



FARMLAND SALE

Matzen Farm

Located One Mile East of Interstate 35 &
Five Miles West of Kensett

31.66 Gross Acres

31.04 Tillable Acres

West 1/2 NW 1/4 NE 1/4 except
the East 15' thereof, and except Survey Parcel "B"
& NW 1/4 SW 1/4 NE 1/4 & N 1/2 SW 1/4 SW 1/4 NE 1/4;
all in Worth County, Iowa.

Possession is available for the 2026 growing season.

SALE BY ONE TIME BID/HIGEST & FINAL

Bids due by August 28, 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 August 28th, 2025. Emailed bids or hand delivered bids must be received by 5:00 PM CDT on August 28th, 2025. The email address is fred@benchmarkagribusiness.com.

The bids must be submitted as \$/gross acre. The multiplier will be 31.66 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 August 29th, 2025. Per Iowa law, an earnest money deposit of \$40,000 must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after August 29th.

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 14th, 2025. The funds collected must be by wire transfer to the Trust Account of Benchmark Agribusiness, Inc. or by certified check.

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.

Any perimeter fences are assumed, but not guaranteed, to coincide with the property lines. 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.

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 buyer(s) of the tracts will be responsible for taking a recorded copy of the deed to the FSA in their control county FSA office for the purpose of having the ARC/PLC & CRP contracts assigned to the new owner.

The Seller will cooperate if the Buyer is using this purchase to complete an IRS Code Section 1031 – Tax Free Exchange - provided the Seller is not responsible for any additional costs associated with the exchange.

This parcel has a turbine site. The first full payment to be received by the buyer will be \$6,388.16. The current wind turbine lease doesn't expire until 2032. The seller is going to keep 100% of the payment due 12/31/25 and the buyer will get 100% of the lease payment due 12/31/26.



BID FORM

31.66 Gross Acres

Former Darlene Matzen, Life Estate ATTN: Steve Matzen

West 1/2 NW 1/4 NE 1/4 except the East 15' thereof and except Survey Parcel "B" & NW 1/4 SW 1/4 NE 1/4 & N 1/2 SW 1/4 NE 1/4; Worth County

I hereby offer \$_____/Acre (multiplier of 31.66 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 \$40,000.00 which, per Iowa law, must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after August 29, 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, August 28th, 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

Worth County, Iowa



APPLE AVE BALSAM AVE CARDINAL AVE DOGWOOD AVE EAGLE AVE FINCH AVE GROUSE AVE WHEELER-
WOOD AVE INDIGO AVE JONQUILL JUNIPER AVE LARK AVE MALLARD AVE NETTLE AVE OLIVE AVE PARTRIDGE
AVE QUAIL AVE RAVEN AVE SPRUCE AVE THRUSH AVE ULMUS AVE VINE AVE WARBLER AVE YARROW AVE ZINNIA AVE

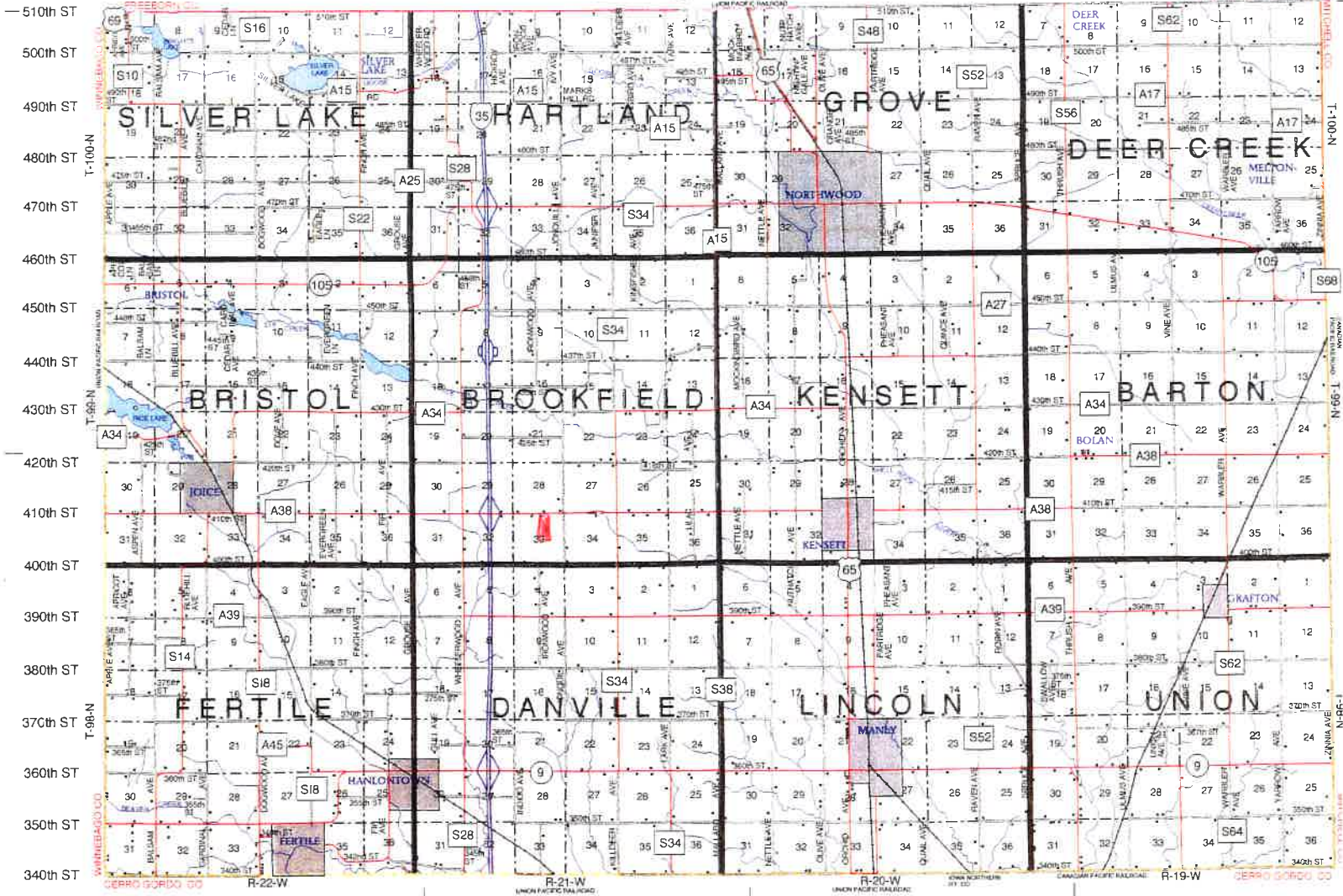
R-22-W

R-21-W

R-20-W

R-19-W

STATE OF MINNESOTA



R-21-W

HARTLAND TWP



PROPERTY INFORMATION:

TILLABLE ACRES – 31.04 Acres

CSR2 weighted average – 81.4

HEL DESIGNATION - No highly erodible land. (NHEL)

DRAINAGE – Drainage District #48 main tile & spurs pass through the property; FSA Form 156EZ says, “the wetland determinations not complete.” The “wetlands inventory team” eliminated a 0.5 acre wetland in a 1991 wetlands determination. **A modern wetlands determination is in process.**

MINERAL RIGHTS – All of the mineral rights are being sold with the property.

REAL ESTATE TAXES - \$1,075.00/year for 24/25 fiscal tax year (ESTIMATED)

BUILDING IMPROVEMENTS – None. The adjoining Matzen building is being sold separately. The home and outbuildings are located inside the boundaries of Survey Parcel “B”.

Farm# 380
Tract# 1411

33 BROOKFIELD



1 inch = 660 feet

CROP YEAR: _____

IMAGERY YEAR: 2023

Prepared by Worth County FSA

Map Printed: November 14, 2024

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

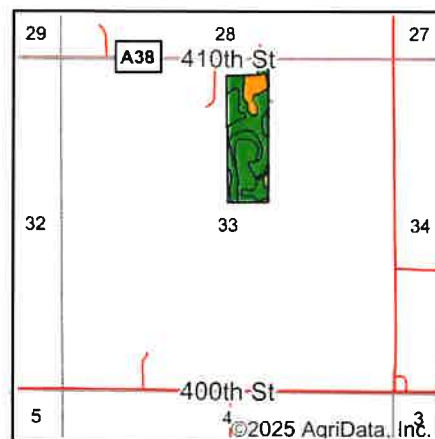
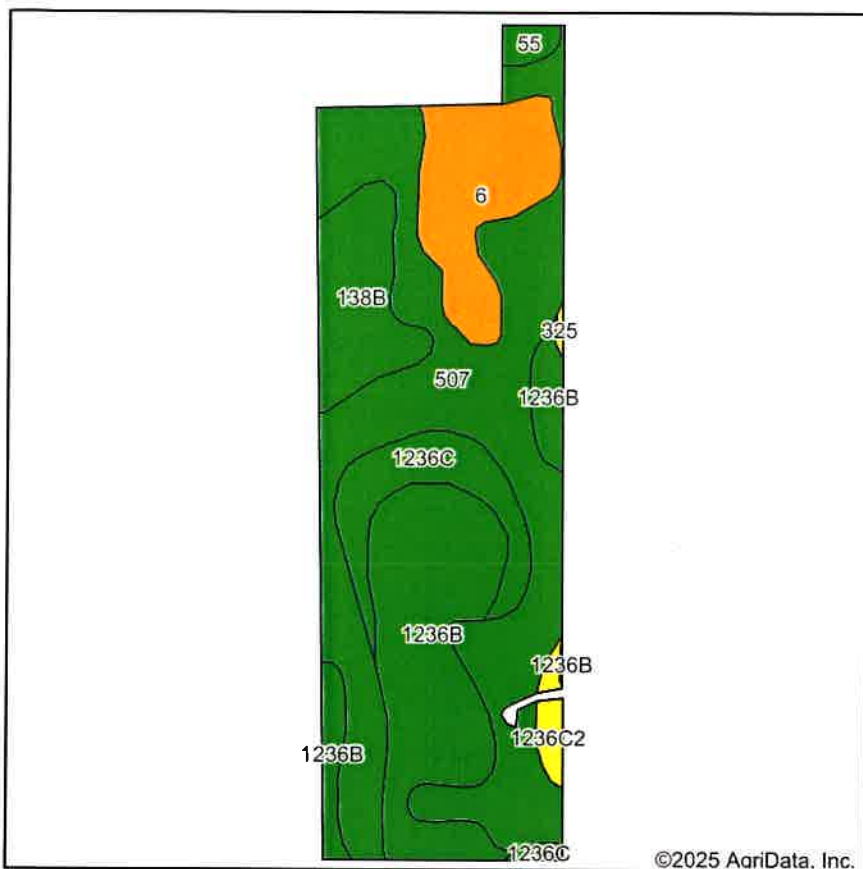
Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Disclaimer: 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 wetland boundaries and determinations or contact NRCS.

Soils Map



State: **Iowa**
 County: **Worth**
 Location: **33-99N-21W**
 Township: **Brookfield**
 Acres: **31.04**
 Date: **5/26/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Corn Bu	Oats Bu	Soybeans Bu
507	Canisteo clay loam, 0 to 2 percent slopes	13.84	44.5%		IIw	224.0	65.0	84				
1236B	Angus loam, 2 to 6 percent slopes	7.53	24.3%		IIe	212.8	61.7	85				
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.68	11.9%		IIIw	177.6	51.5	59				
138B	Clarion loam, 2 to 6 percent slopes	2.69	8.7%		IIe	225.6	65.4	89	80			
1236C	Angus loam, 6 to 10 percent slopes	2.50	8.1%		IIIe	196.8	57.1	81				
1236C2	Angus loam, 5 to 9 percent slopes, moderately eroded	0.45	1.4%		IIIe	192.0	55.7	78		200	80	58
55	Nicollet clay loam, 1 to 3 percent slopes	0.35	1.1%		Iw	233.6	67.7	89	88			
Weighted Average					2.20	213.4	61.9	81.4	81	2.9	1.2	0.8

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

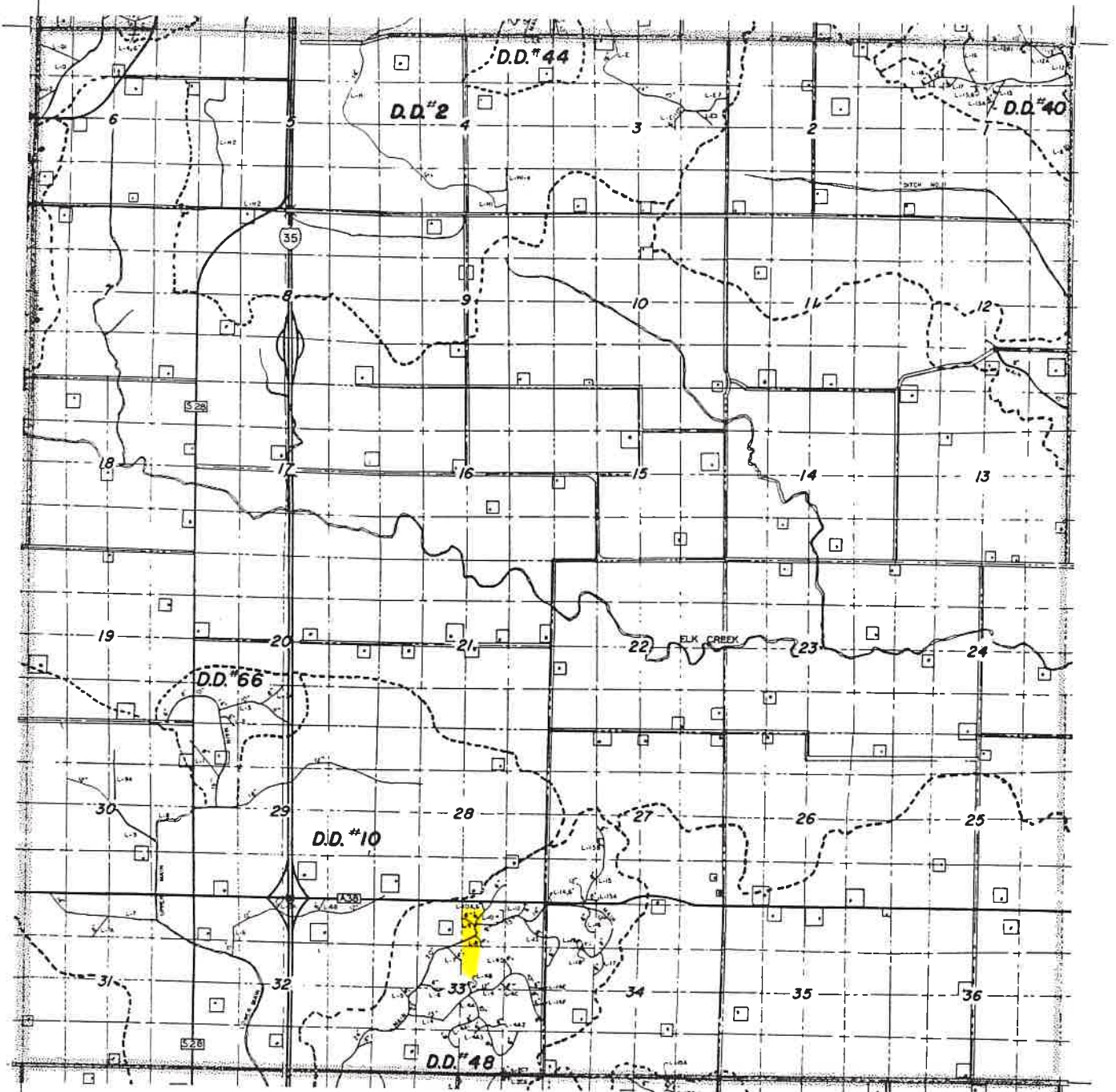
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

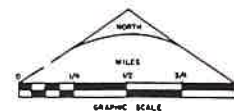
BROOKFIELD TWP

T 99 N

R 21 W



PREPARED BY
ASSOCIATED
ENGINEERS, INC.



6

IOWA
WORTH

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 380

Prepared : 11/14/24 1:54 PM CST

Crop Year : 2025

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
33.56	32.73	32.73	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	32.73	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	23.92	0.00	165	0
Soybeans	7.98	0.00	52	
TOTAL	31.90	0.00		

NOTES

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Tract Number : 1411

Description : NE 33 BROOKFEILD
FSA Physical Location : IOWA/WORTH
ANSI Physical Location : IOWA/WORTH
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : STEVE R MATZEN, DARYL L MATZEN, SCOTT A MATZEN, DARLA K RICHEY
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
33.56	32.73	32.73	0.00	0.00	0.00	0.00	0.0

IOWA
WORTH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 380
Prepared : 11/14/24 1:54 PM CST
Crop Year : 2025

Tract 1411 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	32.73	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	23.92	0.00	165
Soybeans	7.98	0.00	52
TOTAL	31.90	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.

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 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.

CERTIFIED WETLAND DETERMINATION

1. Name:	Steve Matzen	2. Location County:	Worth
3. Address:	229 W Main St Manly, IA 50456-5017	4. Admin. County:	Worth
5. Request Form:	AD-1026	6. Farm Number:	380
7. Request Date:	06/25/2025	8. Tract Number:	1411

This certified wetland determination identifies areas subject to the wetland conservation provisions of the 1985 Food Security Act, as amended. See the attached Definitions of Wetland Labels and Uses for additional information and currently authorized activities under the Act.

Field	Label	Occurrence Year (CW+YEAR)	Acreage
1	PC/NW		33.56

9. Remarks:

I certify that the above determinations are sufficient for the purpose of making a determination of eligibility for program benefits and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

10. Signature Designated Conservationist	Date
NICHOLAS ZMOOS <small>Digitally signed by NICHOLAS ZMOOS Date: 2025.08.20 09:49:20 -05'00'</small>	

Farm: 380
Tract: 1411
Geographic County: Worth
Administrative County: Worth
Customer: Steve Matzen

Wetland Determination



Map Creation Date: 8/20/2025

Location: T99N, R21W, Sec 33
5th Meridian



Image: 2023 NAIP Natural Color

Site_CWD

Wetland Label

- PC/NW (Prior Converted/Nonwetland)
- Iowa - Counties
- Iowa - PLSS Townships
- Iowa - Section Lines
- Iowa - Civil Townships

This certified wetland determination has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985, as amended. No determination is made or implied in the unlabeled portions of the map. If land manipulations are planned in unlabeled areas which do not have previous determinations, a new determination should be requested.

N

Scale: 1:4,272



EXHIBIT D					
TOP OF IOWA 2 WIND FARM FINAL AS-BUILT EASEMENT PAYMENT SCHEDULE					
PROPERTY INFORMATION					
Property #:	27	Final As-Built			
Owner:	Darlene Matzen				
Parcel:	PL NE1/4	Northern Iowa Windpower II LLC:			
Section:	33	Date:			
Township:	Brookfield				
County:	Worth	Owner:			
Acreage:	25	Date:			
WIND FARM IMPROVEMENTS					
Wind Farm Facilities:		Width	Length	# of Facilities	Acreage
Turbine # (s):	G12	50	50	1.0	0.06
Turbine # (% Overhang):	G12(-10%)	0	0	-0.10	0.00
Access Roads (ft):	100	18	100		0.04
Excess Access Roads (ft):	0	18	0		0.00
Entrances/Interior Turns	0	125	125	0.0	0.00
Actual Farmland Used:					0.10
Collection Facilities (ft):	140	3	140		0.01
Collection Line Facilities (ft):	0	10	0		0.00
Other Acreage Used But Farmable:					0.01
EASEMENTS PAYMENTS					
Annual Wind Farm Facilities Payments			Amount	Payment	Payment
3.1	Turbine Site Easement (less any proportional area overhang onto neighboring land)		1.0	4,969.70	4,969.70
3.2	Access Easement (included in Turbine Site Easement Price up to 36,000 square feet)		0.04	0.00	0.00
3.4	Excess Access Easement (\$2000/acre over 36,000 sq ft per turbine or X-section or 16ft)		0.00	2,000.00	0.00
3.3	Collection Facilities Easement (Included in Turbine Site Easement Price)		0.01	0.00	0.00
3.4	Overhang Easement		(0.10)	4,969.70	-496.97
3.8	MET Tower Site Easement		0.0	2,400.00	0.00
3.9	TV Signal Booster Tower Easement		0.0	2,400.00	0.00
Total Annual Easements Payment:				4,472.73	
One-Time Upfront Easements Payment			Amount	Payment	Payment
3.5	Construction Easement (\$70/acre x Acreage Surveyed):		2.13	70.00	149.10
3.6	Wind Non-Obstruction Easement (\$30/acre x Total acreage of property):		25	30.00	750.00
	Noise Easement (included in price of Wind Non-Obstruction Easement):		0	0.00	0.00
	Shadow Easement (included in price of Wind Non-Obstruction Easement):		0	0.00	0.00
3.5	Crop-Damage (Market or Contract Rate x Actual area damaged during construction) (For final as-built purposes, assumes price of \$3.58 per bushel of corn x 185 bushels/acre)		2.03	662.30	1,345.32
3.5	Compaction (1/2 Final As-Built Crop Damage)		1.02	662.30	672.66
3.7	Collection Line Easement (\$2.00/Linear Foot)		0	2.00	0.00
Total One-Time Upfront Easements Payment:				2,917.08	
Easement Payment Schedule					
Year		One-Time Payments	Payments		
7/11/2003		Easement Signing Payment:	500.00		
8/31/2004		First Easement Extension	500.00		
9/30/2005		Second Easement Extension	500.00		
9/30/2006		Third Easement Extension	500.00		
12/31/2006		PPA Signing Bonus:	1,000.00		
4/30/2007		Up Front Easement Pymt:	2,379.55		
8/30/2008		Final Up Front Easement Pymt Adj	537.53		
Annual Payments					
Year		Turbines	Other Facilities	Total Pymt	
12/31/2008		4,472.73	0.00	4,472.73	
12/31/2009		4,562.18	0.00	4,562.18	
12/31/2010		4,653.43	0.00	4,653.43	
12/31/2011		4,746.49	0.00	4,746.49	
12/31/2012		4,841.42	0.00	4,841.42	
12/31/2013		4,938.25	0.00	4,938.25	
12/31/2014		5,037.02	0.00	5,037.02	
12/31/2015		5,137.76	0.00	5,137.76	
12/31/2016		5,240.51	0.00	5,240.51	
12/31/2017		5,345.32	0.00	5,345.32	
12/31/2018		5,452.23	0.00	5,452.23	
12/31/2019		5,561.27	0.00	5,561.27	
12/31/2020		5,672.50	0.00	5,672.50	
12/31/2021		5,785.95	0.00	5,785.95	
12/31/2022		5,901.67	0.00	5,901.67	
12/31/2023		6,019.70	0.00	6,019.70	
12/31/2024		6,140.10	0.00	6,140.10	
12/31/2025		6,262.90	0.00	6,262.90	
12/31/2026		6,388.16	0.00	6,388.16	
12/31/2027		6,515.92	0.00	6,515.92	
12/31/2028		6,646.24	0.00	6,646.24	
12/31/2029		6,779.16	0.00	6,779.16	
12/31/2030		6,914.75	0.00	6,914.75	
12/31/2031		7,053.04	0.00	7,053.04	
12/31/2032		7,194.10	0.00	7,194.10	
Totals				149,179.88	

410th STREET / HIGHWAY A38

EASEMENT DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 59 NORTH, RANGE 21 WEST OF THE 5TH P.M., WORTH COUNTY, IDWA AND DESCRIBED AS FOLLOWS:

COMMENCEMENT AT THE CENTER OF SAO SECTION 13; THENCE NORTH 0°52'46" WEST ALONG THE WEST LINE OF SAO NORTHWEST 1/4 A DISTANCE OF 508.13 FEET; THENCE NORTH 89°21'13" EAST 347.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°10'29" WEST 330.00 FEET; THENCE NORTH 89°21'13" EAST 308.94 FEET; THENCE SOUTH 0°51'00" EAST 300.00 FEET; THENCE SOUTH 89°21'13" WEST 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.13 ACRES (192.848 S.F.).

JONQUIL AVE

400° 52' 46" W 7639.51'

Matzen,
Darlene
#27

G 12

500.51.04"1
300.00"

589° 21' 32" E
347.97°
Point of Beginning

1800° 52' 46"W	598.43
----------------	--------

Center of
Section 33-99-2
and Corner Post

-E 1/4 Corner
Section 33-99-21
Fnd Zing in Big Rock

LEGEND

O TURBINE

CONSTRUCTION
EASEMENT

ACCESS ROAD

RIGHT-OF-WAY

—E—
COLLECTION SYSTEMS
TO TURBINES

SCALE (EFFECT)

ISSUE DATE

MAY 28, 2008

PROPERTY OWNER APPROVAL:

CMSII
Date _____

DATE	TIME
11/11/11	11:11

Sheet 1 of 1

IBERDROLA RENEWABLES TOP OF IOWA PHASE 2

EXHIBIT C - AS-BUILTS**SNYDER & ASSOCIATES**

PROPERTY #27 DARLENE MATZEN

1751 MADISON AVE/DALE
COUNCIL BLUFFS, IOWA 515
713-522-2002

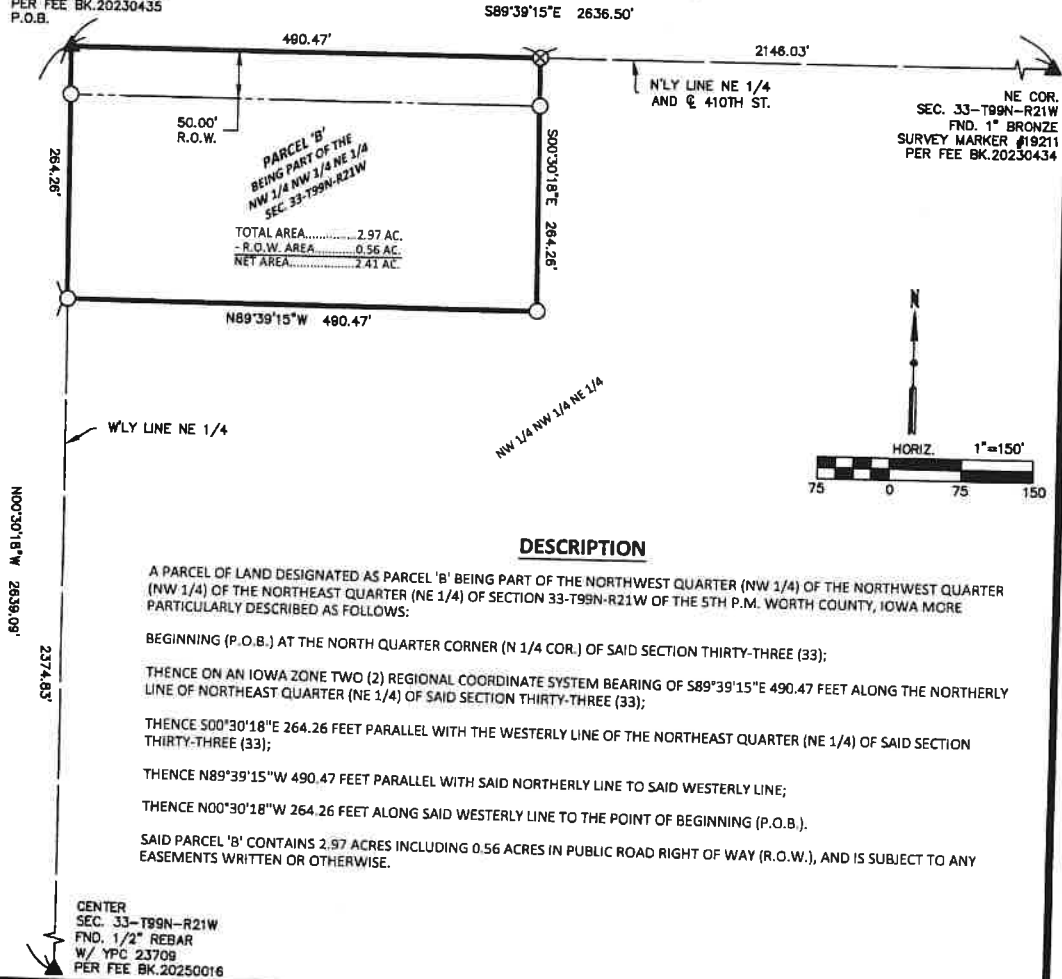
DATE:	REVISED:	DATE:
Engineer:	Checked By: TJC	Date: 1-1-2007
Technician: SGA	Date: 05-07-08	Print No.: P01
Project No: XLD429		Sheet 1 of 1
Title:		

Sheet 1 of 1

INDEX LEGEND
LOCATION
 PARCEL 'B' BEING PART OF THE
 NW 1/4 OF THE NW 1/4 OF THE
 NE 1/4 OF SEC. 33-T99N-R21W OF
 THE 5TH P.M., WORTH COUNTY, IOWA
PROPRIETOR
 STEVE MATZEN, SCOTT MATZEN,
 DARYL MATZEN, AND DARLA RICHEY
SURVEY REQUESTED BY
 STEVE MATZEN
SURVEYOR COMPANY
 STARK SURVEYING INC.
 1622 S. TAFT AVE.
 MASON CITY, IOWA, 50401
 PHONE: 641-423-7947
RETURN TO:
 BENJAMIN STARK
 1622 S. TAFT AVE.
 MASON CITY, IOWA, 50401

PLAT OF SURVEY

N 1/4 COR.
 SEC. 33-T99N-R21W
 FND. 1" BRONZE
 SURVEY MARKER #19211
 PER FEE BK.20230435
 P.O.B.



LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND PINCH PIPE MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- ⊗ SET MAG NAIL (0.00') RECORD MEASUREMENT

SURVEYOR'S NOTES:

- 1) IGRC'S ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

DOCUMENTS USED FOR THIS SURVEY
 PLATS: FEE BK.20241351
 CERTS: FEE BK.20230435,
 FEE BK.20230434, FEE BK.20250016
 DEED: FEE BK.20241214

DATE SURVEYED 3-20-25
 SCALE: AS SHOWN
 PROJECT NO.: 25226
 DRAWN BY: BVS
 CHECKED BY: BVS
 SHEET: 1 of 1



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 Land Surveyor under the laws of the State of Iowa.

Benjamin Stark
 Benjamin Stark
 License number 23709
 My license renewal date is December 31, 2025

3-28-25
 Date
 Sheets covered by this seal: 1

**STARK
 SURVEYING
 INC.**

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.