



FARMLAND SALE

Hall Farm

Located Northeast of Garner
in Hancock County, Iowa

105.55 Gross Acres

~~100.74~~ **98.12** Tillable Acres

NW 1/4 NE 1/4 & E 1/2 NW 1/4 lying N of ditch.
Section 3; all in T96N-R23W;
Hancock County, Iowa.

Possession is available for the 2026 growing season.

SALE BY ONE TIME BID/HIGHEST & FINAL
BIDS DUE SEPTEMBER 4, 2025

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 · email - 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. Bids sent by USPS must be received by September 4th, 2025. Emailed bids or hand delivered bids must be received by 5:00 PM CDT on September 4th, 2025. The email address is fred@benchmarkagribusiness.com.

The bids must be submitted as \$/gross acre. The multiplier will be 105.55 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 CDT September 5th, 2025. Per Iowa law, an earnest money deposit of \$110,000 must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after September 5th.

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, November 7th, 2025.

Real Estate taxes will be pro-rated to date of closing. Unpaid special assessments (if applicable) to be paid by the seller. The semi-annual installment due September 30, 2025 will be paid by the seller.

The 2025 lease has been terminated. The buyer will have outright possession for the 2026 season.

Any drainage tiling, fall tillage and fall crop input applications after the Fall 2025 harvest must be with the current tenant's permission.

If the buyer needs a new survey, the buyer must pay the cost of the survey. The final purchase price is not dependent upon the results of a new certified survey.

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.



BID FORM

105.55 Gross Acres

Steve C. Hall farm; ATTN: Steve C. Hall

**LEGAL DESCRIPTION: NW 1/4 NE 1/4 & That part of the E 1/2 NW 1/4
lying N of ditch; All in Section 3- T96N-R23W; Hancock County**

I hereby offer \$ _____/Acre (multiplier of 105.55 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 \$110,000.00 which, per Iowa law, must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after September 5th, 2025.

SIGNED _____ Date _____

Print Name _____

Address _____

City _____ State _____ ZIP code _____

Telephone # _____ Cell phone # (if different) _____

Email _____

Benchmark Agribusiness, Inc. is an agent for the Seller only. It is assumed the buyer is representing themselves or, if they have an agent, the buyer will be responsible for paying any buyer's agent's commissions.

Return no later than Thursday, September 4th, 2025 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

PROPERTY INFORMATION:

TILLABLE ACRES – 98.12 Acres

CSR2 weighted average – 71.9

NO HIGHLY ERODIBLE DESIGNATION (NHEL)

DRAINAGE – aerial photos & NRCS records indicate isolated tile lines; 5-10 acres next to the ditch were tiled in 2002; FSA Form 156EZ says, “the wetland determinations not complete.” A modern wetlands determination is in process.

The 2021 major improvement project in Drainage Ditch #13 has been paid. The County ditch along the South side is a good outlet.

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

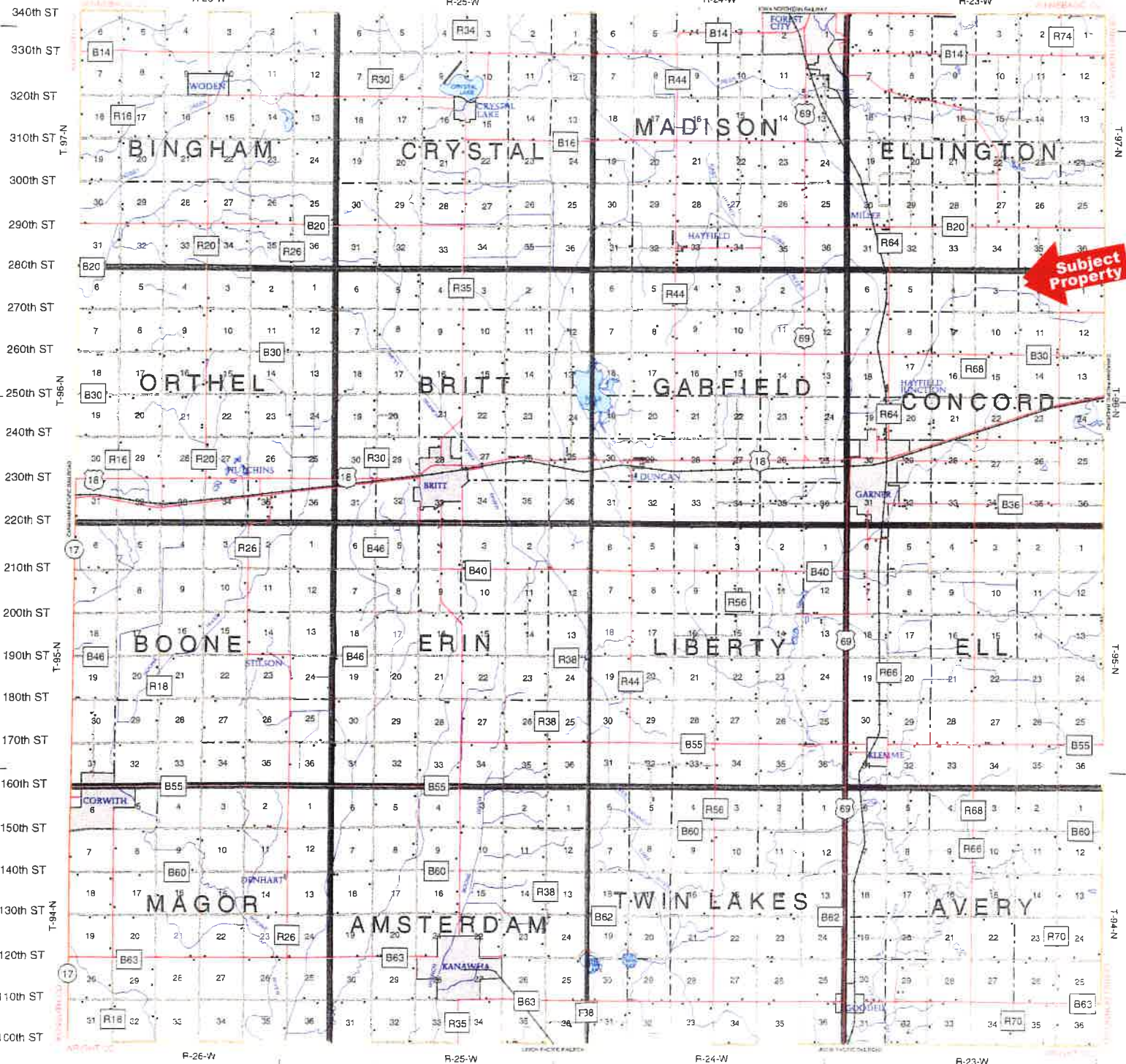
REAL ESTATE TAXES - \$2,452.00/year for 23/24 fiscal tax year

BUILDING IMPROVEMENTS – bare land

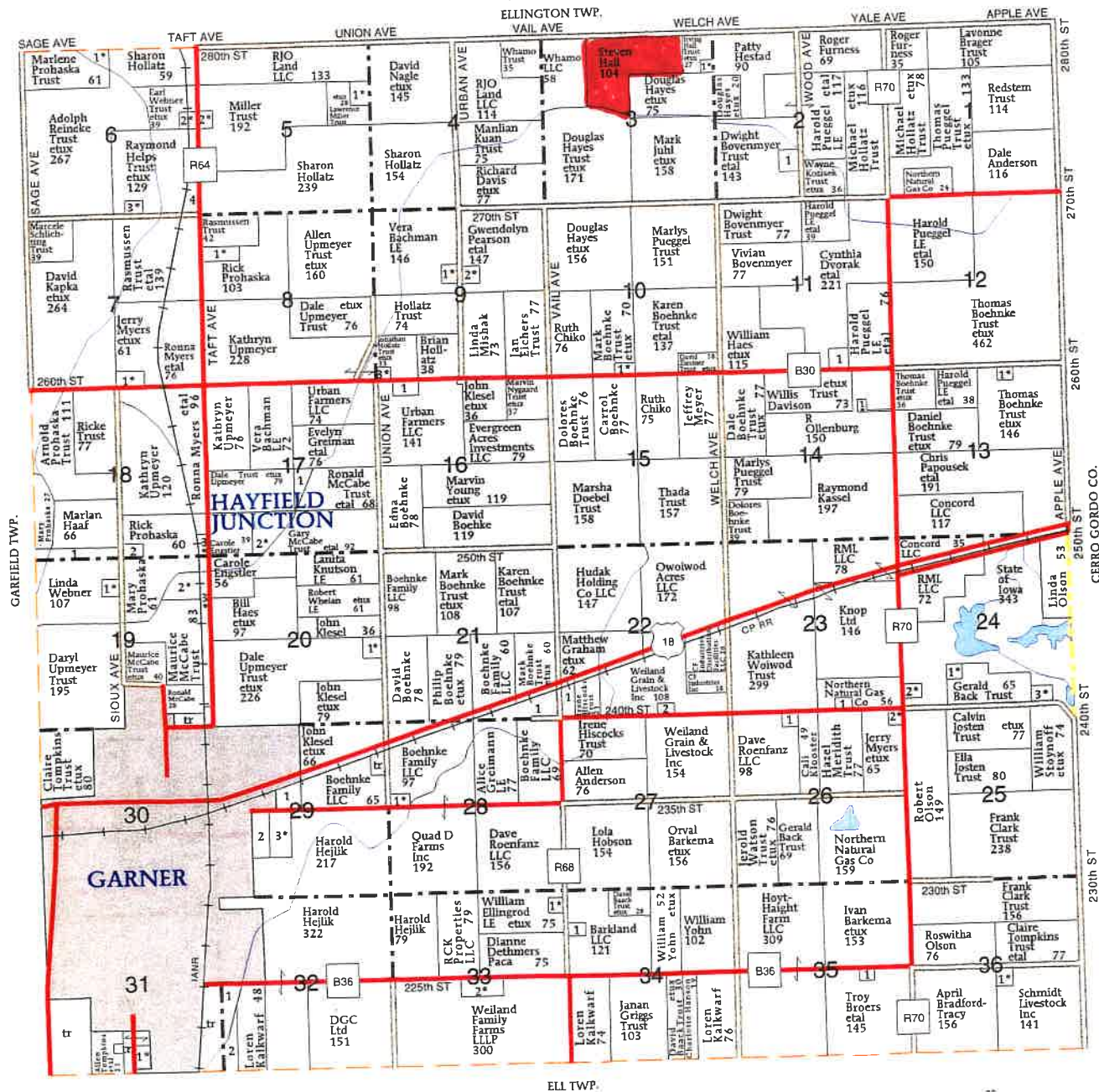
HANCOCK COUNTY, IOWA



AMES AVE BIRCH AVE CRANE AVE DEER AVE ECHO AVE FORD AVE GRANT AVE HILL AVE IOWA AVE JAMES AVE KENT AVE LADD AVE MAPLE AVE NASH AVE OAK AVE PALM AVE QUAIL AVE RAKE AVE SAGE AVE TAFT AVE UNION AVE VAIL AVE WELCH AVE YALE AVE APPLE AVE



R-23-W





Legend

GIS_IA.sde.du_a_ja081

National_Wetland.SDE.wetlands

Wetland Determination Identifiers

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

0 285 570 1,140
Feet



FARM: 6294
TRACT: 10962

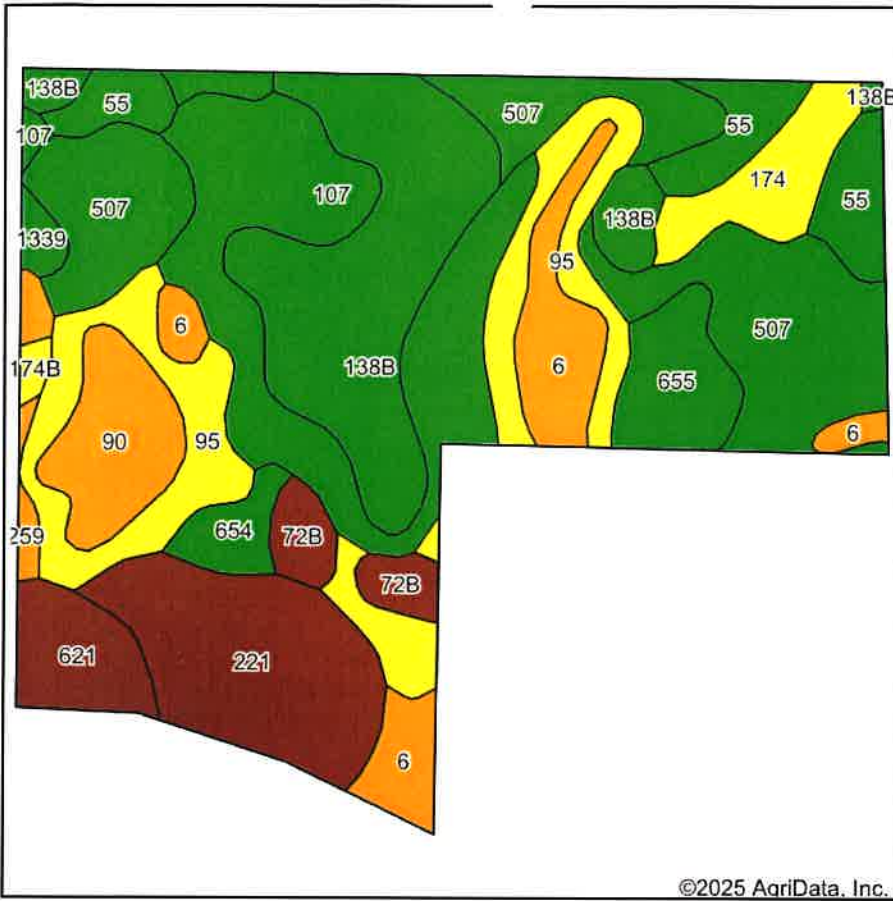
TOWNSHIP, SECTION
Concord 3

20__ Program Year

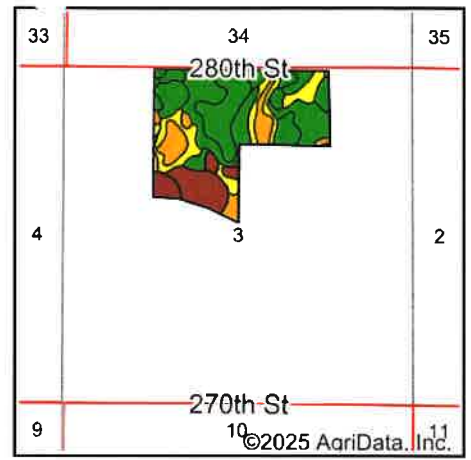
Map Created 2020

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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Hancock**
 Location: **3-96N-23W**
 Township: **Concord**
 Acres: **98.12**
 Date: **3/26/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA081, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	16.65	17.0%		Ilw	224.0	65.0	84	78
138B	Clarion loam, 2 to 6 percent slopes	15.10	15.4%		Ile	225.6	65.4	89	80
107	Webster clay loam, 0 to 2 percent slopes	13.78	14.0%		Ilw	224.0	65.0	86	83
95	Harpis clay loam, 0 to 2 percent slopes	11.69	11.9%		Ilw	198.4	57.5	72	62
221	Klossner muck, 0 to 1 percent slopes	9.32	9.5%		Illw	80.0	23.2	32	49
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.34	6.5%		Illw	185.6	53.8	59	57
55	Nicollet clay loam, 1 to 3 percent slopes	5.27	5.4%		Iw	233.6	67.7	89	88
90	Okoboji mucky silt loam, 0 to 1 percent slopes	4.30	4.4%		Illw	168.0	48.7	53	59
174	Bolan loam, 0 to 2 percent slopes	3.43	3.5%		Ils	80.0	23.2	66	73
655	Crippin loam, 1 to 3 percent slopes	3.38	3.4%		Ie	233.6	67.7	91	83
621	Houghton muck, 0 to 1 percent slopes	3.13	3.2%		Illw	80.0	23.2	19	24
72B	Estherville sandy loam, 2 to 6 percent slopes	2.24	2.3%		Ills	80.0	23.2	27	33
654	Corwith loam, 1 to 3 percent slopes	1.59	1.6%		Iw	208.0	60.3	84	72
259	Biscay clay loam, 0 to 2 percent slopes	0.91	0.9%		Ilw	80.0	23.2	52	75
1339	Truman silt loam, 0 to 2 percent slopes	0.63	0.6%		Iw	240.0	69.6	99	87
174B	Bolan loam, 2 to 5 percent slopes	0.36	0.4%		Ile	80.0	23.2	61	68
Weighted Average					2.15	188.5	54.7	71.9	69.8

**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.

IOWA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6294
Prepared : 3/25/25 3:34 PM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-081-2011-54
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
98.12	98.12	98.12	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	98.12	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	64.30	0.00	163	
Soybeans	33.70	0.00	48	0
TOTAL	98.00	0.00		

NOTES

Tract Number : 10962

Description : E2 NW4 & NW4 NE4 3 96-23 Concord
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 : STEVEN CAROLL HALL
Other Producers : None
Recon ID : 19-081-2011-53

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
98.12	98.12	98.12	0.00	0.00	0.00	0.00	0.0

IOWA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6294
Prepared : 3/25/25 3:34 PM CST
Crop Year : 2025

Tract 10962 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	98.12	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	64.30	0.00	163
Soybeans	33.70	0.00	48
TOTAL	98.00	0.00	

NOTES

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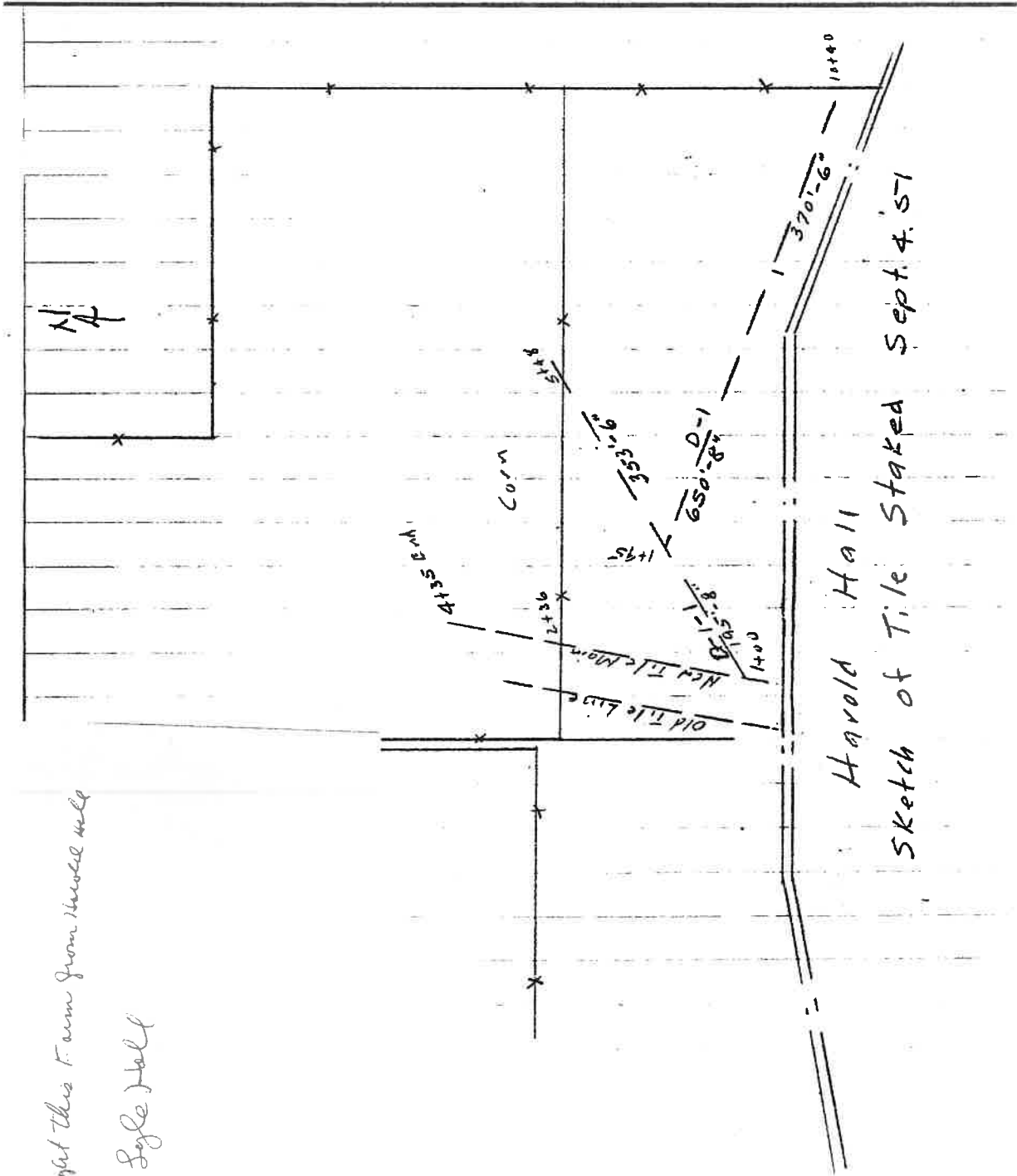
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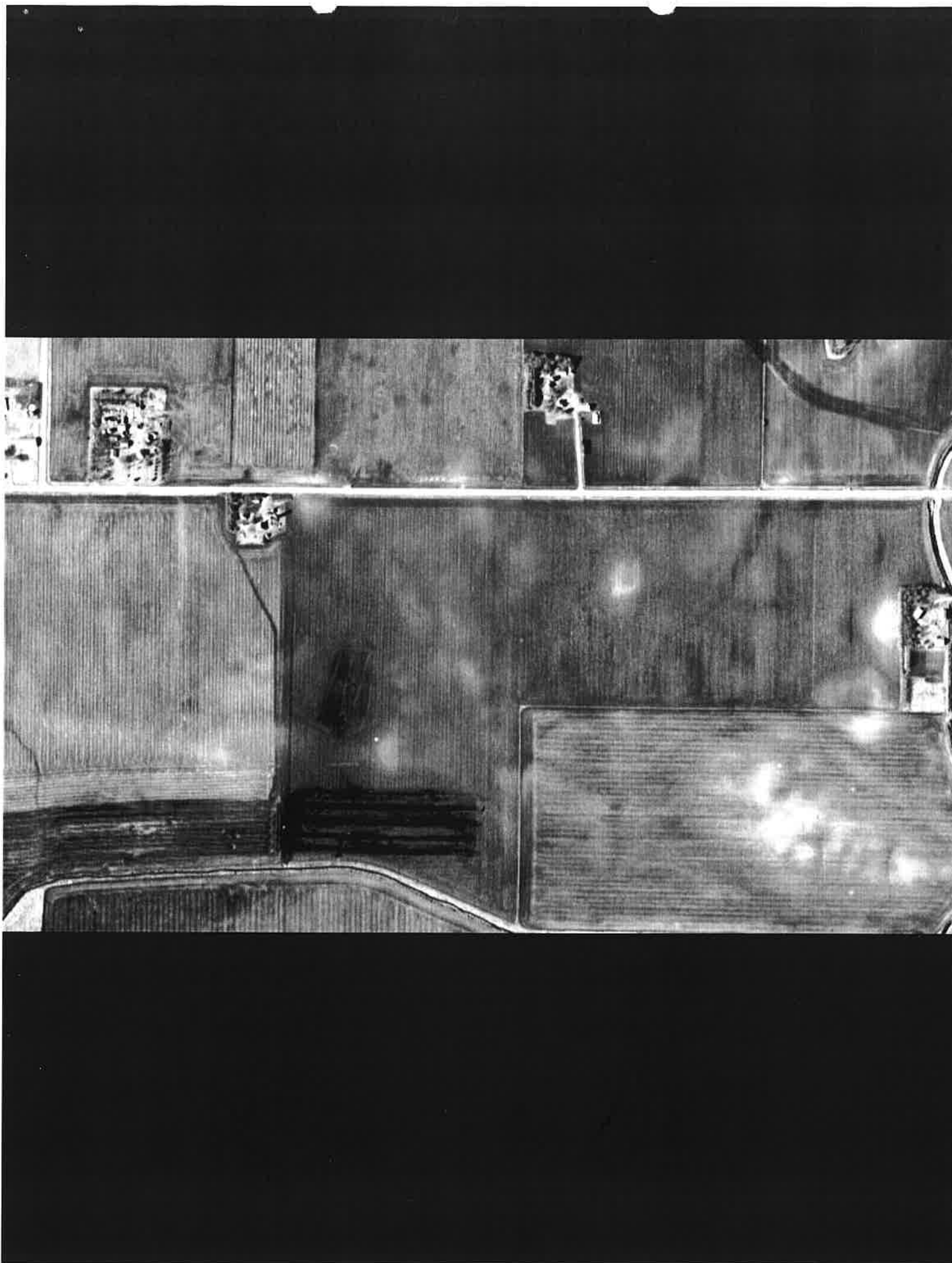
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I bought this farm from Howell and
in 1967.

Lyle Hall





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 only. It is assumed the buyer is representing themselves or, if they have an agent, the buyer will be responsible for paying any buyer's agent's commissions.