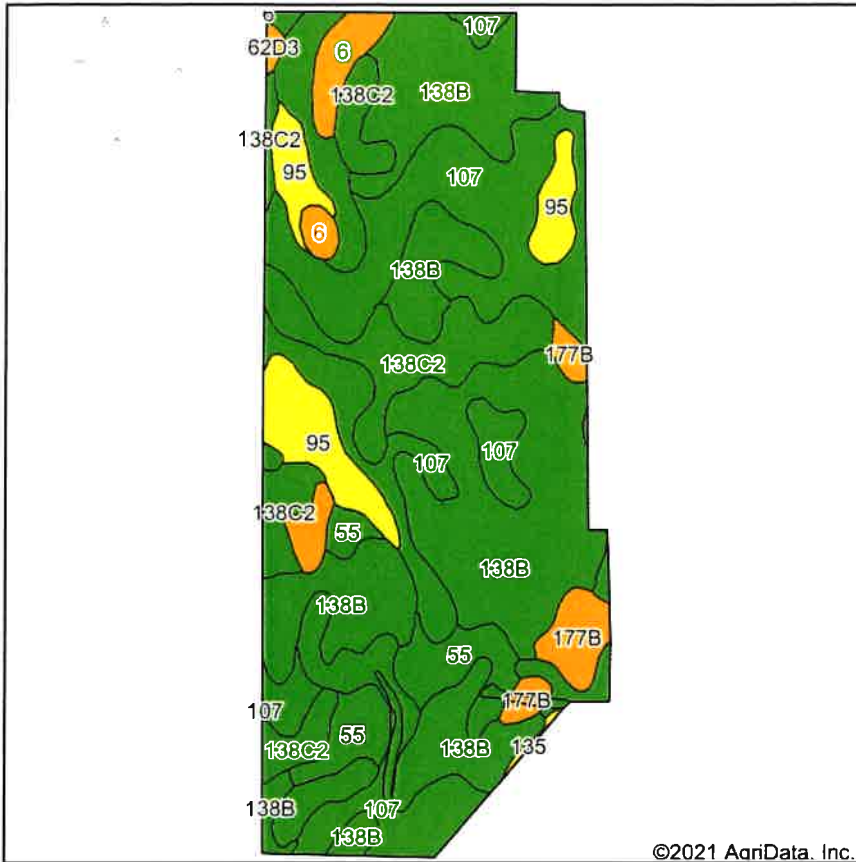
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

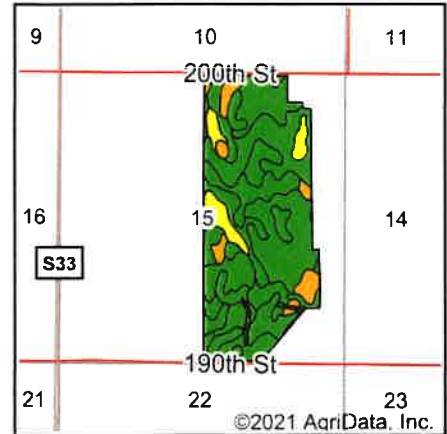
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cerro Gordo**
 Location: **15-95N-21W**
 Township: **Mount Vernon**
 Acres: **223.9**
 Date: **9/29/2021**



Maps Provided By



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
138B	Clarion loam, 2 to 6 percent slopes	81.89	36.6%		Ile	225.6	65.4	89	80
107	Webster clay loam, 0 to 2 percent slopes	60.27	26.9%		IIw	224	65	86	83
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	28.53	12.7%		IIIe	204.8	59.4	83	63
95	Harp clay loam, 0 to 2 percent slopes	15.31	6.8%		IIw	198.4	57.5	72	62
55	Nicollet clay loam, 1 to 3 percent slopes	15.11	6.7%		Iw	233.6	67.7	89	88
177B	Saupe loam, 2 to 5 percent slopes	7.21	3.2%		IIIs	80	23.2	55	58
507	Canisteo clay loam, 0 to 2 percent slopes	6.99	3.1%		IIw	224	65	84	78
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.48	2.4%		IIIw	164.8	47.8	59	57
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.21	1.0%		IIIe	177.6	51.5	55	54
62D3	Storden loam, 10 to 16 percent slopes, moderately eroded	0.57	0.3%		IVe	80	23.2	41	36
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.33	0.1%		IIw	198.4	57.5	76	78
Weighted Average						214.1	62.1	83.8	76.2

**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.

IOWA
CERRO GORDO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6863
Prepared : 9/28/21 11:47 AM
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 2826 Continued ...

Corn	51.50	0.00	144
Soybeans	24.10	0.00	44
TOTAL	75.60	0.00	

NOTES

Tract Number : 6287

Description : W2E2 15-95-21 MT VERNON
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 : WALCH TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
223.90	223.90	223.90	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	223.90	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

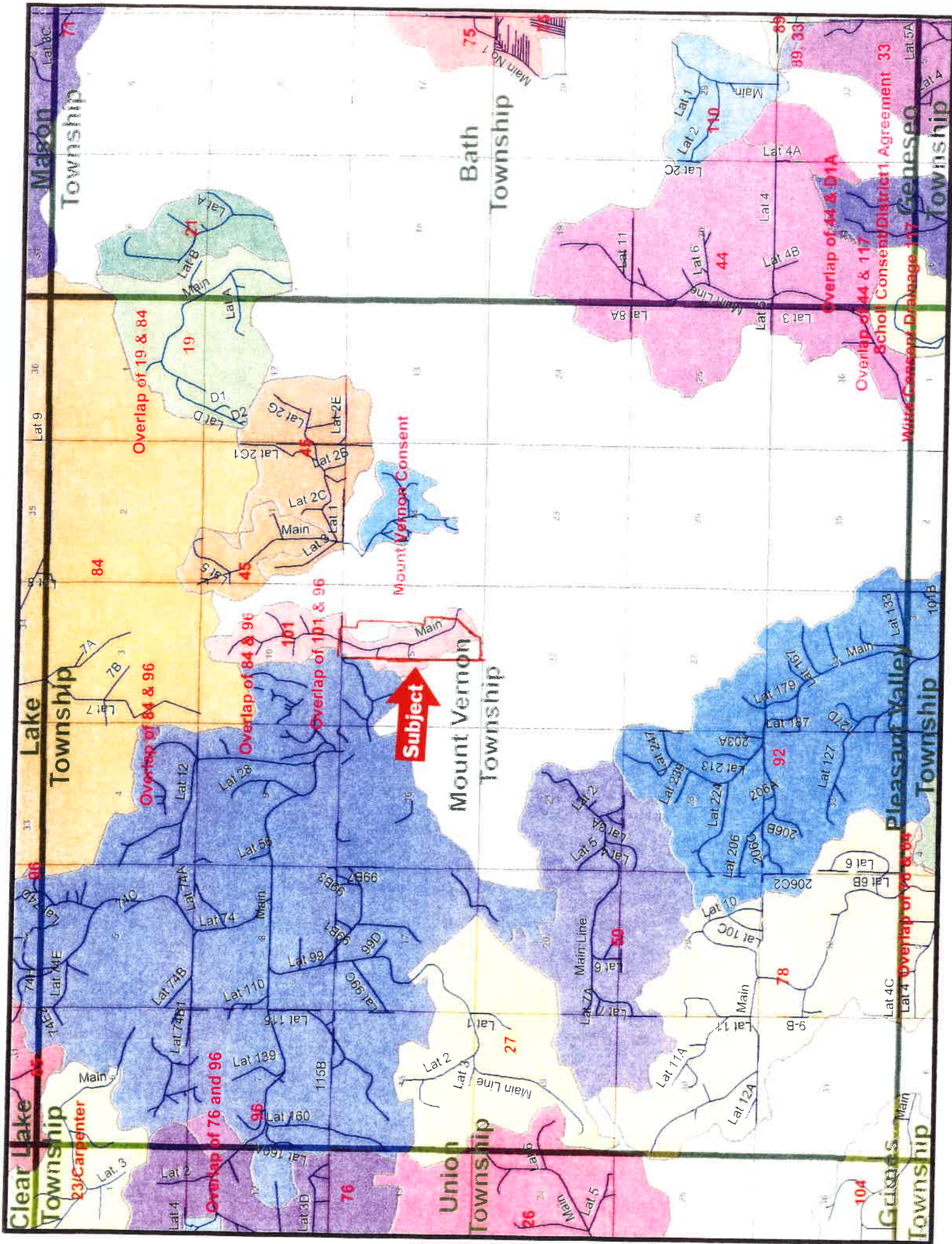
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	127.30	0.00	144
Soybeans	96.60	0.00	44
TOTAL	223.90	0.00	

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.

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Aerial Map



©2021 AgriData, Inc.



Map Center: 43° 2' 43.35, -93° 18' 38.02

0ft 810ft 1620ft



15-95N-21W
Cerro Gordo County
Iowa



9/28/2021

Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA