



FARMLAND SALE

Heitland Farm

Located South East of Thornton
in Cerro Gordo County, Iowa

52.8 Gross Acres

52.14 Tillable Acres

**E 1/2 SW 1/4 except the building site
& except the Interstate 35 R-O-W;
Section 29; All in T94N-R21W;
Cerro Gordo 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 · 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 January 10th, 2025. Emailed bids or hand delivered bids must be received by 5:00 PM CST on January 10th, 2025. The email address is fred@benchmarkagribusiness.com.

The bids must be submitted as \$/gross acre. The multiplier will be 52.8 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 January 11th, 2025. Per Iowa law, an earnest money deposit of \$70,000 must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after January 10th.

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, February 14th, 2025.

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 and March 31st, 2025 have already been paid by the seller.

The 2024 lease has been terminated. The buyer have outright possession for the 2025 season.

If this cropland sells separate from the adjoining building site, the placement, design and construction cost of a private field approach onto 110th Street is the responsibility of the buyer.

The final purchase price is not dependent upon the results of a new certified survey of the building site.

PROPERTY INFORMATION:

TILLABLE ACRES – 52.14 Acres

NO HIGHLY ERODIBLE DESIGNATION (NHEL)

DRAINAGE – aerial photos & NRCS records indicate isolated tile lines. FSA Form 156EZ says, “the wetland determinations not complete.”

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

REAL ESTATE TAXES - \$1,725.00 – estimated – crop only

BUILDING IMPROVEMENTS – bare land – the buildings are offered separately



BID FORM

52.8 Gross Acres

Alice Heitland Estate farm; ATTN: Julie Heitland, Executor

LEGAL DESCRIPTION: E 1/2 SW 1/4 except the building site & except the Interstate 35 r-o-w; Section 29; All in T94N-R21W; Cerro Gordo County

I hereby offer \$ _____/Acre (multiplier of 52.8 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 \$70,000.00 which, per Iowa law, must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after January 10th, 2025.

SIGNED _____ Date _____

Print Name _____

Address _____

City _____ State _____ ZIP code _____

Telephone # _____ Cell phone # (if different) _____

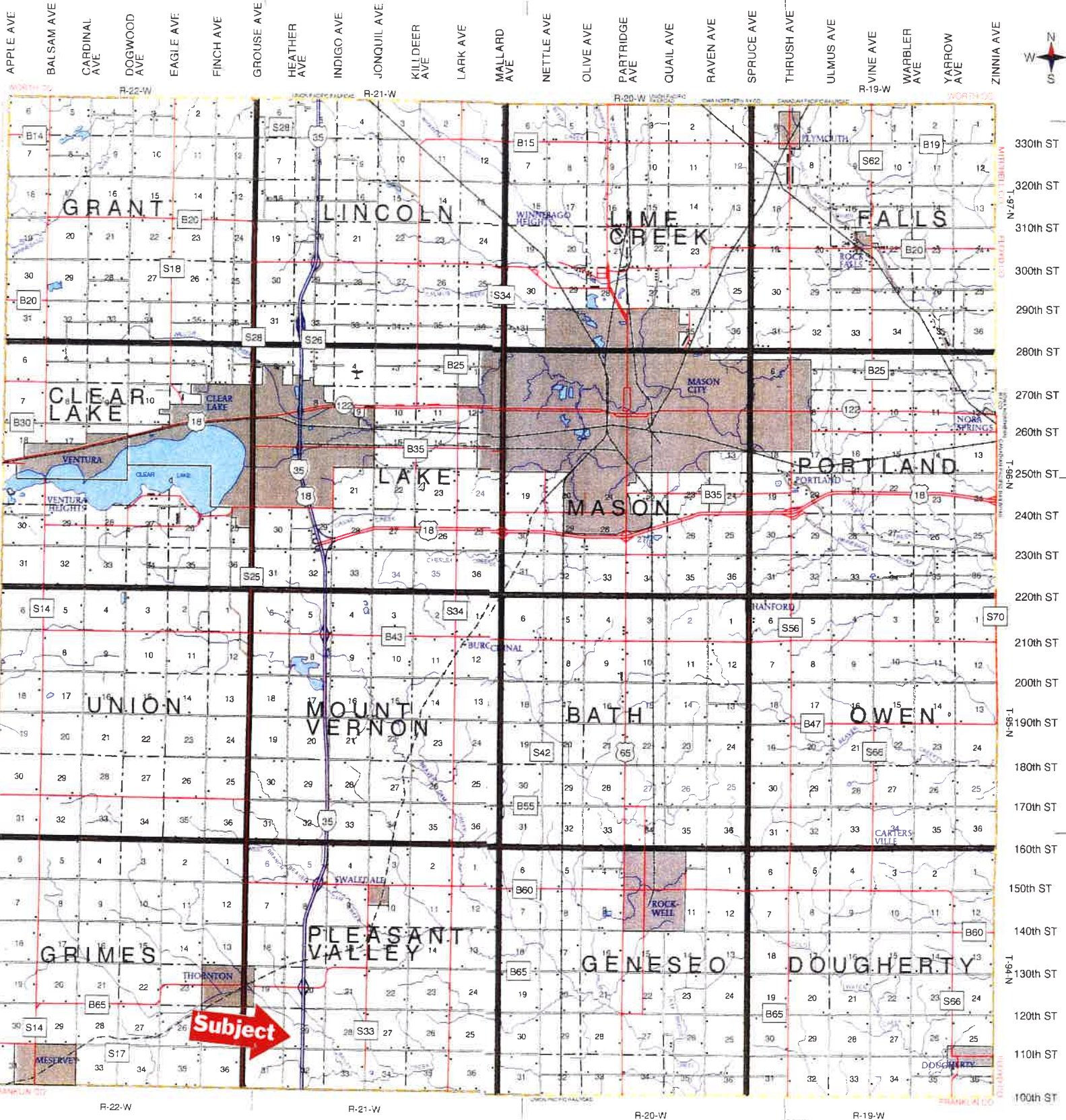
Email _____

Return no later than Friday, January 10th, 2025 to:

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.

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

Cerro Gordo County, Iowa

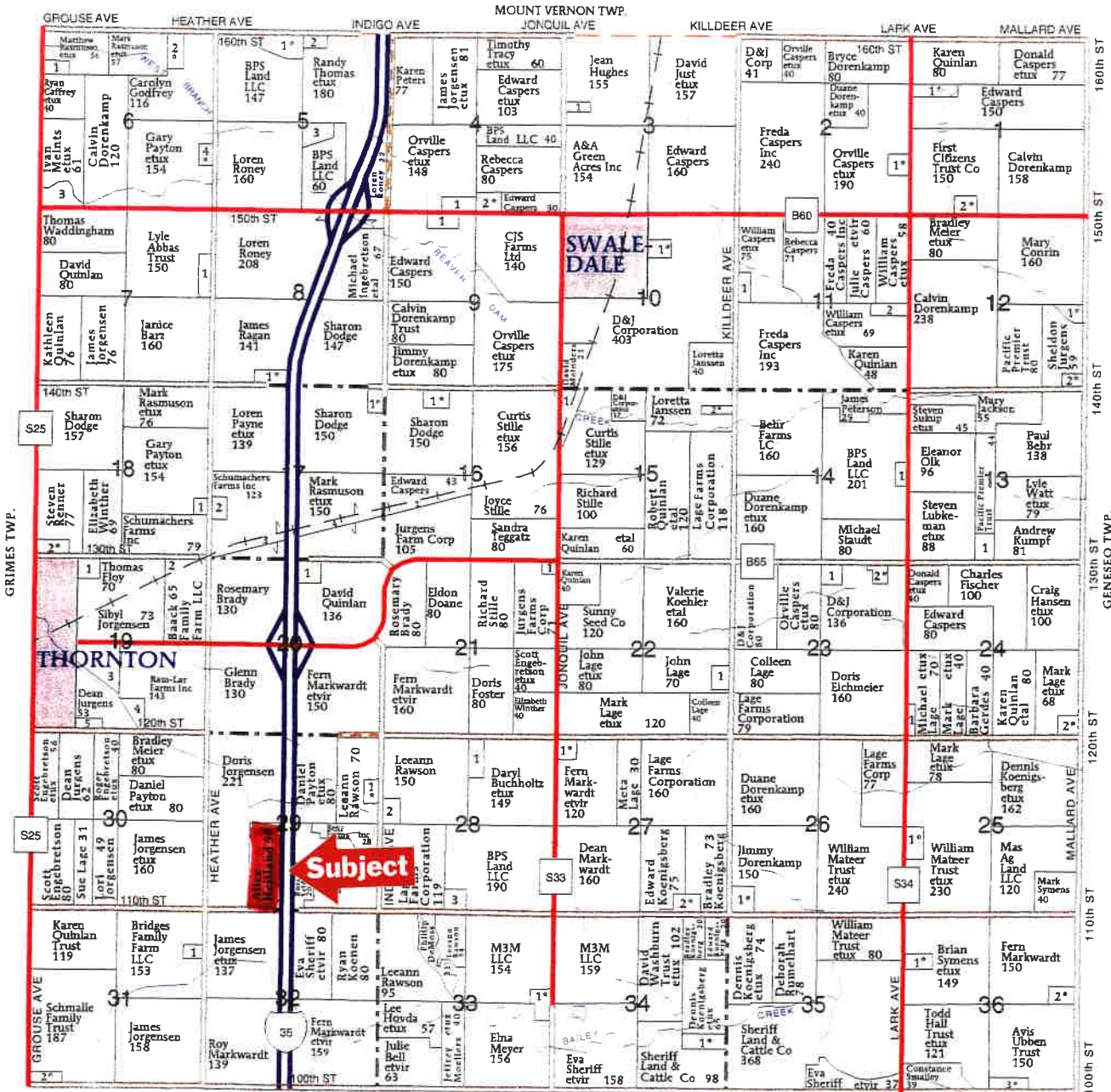


T-94-N

PLEASANT VALLEY PLAT

R-21-W

(Landowners)





Legend

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

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

Tract Cropland Total: 54.92 acres

2024 Program Year

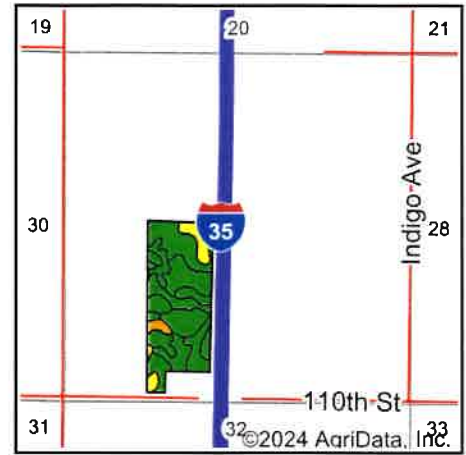
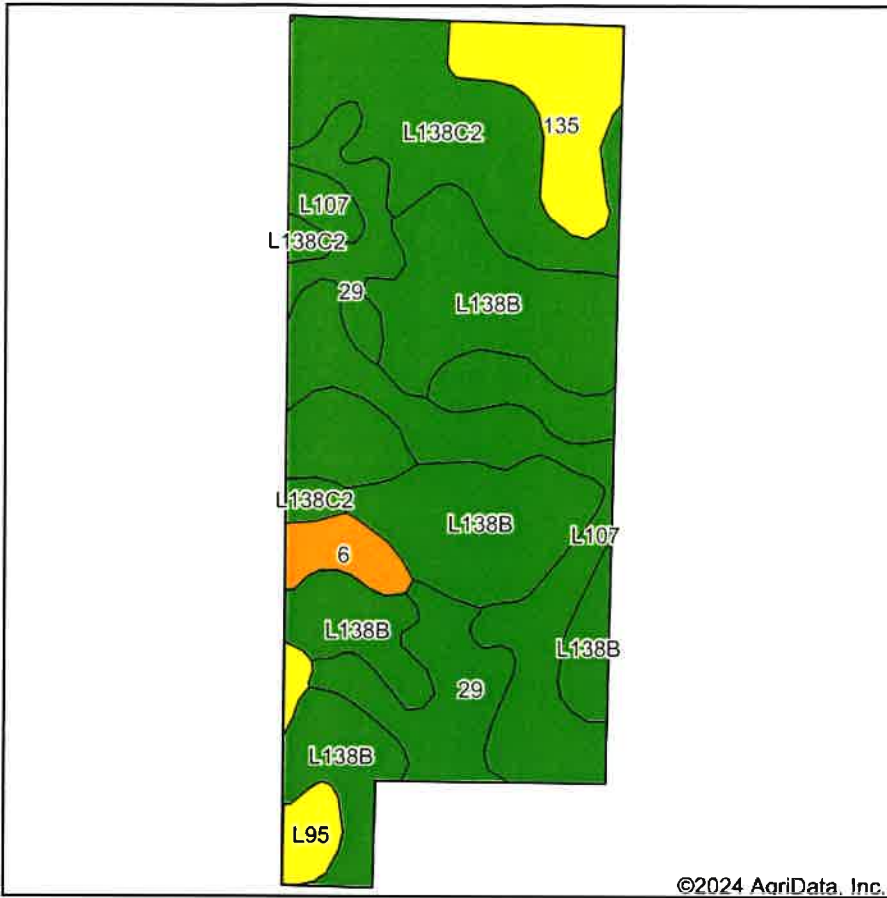
Map Created April 03, 2024

Farm 1148

Tract 967

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: **Cerro Gordo**
 Location: **29-94N-21W**
 Township: **Pleasant Valley**
 Acres: **52.14**
 Date: **11/7/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Com Bu	*i Soybeans Bu	CSR2**	CSR	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	17.67	33.9%		Ile	220.8	64.0	88		
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.04	21.2%		IIle	0.0	0.0	83		
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	8.39	16.1%		IIw	0.0	0.0	88		
29	Clarion-Nicollet loams, 1 to 3 percent slopes	8.18	15.7%		Iw	228.8	66.4	89	85	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.17	8.0%		IIw	198.4	57.5	76	78	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.37	2.6%		IIIw	164.8	47.8	59	57	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	1.32	2.5%		IIw	0.0	0.0	75		
Weighted Average						2.08	130.9	38	85	*-

**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 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

IOWA
 CERRO GORDO
 Form: FSA-156EZ



FARM : 1148
 Prepared : 5/17/24 3:18 PM CST
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : BRIAN WAYNE ZIEMAN
 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
57.53	54.92	54.92	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	54.92	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	1.70	0.00	65	
Corn	34.70	0.00	123	
TOTAL	36.40	0.00		

NOTES

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Tract Number : 967

Description : E2SW4 29-94-21 PLEASANT VALLEY
 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 : Wetland determinations not complete
 WL Violations : None
 Owners : ALICE E HEITLAND
 Other Producers : MR MICHAEL ALAN ZIEMAN
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
57.53	54.92	54.92	0.00	0.00	0.00	0.00	0.0

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 CERRO GORDO
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 1148
 Prepared : 5/17/24 3:18 PM CST
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Tract 967 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	54.92	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

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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 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. USDA is an equal opportunity provider, employer, and lender.

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.