



# FARMLAND SALE

## ABG Restaurant, LC & Tim Johnson

Located Northwest of Hampton  
in Franklin County, Iowa

**105.33 Gross Acres**

101.76 Tillable Acres

West 120 acres of the NW 1/4  
Section 13-T92N-R21W; *except* Survey  
Instr #2022-11 containing 12.5 Gross Acres  
& *except* ~2.36 Acre Building Site;  
Franklin County, Iowa

Possession is available for the 2025 growing season.

**SALE BY ONE TIME BID/HIGHEST & FINAL**

*Special provisions and more details on the next page*



Courtside Offices · 23 Third Street NW · Mason City, Iowa 50401  
ph: 641-424-6983 · cell: 641-425-0080

[www.benchmarkagribusiness.com](http://www.benchmarkagribusiness.com) · email - [fred@benchmarkagribusiness.com](mailto:fred@benchmarkagribusiness.com)

Licensed Real Estate Broker in the State of Iowa



American Society  
of Farm Managers  
& Rural Appraisers

Written bids must be submitted to Benchmark Agribusiness, Inc. Bids may be submitted by either email or regular USPS delivery or hand delivered. The USPS address is: 23 Third Street NW, Mason City, Iowa 50401. Bids sent by USPS must be received by December 16th, 2024. Emailed bids or hand delivered bids must be received by 5:00 PM CDT on December 16<sup>th</sup>, 2024. The email address is [fred@benchmarkagribusiness.com](mailto:fred@benchmarkagribusiness.com).

The bids must be submitted as \$/gross acre. The multiplier will be 105.33 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 "BID FORM" included in this packet.**

The seller reserves the right to reject any and 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 CST December 17<sup>th</sup>, 2024. Per Iowa law, an earnest money deposit must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after December 17<sup>th</sup>. The Johnson earnest money deposit will be \$16,000. The ABG Restaurant, LC earnest money deposit will be \$124,000.00.

The rest of the bidders will be notified of the results AFTER the successful bidder has signed an OFFER form.

#### SPECIAL PROVISIONS

The sale will close on, or about, January 31<sup>st</sup>, 2025. **The sale of each parcel is contingent upon the sale of the companion parcel.**

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

Real Estate taxes will be pro-rated to date of closing. Unpaid special assessments to be paid by the seller. The semi-annual installments due September 30, 2024 is already paid. The semi-annual installment due March 31<sup>st</sup>, 2025 will be paid by the seller at the time of closing.

The 2024 lease has been terminated. The buyer will receive none of the 2024 cash rent. The buyer will receive outright possession for the 2025 season.

If the buyer wants a new survey certified survey prior to closing, the cost of the survey will be at the buyer's expense. The final purchase price is not dependent upon the results of a new certified survey.

## **PROPERTY INFORMATION:**

**TILLABLE ACRES – 101.76 Acres (combined)**

**NO HIGHLY ERODIBLE DESIGNATION (NHEL)**

**DRAINAGE – Refer to the attached private tile map and the drainage district map.**

**ABG Restaurant - FSA Form 156EZ says, "Tract does not contain a wetland."**

**Timothy Johnson – Wetlands determination request in process**

**CSR2 AVERAGE – 89.1 - ABG Restaurant, LC**

**CSR2 AVERAGE – 89.4 - Timothy Johnson**

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

**REAL ESTATE TAXES - \$3,364.00 - ABG Restaurant, LC**

**REAL ESTATE TAXES - \$432.00 – Timothy Johnson**

**BUILDING IMPROVEMENTS – bare land – the adjoining building sites are excluded.**



## BID FORM

### 105.33 Gross Acres ABG Restaurant, LC & Timothy Johnson farms

**LEGAL DESCRIPTION:** West 120 acres NW 1/4 Section 13-T92N-R21W; except Survey Instr #2022-11 containing 12.5 Gross Acres and except ~ 2.36 Acre building site; Franklin County

I hereby offer \$ \_\_\_\_\_/Acre (multiplier of 105.33 acres) for the above referenced farmland. Bid is NOT for the total price.

I agree to sign two standard FARM & LAND – OFFER FOR REAL ESTATE forms within the next business day after being notified that I am the successful bidder. **The sale & closing of each parcel is contingent upon the sale & closing of the companion parcel.** I agree to make a combined earnest money deposit of \$140,000.00 for both parcels which, per Iowa law, must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after December 17<sup>th</sup>, 2024.

SIGNED \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP code \_\_\_\_\_

Telephone # \_\_\_\_\_ Cell phone # (if different) \_\_\_\_\_

Email \_\_\_\_\_

**Return no later than Monday, December 16<sup>th</sup>, 2024 to:**

Benchmark Agribusiness, Inc. \* 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)







**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: 89.81 acres

2023 Program Year

Map Created April 05, 2023

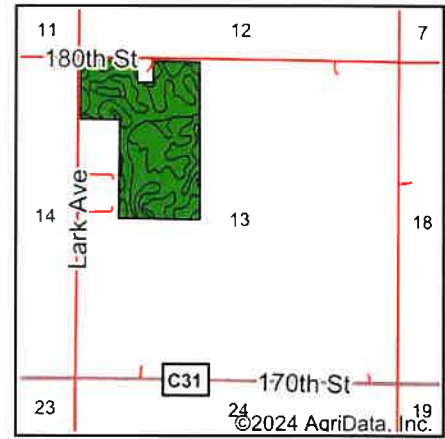
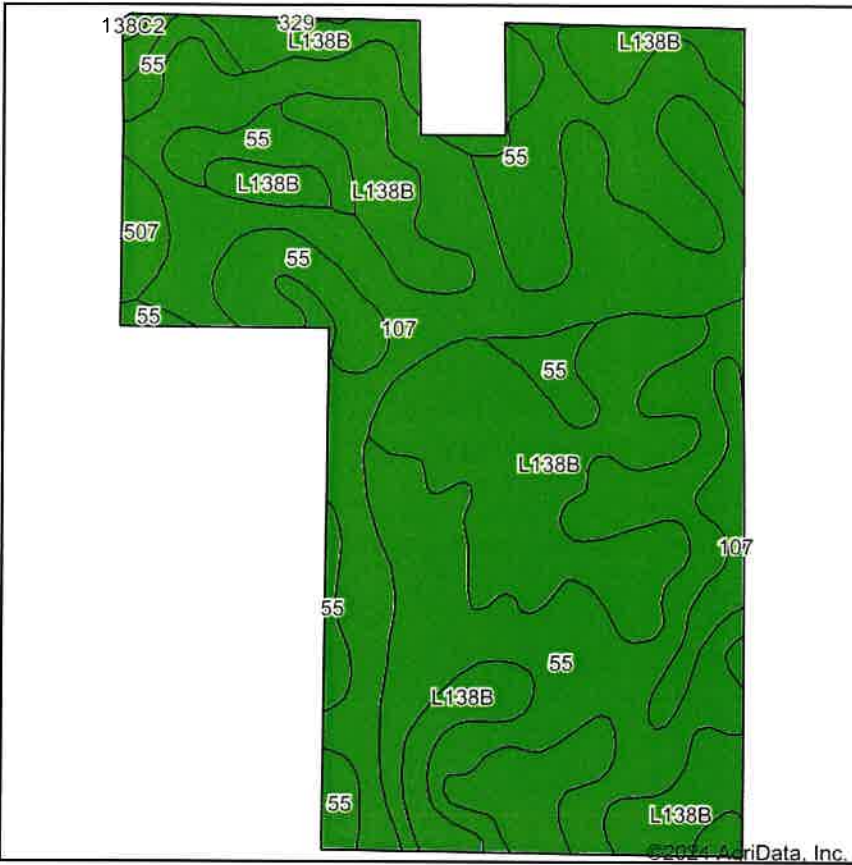
Farm 5195

Tract 4273

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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# Soils Map - ABG Restaurant parcel



State: **Iowa**  
 County: **Franklin**  
 Location: **13-92N-21W**  
 Township: **Marion**  
 Acres: **89.81**  
 Date: **11/20/2024**



Archived Soils Ending 11/6/2014      Area Symbol: IA069, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Com Bu	*i Soybeans Bu	CSR2**	CSR	
55	Nicollet loam, 1 to 3 percent slopes	34.72	38.6%		lw	228.0	66.1	91	89	
107	Webster silty clay loam, 0 to 2 percent slopes	27.28	30.4%		llw	223.0	64.7	88	84	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	26.45	29.5%		lle			88		
507	Canisteo silty clay loam, 0 to 2 percent slopes	1.14	1.3%		llw	214.0	62.1	88	79	
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	0.11	0.1%		llle	207.9	60.3	83	65	
329	Webster-Nicollet complex, 1 to 3 percent slopes	0.11	0.1%		llw	226.0	65.5	90	86	
<b>Weighted Average</b>						<b>1.61</b>		<b>46.1</b>	<b>89.2</b>	<b>*-</b>

\*\*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 8.0 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method



See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
89.81	89.81	89.81	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	89.81	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	89.50	0.00	167	
<b>TOTAL</b>	<b>89.50</b>	<b>0.00</b>		

**NOTES**

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**Tract Number : 4273**

Description : Tr in NW1/4 13-92-21 Marion  
FSA Physical Location : IOWA/FRANKLIN  
ANSI Physical Location : IOWA/FRANKLIN  
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 : ABG RESTAURANT L C  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
89.81	89.81	89.81	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	89.81	0.00	0.00	0.00	0.00	0.00

IOWA  
FRANKLIN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5195  
Prepared : 11/13/23 2:39 PM CST  
Crop Year : 2024

Tract 4273 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	89.50	0.00	167
<b>TOTAL</b>	<b>89.50</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.

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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	Request Date: 8/7/2015	County: Franklin
Agency or Person Requesting Determination:	Tract No 4273	FSA Farm No.: 5195

Section 1 – Highly Erodible Land

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

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.

Field(s)	HEL (Y/N)	Sodbust (Y/N)	Acres	Determination Date

The Highly Erodible Land determination was completed in the office.

Section II – Wetlands

Are there hydric soils on this farm?	yes
--------------------------------------	-----

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.

Field(s)	Wetland Label *	Occurrence Year (CW)	Acres	Determination Date	Certification Date
1	PC		89.82	11/23/2015	12/23/2015

The wetland determination was completed in the office. It was mailed to the person on 11/23/2015.

Remarks:
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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: <i>Paul Vardola</i>	Date: November 23, 2015
--	----------------------------

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director 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.









# Certified Wetland Determination Map

**Land Owner:** ABG Restaurant LC  
**Tract & Farm #:** t4273, F5195  
**Legal Description:** Marion 13  
**Certification Office:** Hampton Field Office  
**Imagery year:** 2011

**Certified By:** Paul Vondra  
**Map Creation Date:** 11/16/2015  
**Determination County:** Franklin County, IA



## Legend

-  Certified Wetland Determination Boundary
-  Wetlands
-  Surface Drain
-  Berm/Dike
-  Subsurface Drain
-  Boundary Point
-  Data Form Point
-  Picture Point

0 165 330 660 990 Feet

## Wetland Codes

W	Wetland	FWP	Farmed Wetland Pasture
CW	Converted Wetland	MIW	Mitigation Exemption
CW+yr	Converted After 1990	NW	Non Wetland
FW	Farmed Wetland	PC	Prior Converted Cropland



**This Determination is valid for the area within the Dashed Red Line (Determination Boundary)**

# PLAT OF SURVEY

## INDEX LEGEND

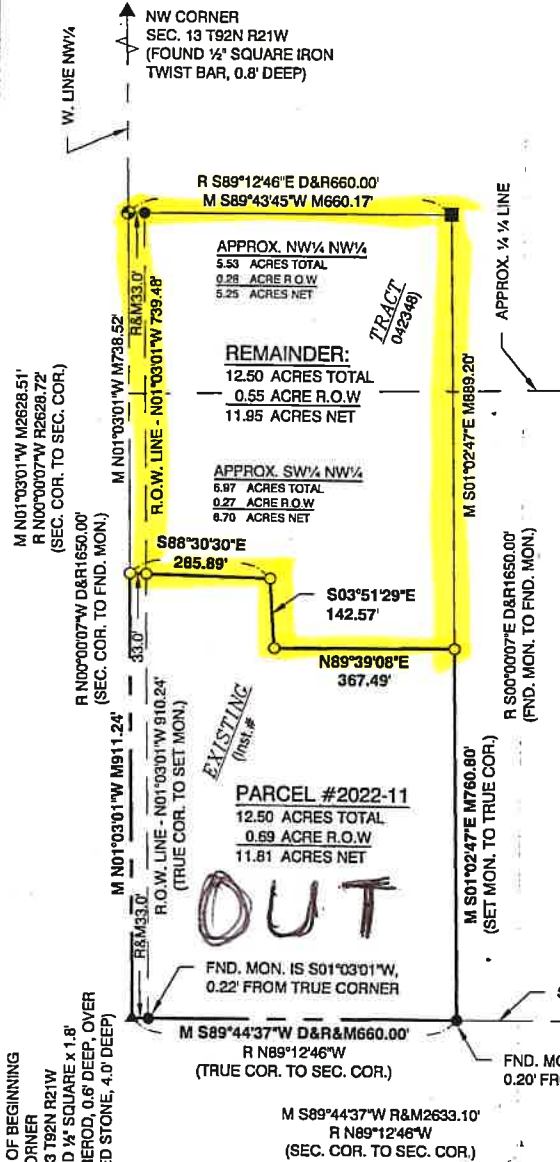
LOCATION:	PARCEL #2022-11 BEING PART OF AN EXISTING TRACT IN THE NW¼ OF SECTION 13, TOWNSHIP 92 NORTH, RANGE 21 WEST, FRANKLIN COUNTY, IOWA
PROPRIETOR:	GALT REAL ESTATE, L.L.C.
REQUESTED BY:	HEATH BLAU
PREPARED BY:	CLAPSADDLE-GARBER ASSOCIATES, INC,
RETURN TO:	739 PARK AVENUE ACKLEY, IOWA 50601 PHONE 641-847-3273 CGA@CGACONSULTANTS.COM



Document 20220618

Type 06 007 Pages 1  
Date 4/01/2022 Time 11:05:01AM  
Rec Amt \$7.00

TONI WILKINSON, RECORDER'S OFFICE  
FRANKLIN IOWA



### LEGAL DESCRIPTION:

**PARCEL #2022-11**  
County Auditor's Parcel #2022-11 (being a part of an Existing Tract as surveyed in County Recorder's Inst. # 042348) located in the Northwest Quarter (NW¼) of Section Thirteen (13), Township Ninety-two (92) North, Range Twenty-one (21) West of the 5th P.M., Franklin County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of said Section 13; thence North 01°03'01" West, 911.24 feet along the west line of said Northwest Quarter; thence South 88°30'30" East, 285.89 feet; thence South 03°51'29" East, 142.57 feet; thence North 89°39'08" East, 367.49 feet to a point on the east line of said Existing Tract; thence South 01°02'47" East, 760.80 feet along said east line to the Southeast Corner of said Existing Tract (said corner also being a point on the south line of said Northwest Quarter); thence South 89°44'37" West, 660.00 feet along said south line to the point of beginning, containing 12.50 acres total including 0.69 acres existing right of way. Subject to easements and restrictions of record, if any.

For the purpose of this survey, said west line of said Northwest Quarter was determined to bear North 01°03'01" West using GPS.

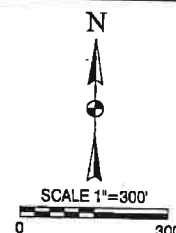
### LEGAL DESCRIPTION OF RECORD:

**EXISTING TRACT:**  
AS DEEDED IN (Inst. #20051192)  
SEE COUNTY RECORDER'S Inst. #20051192 FOR LEGAL DESCRIPTION OF RECORD.

### NOTE:

FOR THE PURPOSES OF THIS SURVEY, PARTS OF THE FOLLOWING WERE RETRACED:  
COUNTY RECORDER'S Inst. # 042348 (SEE THIS DOCUMENT FOR ADDITIONAL RECORDS AND MEASUREMENTS).

POINT OF BEGINNING  
NW¼ CORNER  
SEC. 13 T92N R21W  
(FOUND ¼" SQUARE x 1.8"  
IRON REROD, 0.6" DEEP, OVER  
PROBED STONE, 4.0" DEEP)



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

*Scott A. Steinfadt, PLS* 3-30-2022  
Scott A. Steinfadt, PLS date  
Iowa License Number 14677  
My License Renewal Date is December 31, 2022  
Pages or sheets covered by this seal: 1



PROJECT NO. 79415  
DATE OF SURVEY: 1-3-22  
DRAWN BY: JIL  
FIELD CREW: CS, DP  
SHEET NO. 1 OF 1



**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: 12.09 acres

2024 Program Year

Map Created March 25, 2024

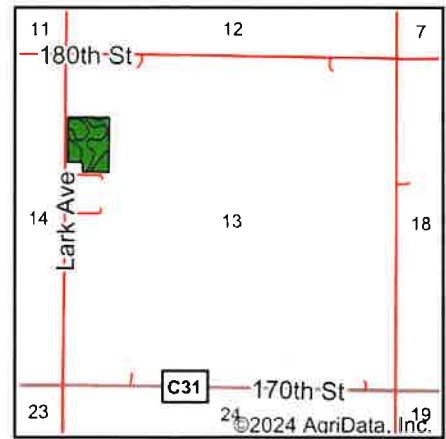
Farm **5658**

Tract **4272**

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# Soils Map - Johnson Parcel



State: **Iowa**  
 County: **Franklin**  
 Location: **13-92N-21W**  
 Township: **Marion**  
 Acres: **11.95**  
 Date: **11/20/2024**



Soils data provided by USDA and NRCS.

Archived Soils Ending 11/6/2014		Area Symbol: IA069, Soil Area Version: 20		Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
55	Nicollet loam, 1 to 3 percent slopes	5.69	47.6%						lw	228.0	66.1	91	89
107	Webster silty clay loam, 0 to 2 percent slopes	4.60	38.5%						llw	223.0	64.7	88	84
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.66	13.9%						lle			88	
<b>Weighted Average</b>									<b>1.52</b>		<b>56.4</b>	<b>89.4</b>	<b>*-</b>

\*\*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 8.0 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
24.20	12.09	12.09	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	12.09	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	11.40	0.00	147	
<b>TOTAL</b>	<b>11.40</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 4272

Description : Tr in W1/2 NW1/4 13-92-21 Marion  
 FSA Physical Location : IOWA/FRANKLIN  
 ANSI Physical Location : IOWA/FRANKLIN  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : SUZANNE R JOHNSON, TIMOTHY JOHNSON  
 Other Producers : None  
 Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
24.20	12.09	12.09	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	12.09	0.00	0.00	0.00	0.00	0.00



IOWA  
FRANKLIN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 5658  
Prepared : 11/12/24 10:41 AM CST  
Crop Year : 2025

Abbreviated 156 Farm Record

Tract 4272 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	11.40	0.00	147
<b>TOTAL</b>	<b>11.40</b>	<b>0.00</b>	

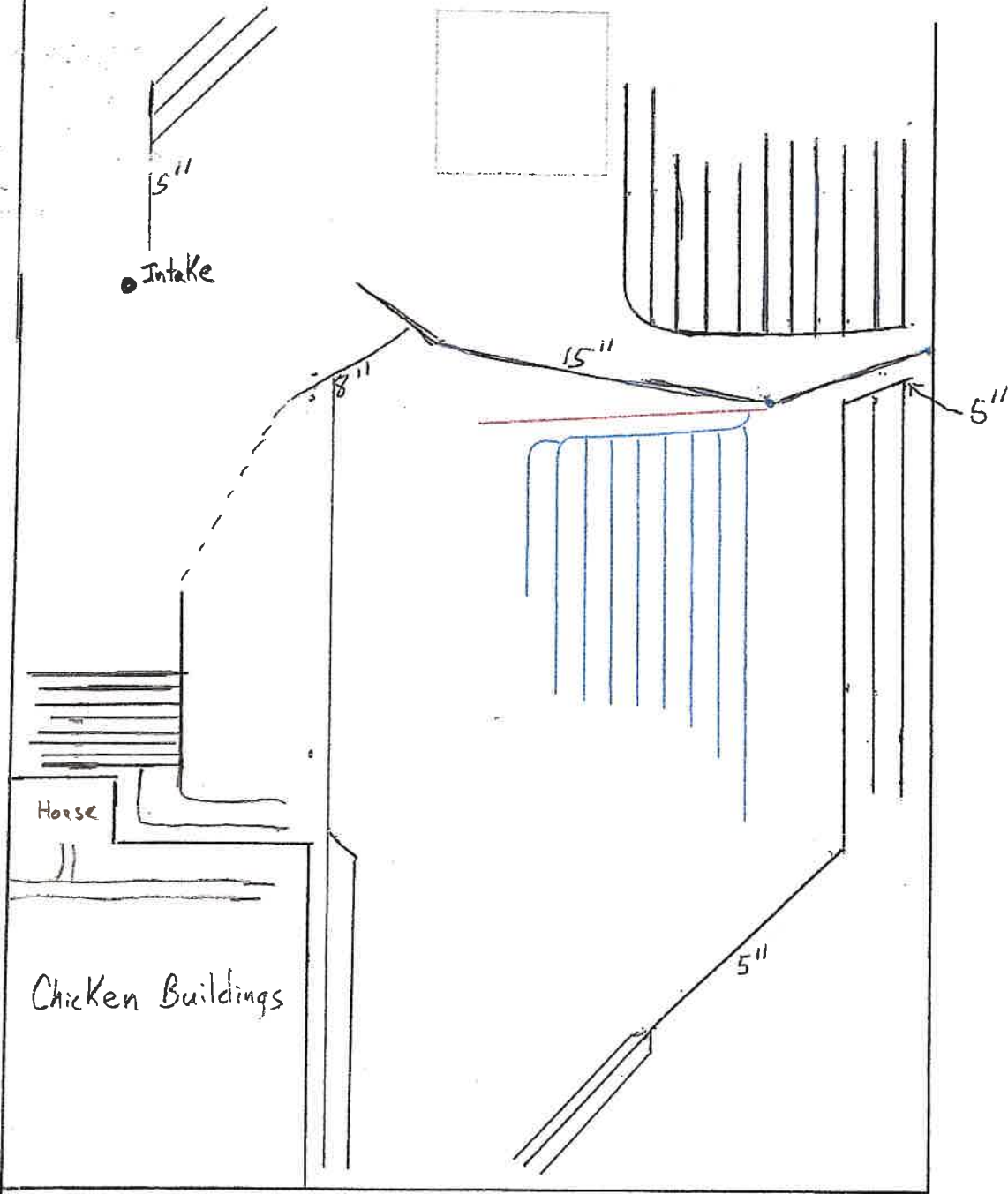
NOTES

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.

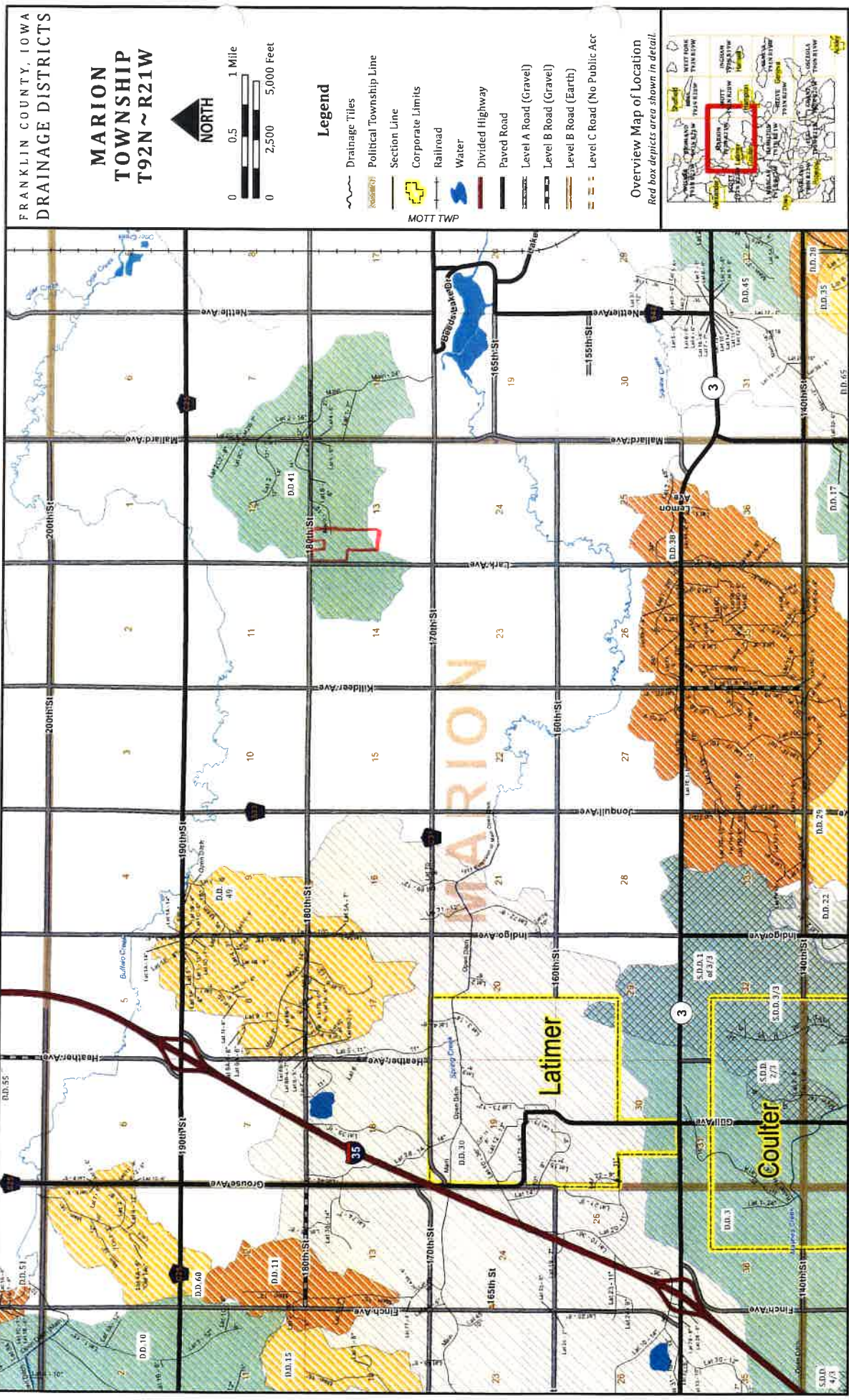
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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any 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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

180th St.

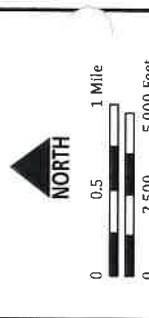


Black - 2001  
Blue 2009



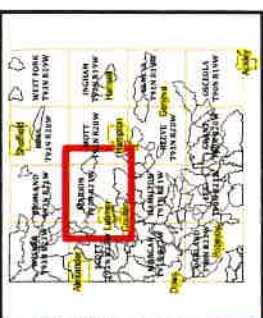
FRANKLIN COUNTY, IOWA  
DRAINAGE DISTRICTS

**MARION  
TOWNSHIP  
T92N ~ R21W**



- Legend**
- Drainage Tiles
  - Political Township Line
  - Section Line
  - Corporate Limits
  - Railroad
  - Water
  - Divided Highway
  - Paved Road
  - Level A Road (Gravel)
  - Level B Road (Gravel)
  - Level B Road (Earth)
  - Level C Road (No Public Acc)

**Overview Map of Location**  
Red box depicts area shown in detail.



RICHLAND TWP

SCOTT TWP

HAMILTON TWP

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**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 Sellers.**