



# FARMLAND SALE

## Hall Farm

Located Northeast of Garner  
in Hancock County, Iowa

**105.55 Gross Acres**

100.74 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](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. Bids sent by USPS must be received by September 4<sup>th</sup>, 2025. Emailed bids or hand delivered bids must be received by 5:00 PM CDT on September 4<sup>th</sup>, 2025. The email address is [fred@benchmarkagribusiness.com](mailto: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 5<sup>th</sup>, 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 5<sup>th</sup>.

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 7<sup>th</sup>, 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 5<sup>th</sup>, 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 4<sup>th</sup>, 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](mailto:fred@benchmarkagribusiness.com)

## **PROPERTY INFORMATION:**

**TILLABLE ACRES – 100.74 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.**

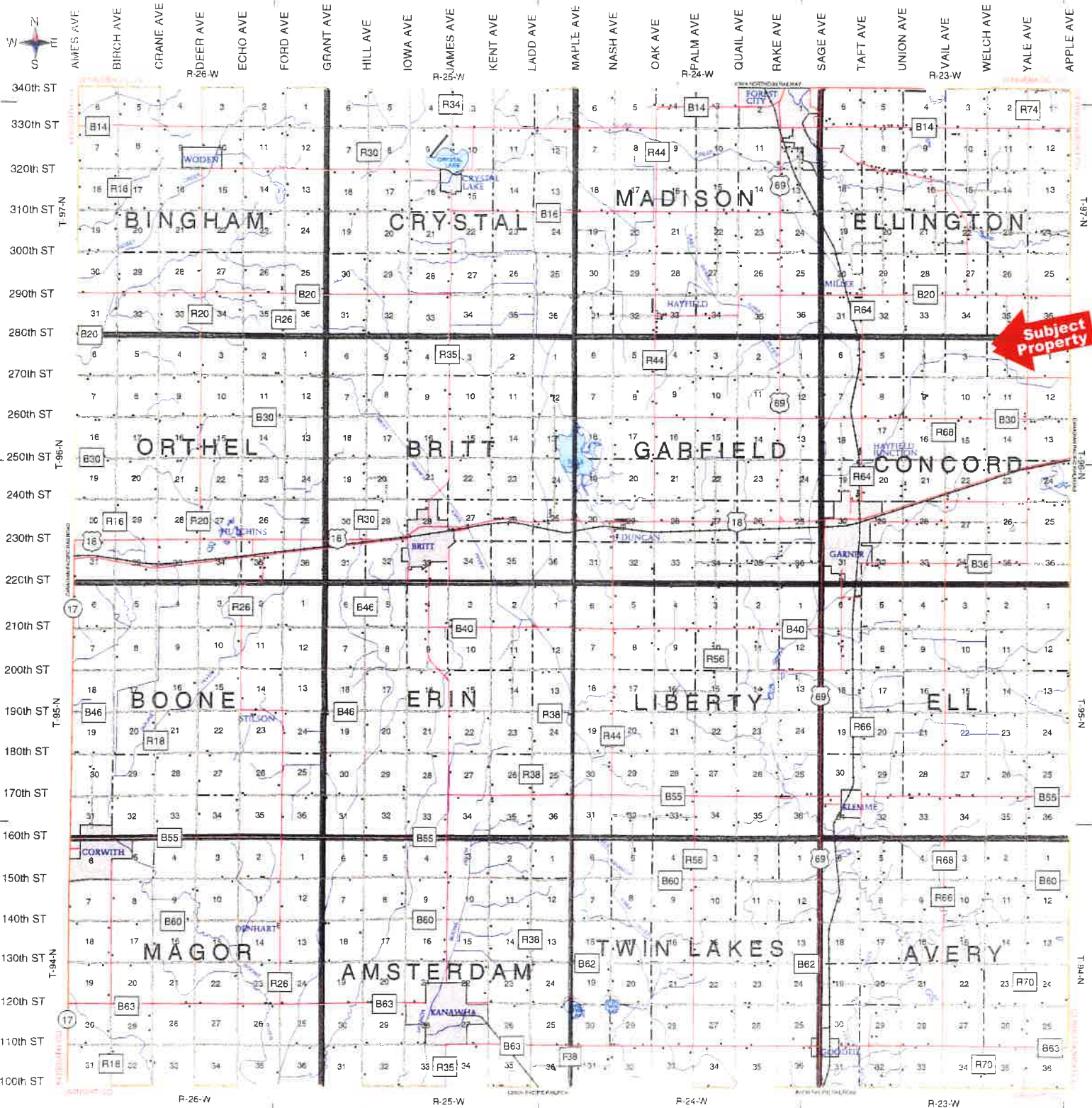
**MINERAL RIGHTS – None of the mineral rights have been sold.**

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

**BUILDING IMPROVEMENTS – bare land**



# HANCOCK COUNTY, IOWA



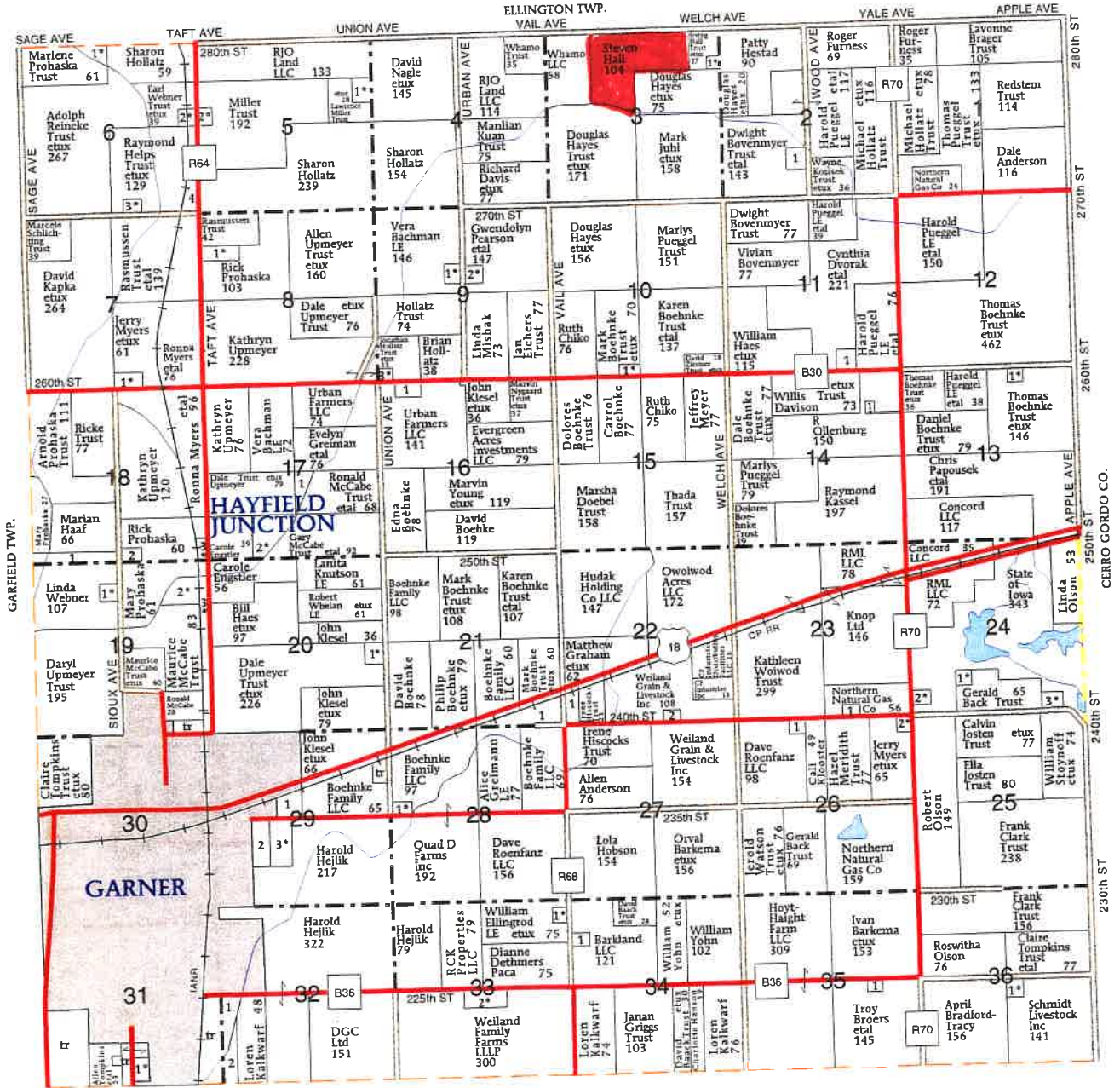


T-96-N

# CONCORD PLAT

(Landowners)

R-23-W



ELL TWP.



**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

**20\_\_ Program Year**

Map Created 2020



**FARM: 6294**

**TRACT: 10962**

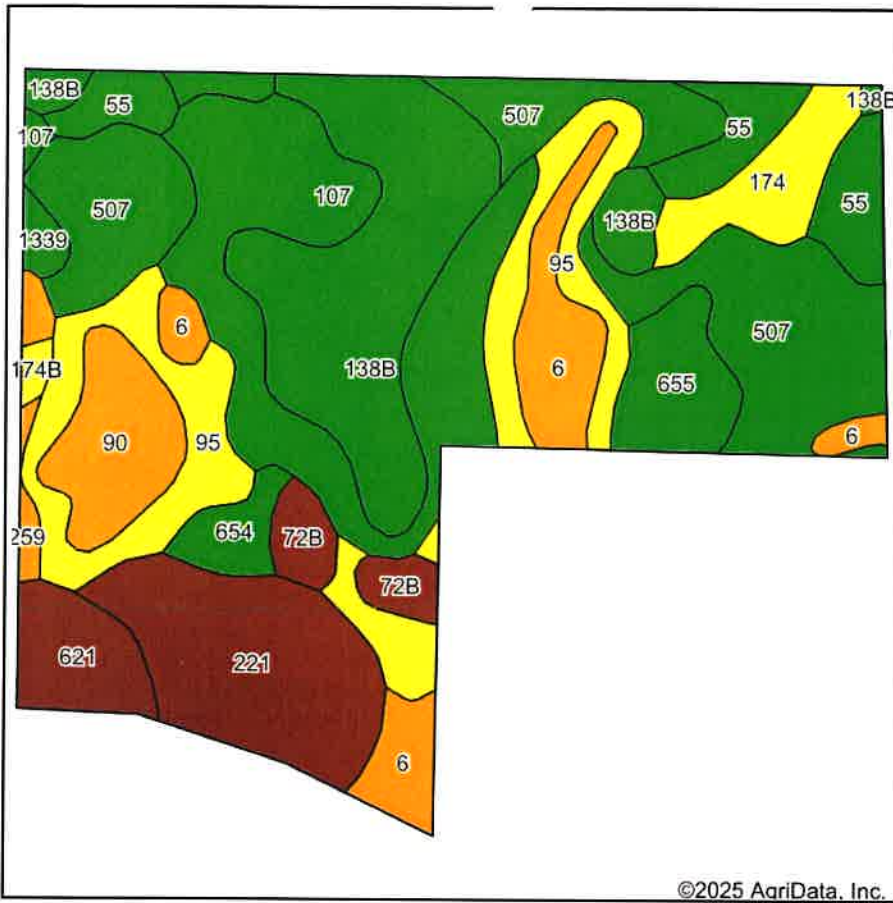
**TOWNSHIP, SECTION**

**Concord 3**

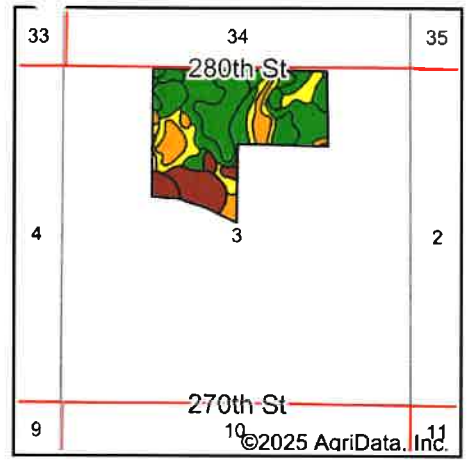
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# Soils Map



Soils data provided by USDA and NRCS.



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



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	Harps 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

See Page 2 for non-discriminatory Statements.



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

**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
<b>TOTAL</b>	<b>98.00</b>	<b>0.00</b>		

**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
<b>TOTAL</b>	<b>98.00</b>	<b>0.00</b>	

NOTES

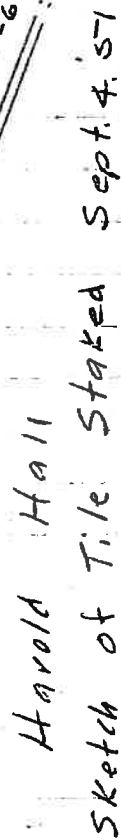
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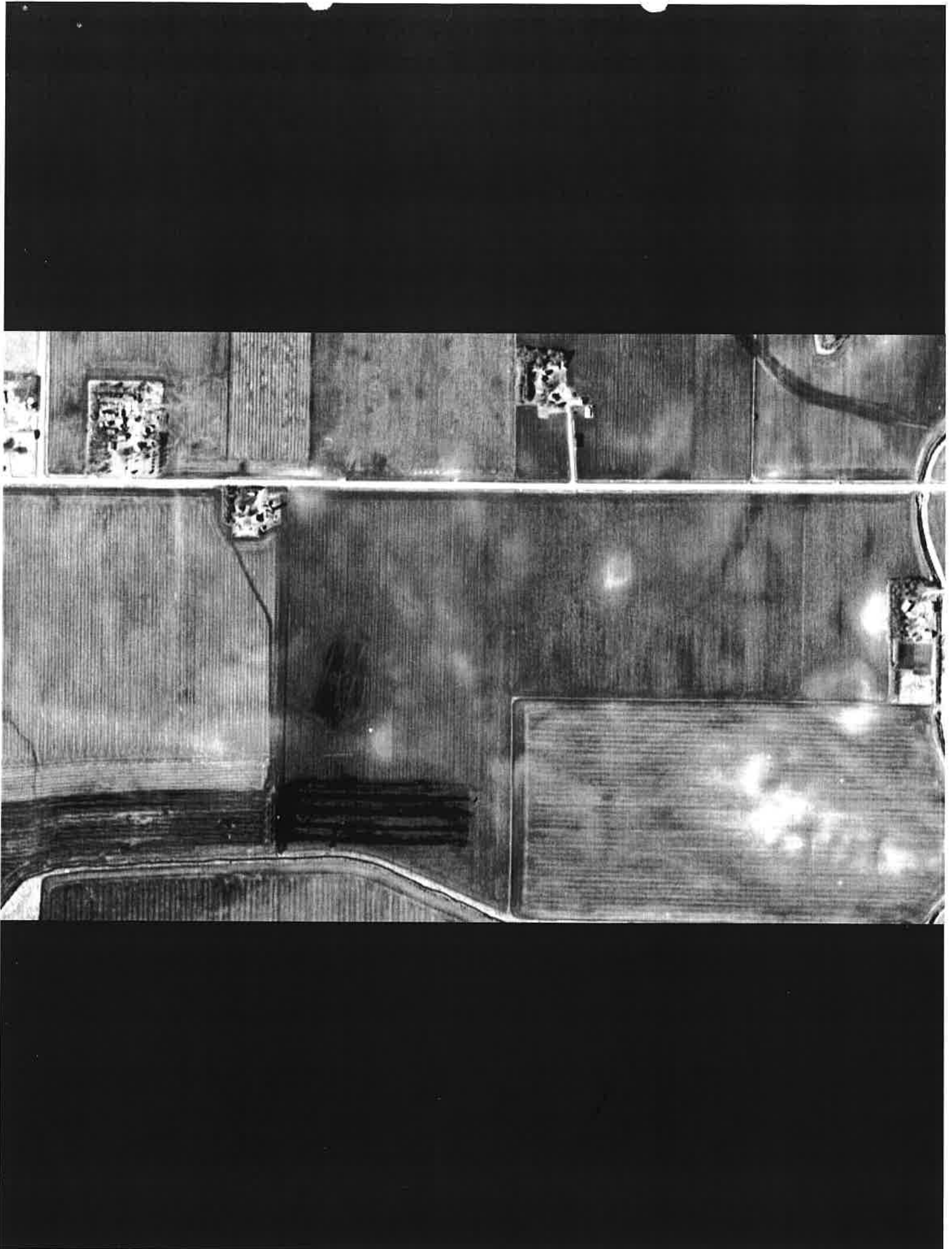
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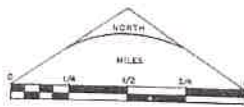
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the 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) Email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

Life Hall





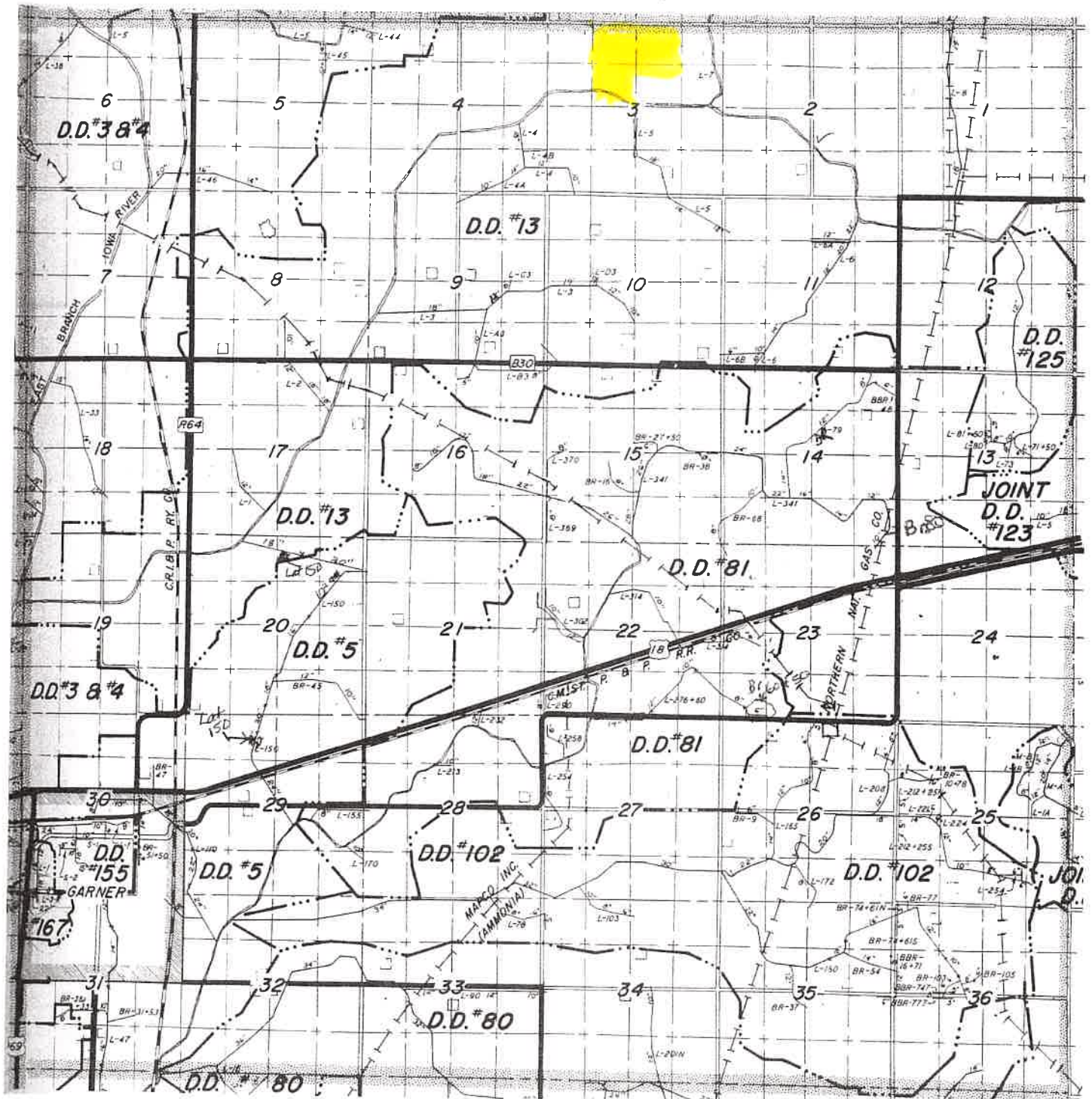




# CONCORD

T.96N.-R.23W.

8



**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.**

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