



Benchmark
AGRIBUSINESS, INC.

FOX
AUCTION
COMPANY

FARMLAND AUCTION!

Tuesday, March 26, 2024 at 10:30 AM
at The Timbers, 512 Timber Avenue, Northwood, Iowa

204.21 Gross Acres

198.91 Farmed Acres

To be offered in Three Tracts

Millard Farm

Southwest quarter (SW 1/4) except Survey Parcel "B"
& East fractional half Northwest fractional
quarter (E fr 1/2 NW fr 1/4)
Section 10-T100N-R20W, Worth County, Iowa

LIVE AUCTION + ONLINE BIDDING

In-person sale in Northwood with online bidding available



Benchmark
AGRIBUSINESS, INC.

Closing Broker Fred Greder

ph: 641-424-6983 · cell: 641-425-0080

www.benchmarkagribusiness.com · email: fred@benchmarkagribusiness.com

Licensed Real Estate Broker in the State of Iowa

*For questions and more information, please contact Auctioneer Frank Fox or
Closing Broker Fred Greder*

FOX
AUCTION
COMPANY

Auctioneer Frank Fox
641-420-3243
foxauctioncompany.com

METHOD OF SALE:

- 1) Tract #1 – sells first, hold the bid; Bid times the multiplier of 54.56
- 2) Tract #2 – sells second, hold the bid; Bid times the multiplier of 80.0
- 3) Tract #3 - combines Tract #1 & Tract #2; \$100/acre is added to the combined bids and Tract #3 is offered as a package. Bid times the multiplier of 134.56
- 4) Tract #4 – sells; Bid times the multiplier of 69.65

SPECIAL PROVISIONS:

- 1) Closing date in approximately 30 days or, as soon as clear title is available
- 2) This sale is not subject to financing.
- 3) Outright possession is available for the 2024 growing season.
- 4) Earnest money deposit 10% of sale price.
- 5) If Tract #1 & Tract 2 sell separate, the seller will provide a certified survey at the Seller's expense.
- 6) Sale prices are NOT subject to the outcome of the survey.
- 7) The sellers will provide abstracts for each parcel IF THE PARCELS SELL SEPARATE FROM EACH OTHER.
- 8) The boundaries of the property being sold are assumed to coincide with the existing fences and right-of-way lines. Any surveying expenses, except as provided for in Provision #4, will be at the buyer's expense. The sellers do not guarantee or warrant the occupation lines coincide with the survey lines.
- 9) The cropland has been enrolled in the ARC program for the 2023 growing season. It will be the buyer's responsibility to provide the FSA office in their control County a copy of the recorded deed to authorize the FSA to assign the program contract, allotted bases and existing CRP contract to the buyers.
- 10) 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 March 31, 2024 will be paid by the seller. It will be the buyer's responsibility to pay all other subsequent semi-annual payments.
- 11) If a buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.** If the buyer wants to perform any spring fieldwork before closing, that will also be at the buyer's risk.
- 12) This real estate may be acquired as replacement property as part of a tax free exchange as defined in Internal Revenue Code Section 1031 provided there is no cost to the seller.
- 13) The seller will provide a \$2,000 credit at closing if the buyer needs to develop a new field approach.
- 14) If the buyer of Tract 4 wants a fence to surround Survey Parcel "B", the owner of Survey Parcel "B" will not be responsible for the construction cost or maintenance of any of the fence. Typical Iowa fencing statutes will not apply.

Apple Ave
Balsam Ave
Cardinal Ave
Dogwood Ave
Eagle Ave
Finch Ave
Grouse Ave
Wheeler-Wood Ave
Indigo Ave
Jonquill Ave
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

510th St
500th St
490th St
480th St
470th St
460th St
450th St
440th St
430th St
420th St
410th St
400th St
390th St
380th St
370th St
360th St
350th St
340th St

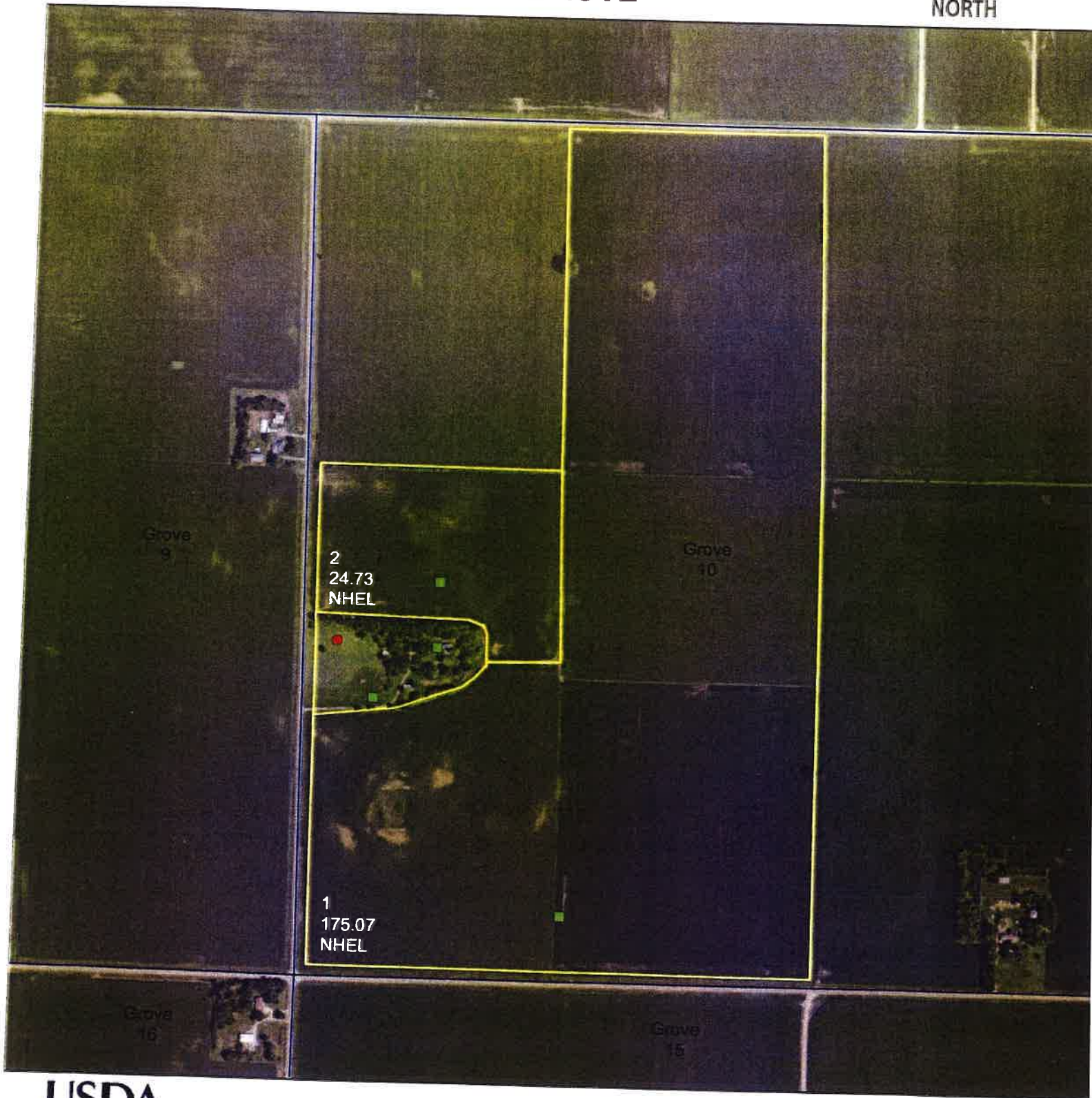
SILVER LAKE
HARTLAND
GROVE
BRISTOL
BROOKFIELD
KENSETT
BARTON
FERTILE
DANVILLE
LINCOLN
UNION

Subject



Farm# 612
Tract# 1251

10 GROVE



1 inch = 660 feet

Prepared by Worth County FSA

Map Printed: December 22, 2023

CROP YEAR:

IMAGERY YEAR: 2021

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

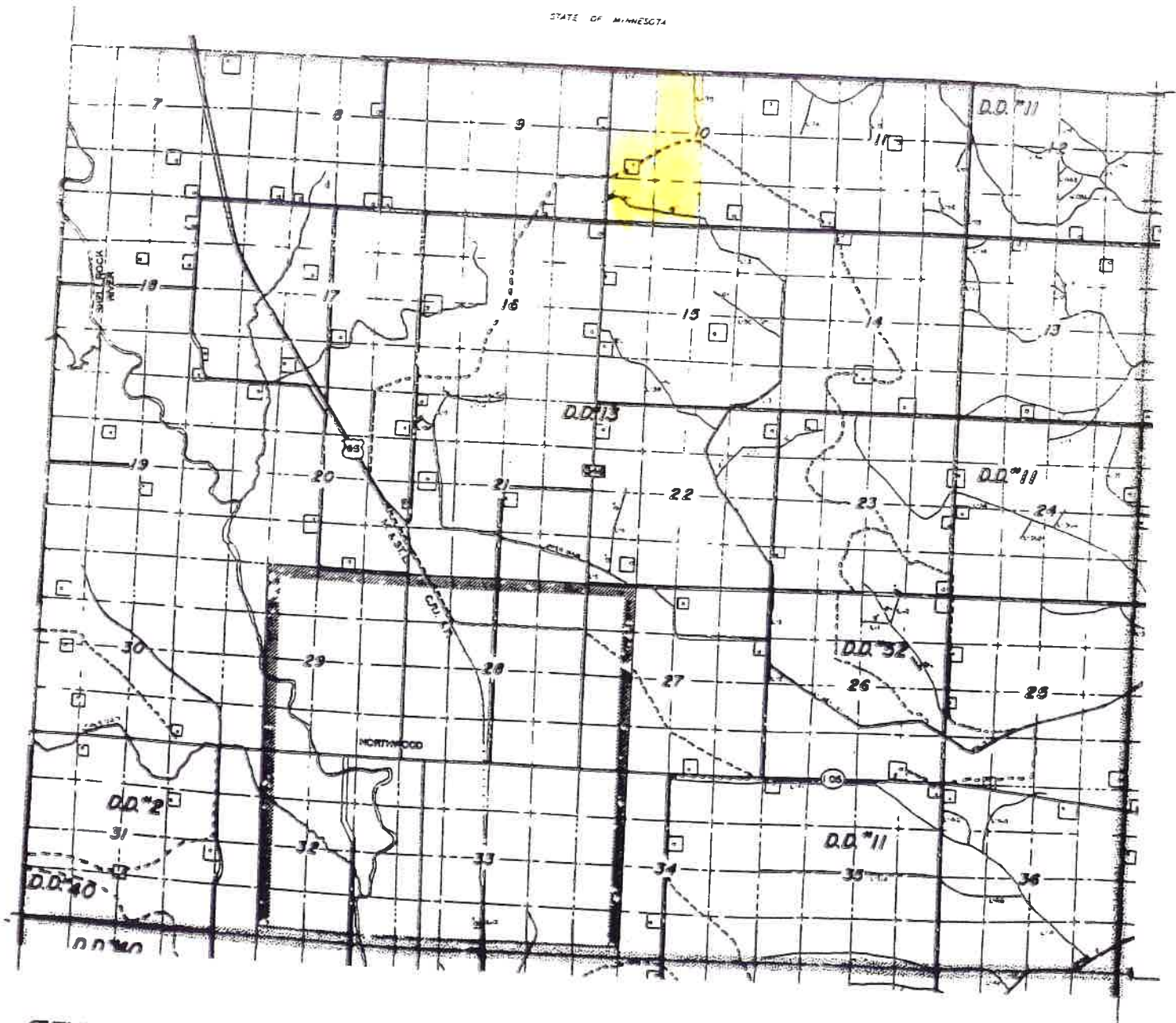
Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations or contact NRCS.

GROVE TWP

T 100 N

R 20 W

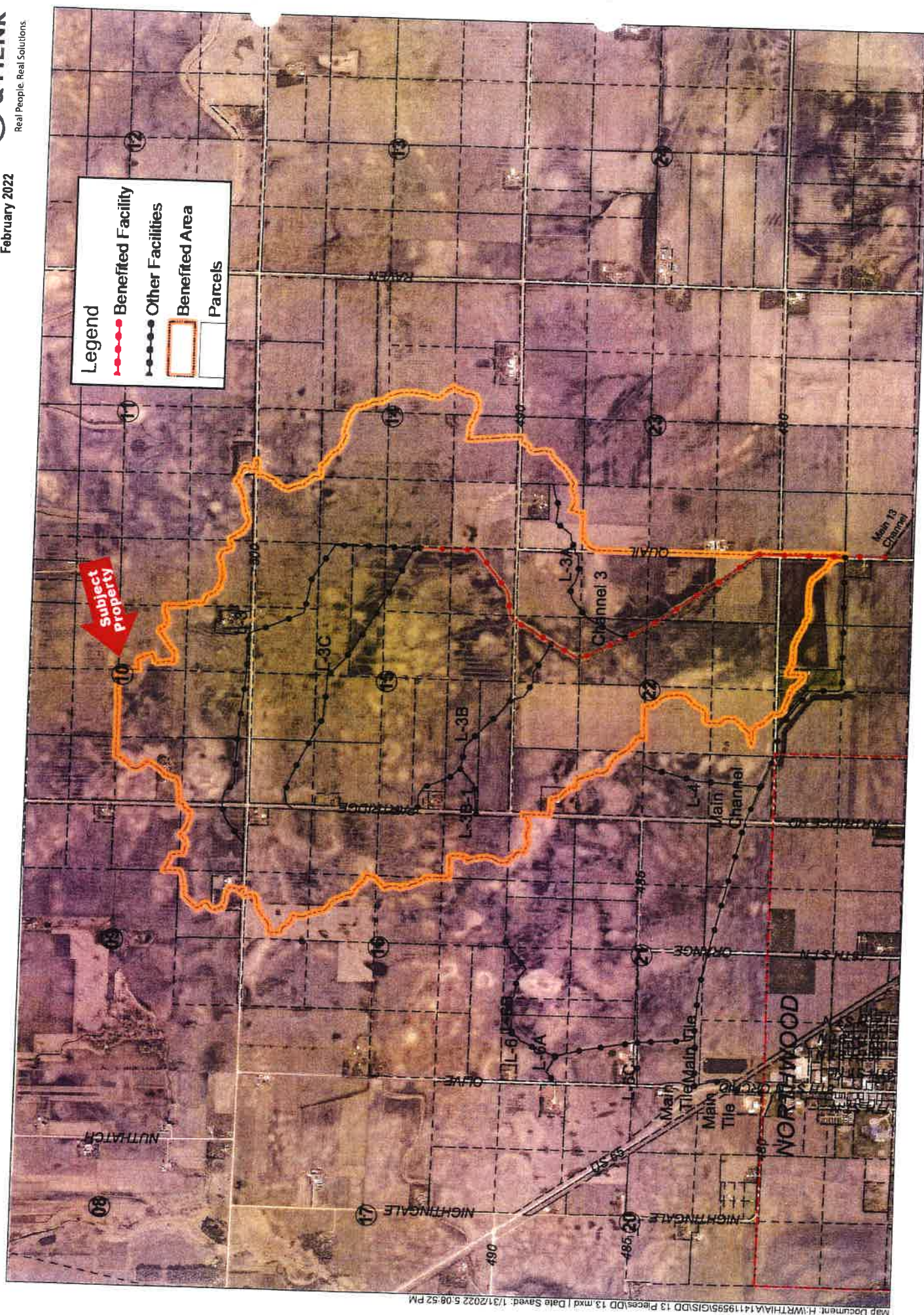
STATE OF MINNESOTA



DRAINAGE DISTRICT MAP



2



IOWA
WORTH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 612
Prepared : 12/22/23 11:23 AM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : CHESTER J MILLARD JR
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
208.74	199.80	199.80	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	199.80	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	150.10	0.00	135	0
Soybeans	44.80	0.00	40	
TOTAL	194.90	0.00		

NOTES

Tract Number : 1251

Description : I1 NW/SW 10 GROVE
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 : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : CHESTER J MILLARD JR ESTATE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
208.74	199.80	199.80	0.00	0.00	0.00	0.00	0.0

IOWA
WORTH

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 612

Prepared : 12/22/23 11:23 AM CST

Crop Year : 2024

Abbreviated 156 Farm Record

Tract 1251 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	199.80	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	150.10	0.00	135
Soybeans	44.80	0.00	40
TOTAL	194.90	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.

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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.



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
9/2000

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	Chester J Millard Jr 5027 Partridge Ave Northwood, IA 50459	Request Date:	4/20/09	County:	Worth
Agency or Person Requesting Determination:	FSA	Tract No:	1251	FSA Farm No.:	612

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	Yes
Are there highly erodible soil map units on this farm?	No

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.

<u>Field(s)</u>	<u>HEL(Y/N)</u>	<u>Sodbust(Y/N)</u>	<u>Acres</u>	<u>Determination Date</u>
1	N	N	175.07	7/8/1987
2	N	N	24.73	7/8/1987

The Highly Erodible Land determination was completed in the office .

Section II - Wetlands

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

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.

<u>Field(s)</u>	<u>Wetland Label*</u>	<u>Occurrence Year (CW)**</u>	<u>Acres</u>	<u>Determination Date</u>	<u>Certification Date</u>
1	PC		175.07	4/28/2009	6/4/2009
2	PC		24.73	4/28/2009	6/4/2009

The wetland determination was completed in the office . It was mailed to the person on .

Remarks: All crop areas are prior converted wetlands. May proceed with tiling.

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	Date
Nichole Williams	4/29/09

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, Office 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.

Property Description – **Tract 1**

SIZE – 54.56 Gross Acres - bare cropland

LEGAL DESCRIPTION – East fractional half Northwest fractional quarter (E fr ½ NW fr ¼) Section 10-T100N-R20W, Worth County

REAL ESTATE TAXES - \$1,532.00

TILLABLE ACRES – 53.56 acres FSA to determine the final acreage

CSR2 ave. – 78.6

DRAINAGE – A 2009 wetlands determinations determined all of the cropland was “prior converted” (PC). See attached tile maps.

HEL – none of the cropland is highly erodible

BUILDING IMPROVEMENTS – None

MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - Outright possession available for the 2024 growing season.

EASEMENTS - None reported or observed.

T-100-N

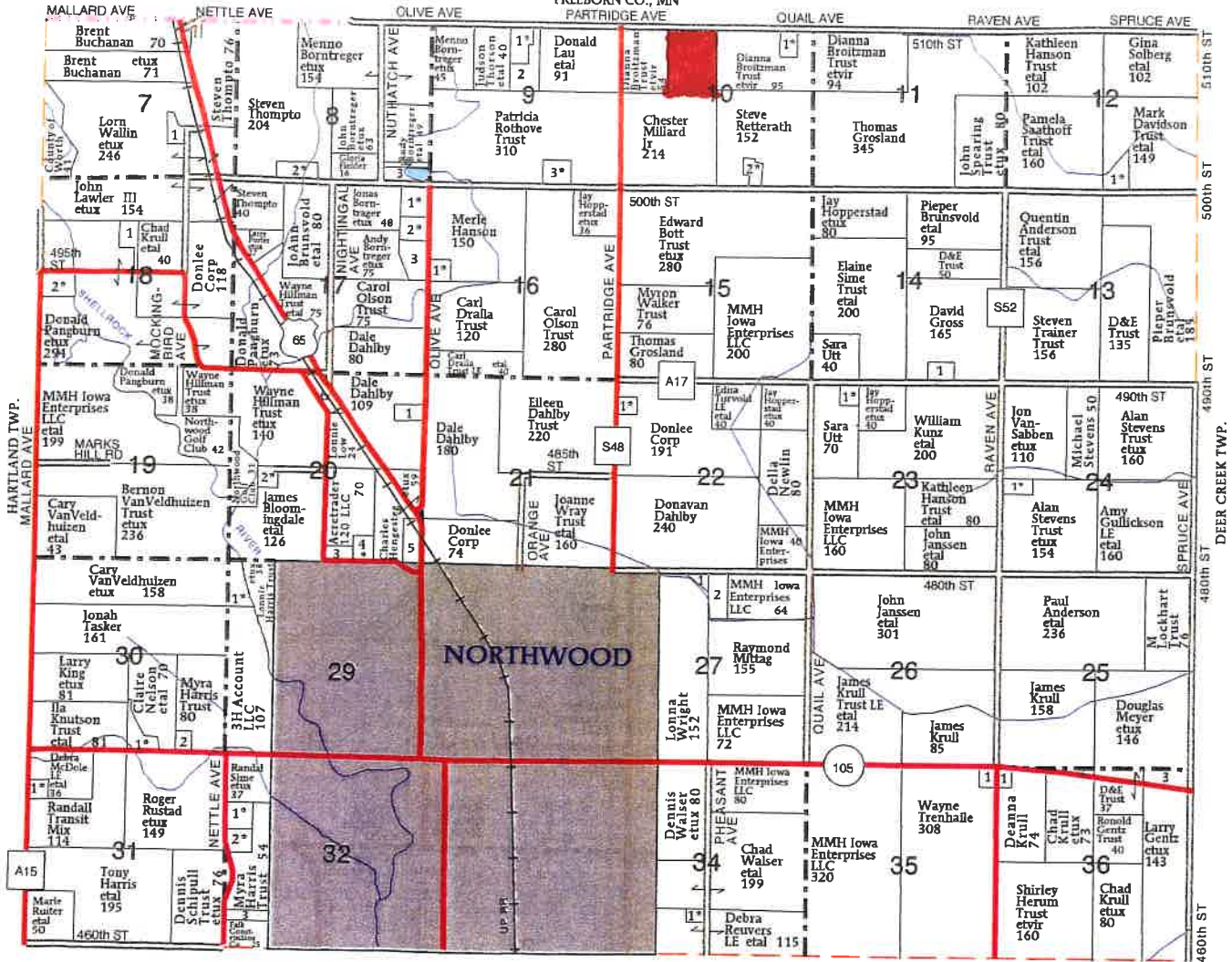
GROVE PLAT

(Landowners)

R-20-W

FREEBORN CO., MN

PARTRIDGE AVE



KENSETT TWP.

Aerial Map



Boundary Center: 43° 29' 49.43, -93° 11' 36.52

0ft 1039ft 2078ft

10-100N-20W
Worth County
Iowa

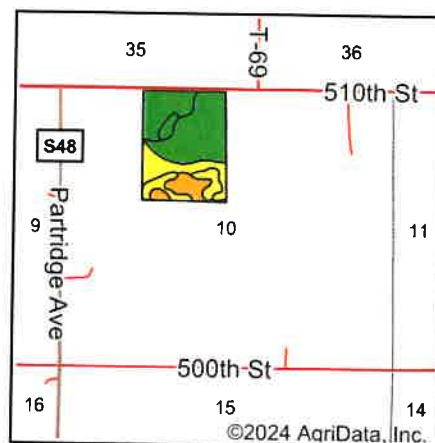
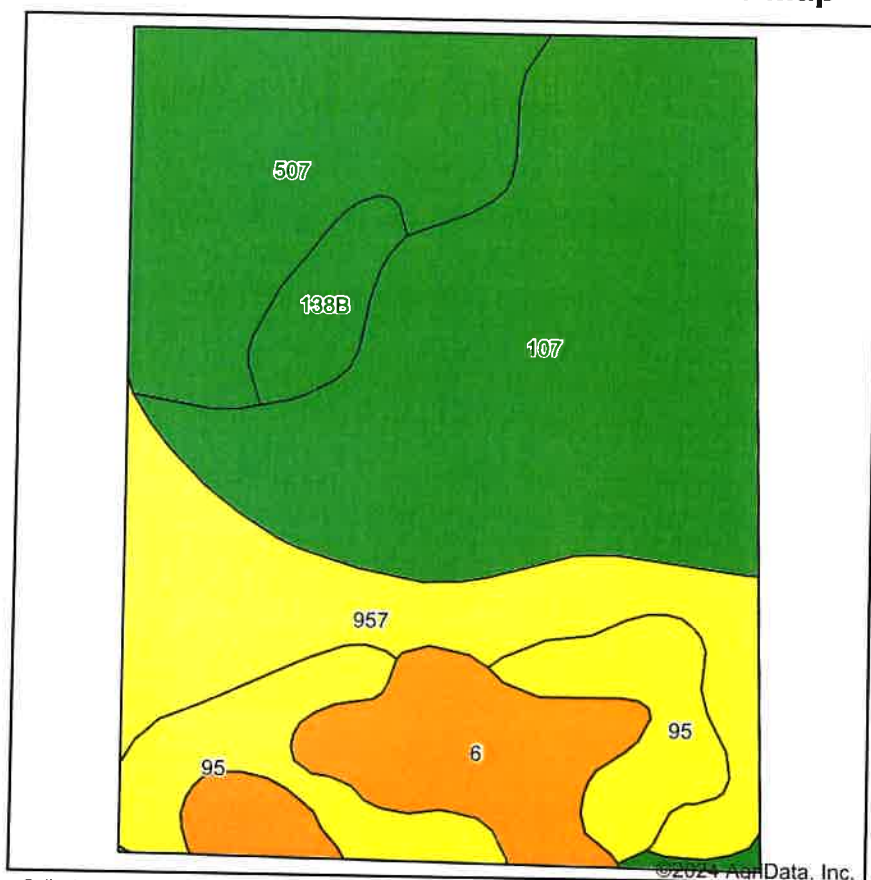


Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

2/25/2024

Soils Map



State: **Iowa**
 County: **Worth**
 Location: **10-100N-20W**
 Township: **Grove**
 Acres: **53.56**
 Date: **2/25/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 27

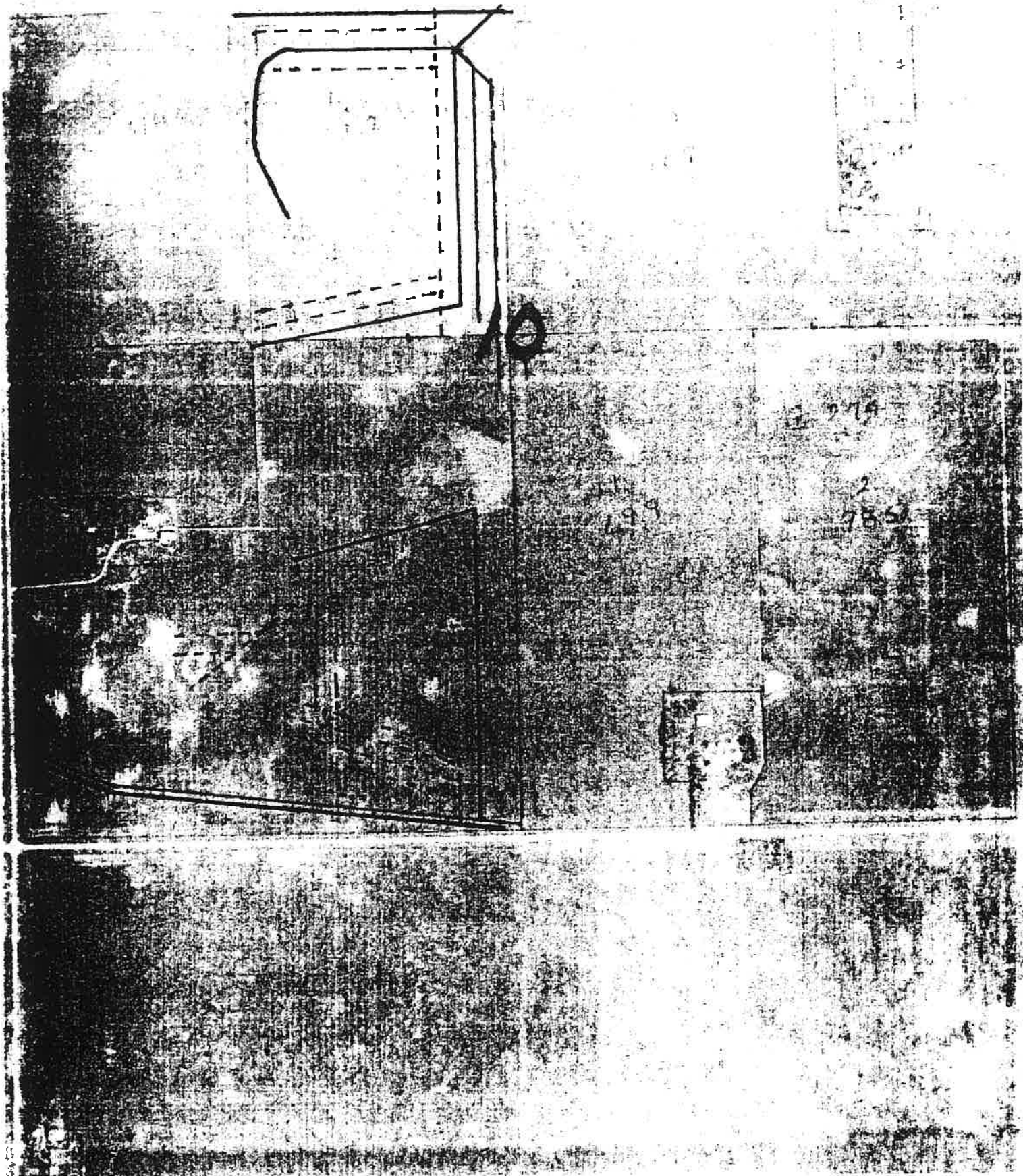
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	20.91	39.0%		IIw	224.0	65.0	86	83
507	Canisteo clay loam, 0 to 2 percent slopes	10.16	19.0%		IIw	224.0	65.0	84	78
957	Harps-Okoboji complex, 0 to 2 percent slopes	8.65	16.2%		IIw	192.0	55.7	69	
95	Harps clay loam, 0 to 2 percent slopes	6.28	11.7%		IIw	198.4	57.5	72	
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.56	10.4%		IIIw	177.6	51.5	59	
138B	Clarion loam, 2 to 6 percent slopes	1.78	3.3%		Ile	225.6	65.4	89	80
55	Nicollet clay loam, 1 to 3 percent slopes	0.22	0.4%		Iw	233.6	67.7	89	
Weighted Average					2.10	211.1	61.2	78.5	*-

**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

Chester May



Property Description – **Tract 2**

SIZE – 80.0 Gross Acres - bare cropland

LEGAL DESCRIPTION – East half Southwest quarter (E ½ SW ¼) Section 10-T100N-R20W, Worth County

REAL ESTATE TAXES - \$1,982.00

TILLABLE ACRES – 79.0 Tillable Acres - FSA to determine the final acreage

CSR2 ave. – 67.5

DRAINAGE – A 2009 wetlands determinations determined all of the cropland was “prior converted” (PC). See attached tile maps.

HEL - none of the acres are highly erodible.

BUILDING IMPROVEMENTS – None

MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - Outright possession available for the 2024 growing season.

EASEMENTS - None reported or observed.

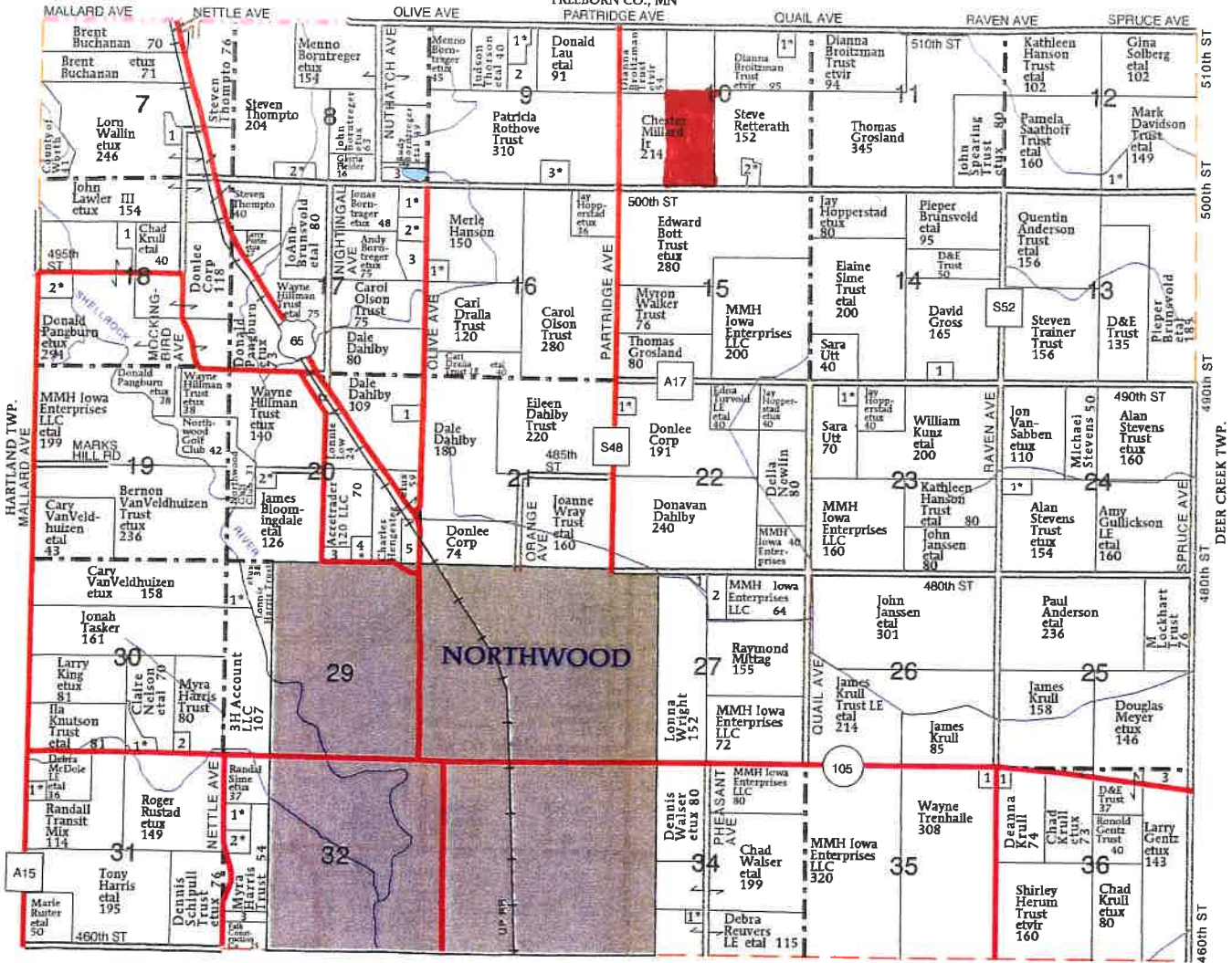
T-100-N

GROVE PLAT

(Landowners)

R-20-W

FREEBORN CO., MN



KENSETT TWP.

Aerial Map



©2024 AgriData, Inc.



Boundary Center: 43° 29' 28.17, -93° 11' 36.45

0ft 764ft 1528ft

10-100N-20W
Worth County
Iowa



Maps Provided By:

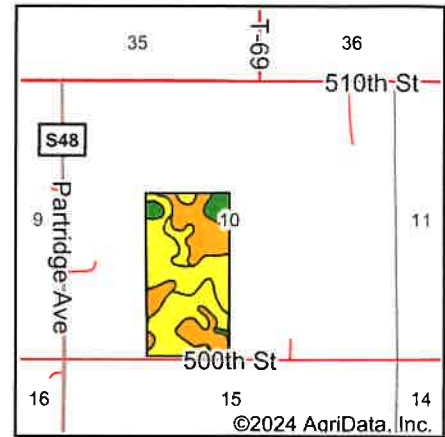
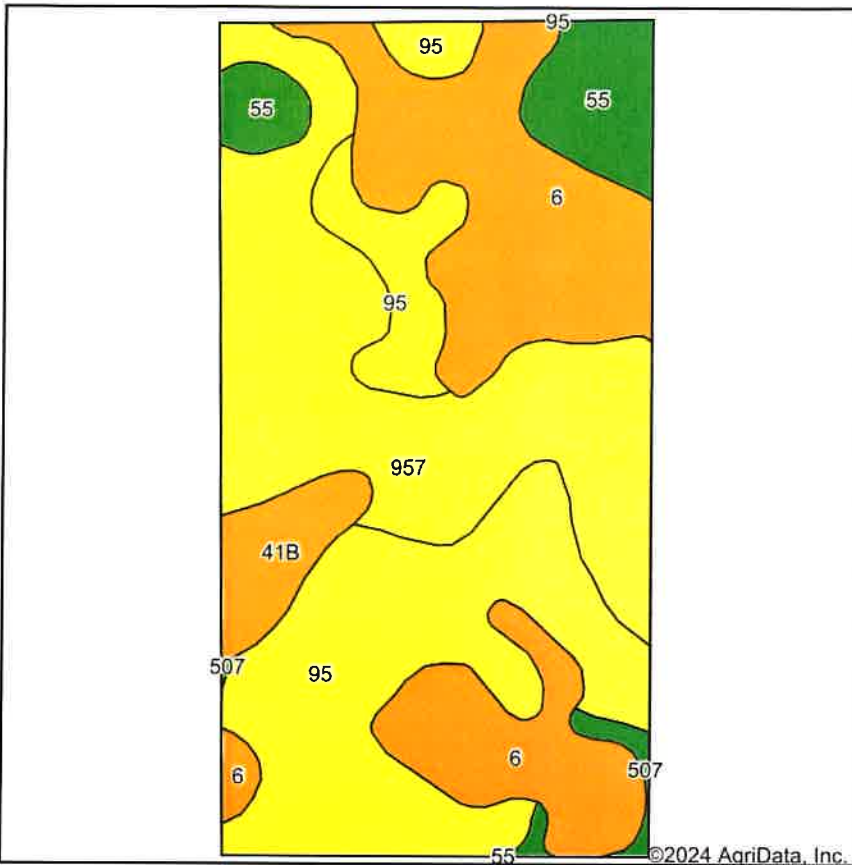


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2/12/2024

Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



State: **Iowa**
 County: **Worth**
 Location: **10-100N-20W**
 Township: **Grove**
 Acres: **79**
 Date: **2/12/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
95	Harp clay loam, 0 to 2 percent slopes	24.48	31.0%			IIw	198.4	57.5	72	62
957	Harp-Okoboji complex, 0 to 2 percent slopes	22.70	28.7%			IIw	192.0	55.7	69	
6	Okoboji silty clay loam, 0 to 1 percent slopes	22.15	28.0%			IIIw	177.6	51.5	59	57
55	Nicollet clay loam, 1 to 3 percent slopes	5.46	6.9%			Iw	233.6	67.7	89	
41B	Sparta loamy sand, 2 to 5 percent slopes	3.33	4.2%			IVs	140.8	40.8	42	40
507	Canisteo clay loam, 0 to 2 percent slopes	0.88	1.1%			IIw	224.0	65.0	84	
Weighted Average					2.30	*-	191	55.4	67.5	*-

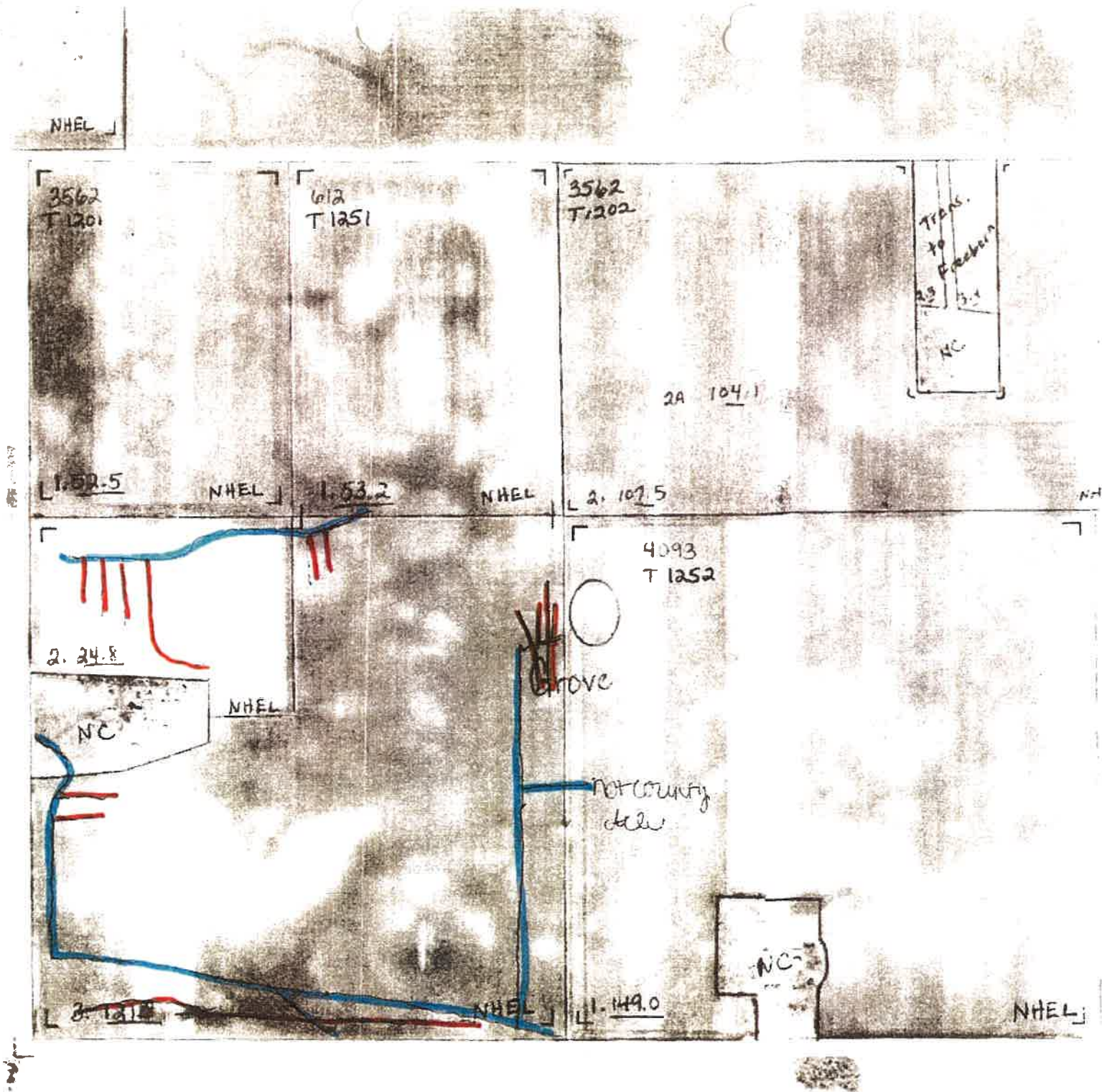
**IA has updated the CSR values for each county to CSR2.

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NOT TO SCALE (1994 FLIGHT) WORTH COUNTY -CROP YEAR _____ I-I

Red New tile

Property Description – Tract 4

SIZE – 69.65 Gross Acres - bare cropland

LEGAL DESCRIPTION – West half Southwest quarter (W ½ SW ¼) except Survey Parcel “B” Section 10-T100N-R20W, Worth County

REAL ESTATE TAXES - \$1,424.00 - estimate by the broker only

TILLABLE ACRES – 66.35 Tillable Acres - FSA to determine the final acreage

CSR2 ave. – 67.5

DRAINAGE – A 2009 wetlands determinations determined all of the cropland was “prior converted” (PC). See attached tile maps.

HEL - none of the acres are highly erodible.

BUILDING IMPROVEMENTS – Adjoining building site is excluded.

MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - Outright possession available for the 2024 growing season.

EASEMENTS - None reported or observed.

ACCESS - The seller will provide a \$2,000 credit at closing if the buyer needs to develop a new field approach.

FENCE- If the buyer of Tract 4 wants a fence to surround Survey Parcel “B”, the owner of Survey Parcel “B” will not be responsible for the construction cost or maintenance of any of the fence. Typical Iowa fencing statutes will not apply.

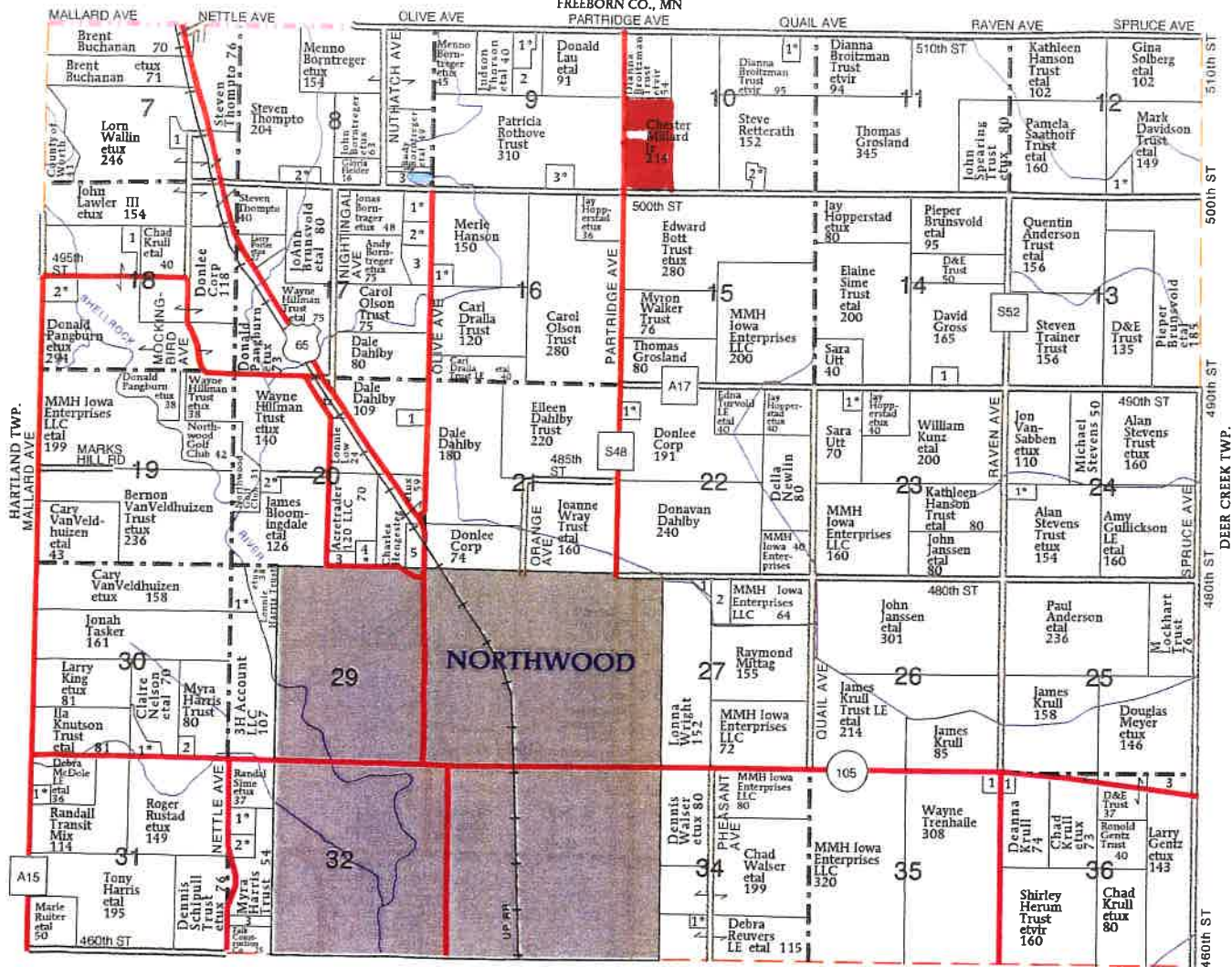
T-100-N

GROVE PLAT

(Landowners)

R-20-W

FREEBORN CO., MN



KENSETT TWP.

Aerial Map



©2024 AgriData, Inc.



Boundary Center: 43° 29' 28.16, -93° 11' 53.83

0ft 450ft 899ft

10-100N-20W
Worth County
Iowa

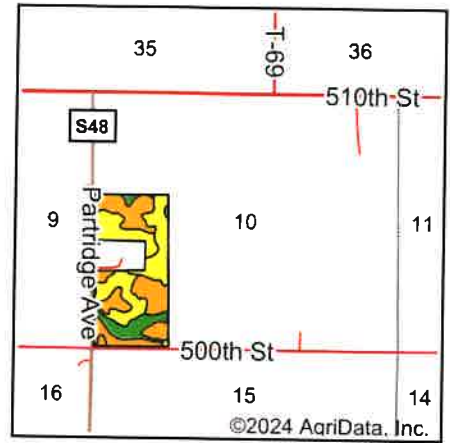
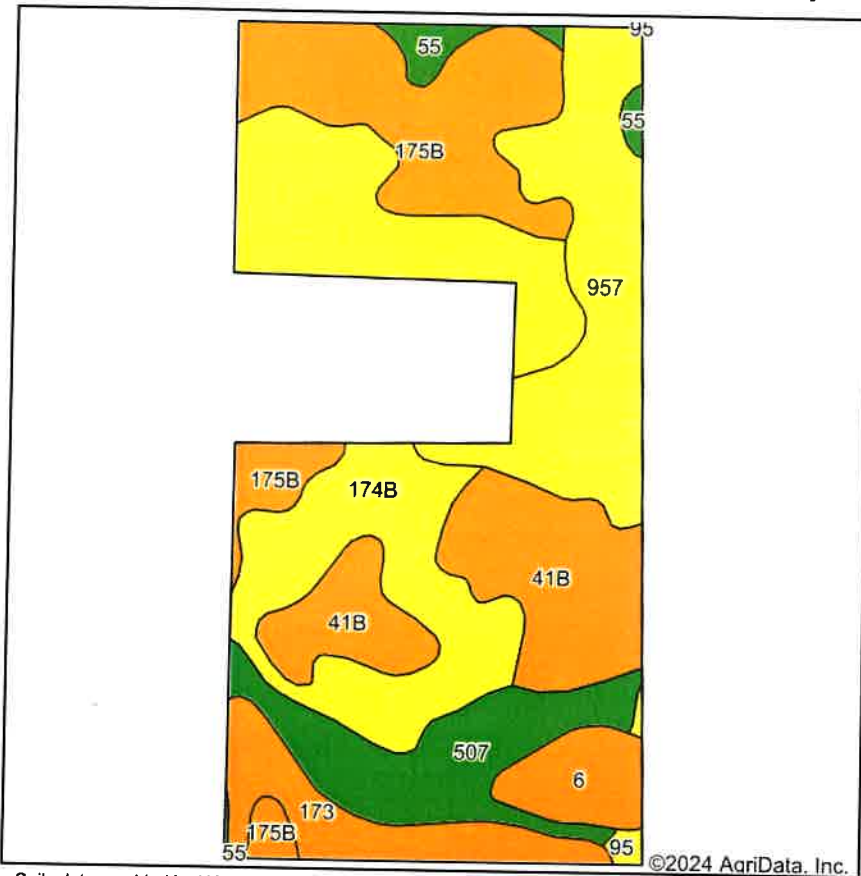


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Field borders provided by Farm Service Agency as of 5/21/2008.

2/25/2024

Soils Map



State: **Iowa**
 County: **Worth**
 Location: **10-100N-20W**
 Township: **Grove**
 Acres: **66.35**
 Date: **2/25/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA195, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Corn Bu	Oats Bu	Soybeans Bu
174B	Bolan loam, 2 to 5 percent slopes	19.01	28.7%		IIIs		177.6	51.5	63	70	158	63	46
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	11.27	17.0%		IIIe		80.0	23.2	50	55			
957	Harps-Okoboji complex, 0 to 2 percent slopes	10.68	16.1%		IIw		192.0	55.7	69				
41B	Sparta loamy sand, 2 to 5 percent slopes	10.00	15.1%		IVs	Ile	140.8	40.8	42	40			
507	Canisteo clay loam, 0 to 2 percent slopes	6.89	10.4%		IIw		224.0	65.0	84				
173	Hoopeston fine sandy loam, 0 to 2 percent slopes, rarely flooded	4.38	6.6%		IIIs		80.0	23.2	59	62	160	64	46
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.61	3.9%		IIIw		177.6	51.5	59	57			
55	Nicollet clay loam, 1 to 3 percent slopes	1.17	1.8%		Iw		233.6	67.7	89	88			
95	Harps clay loam, 0 to 2 percent slopes	0.34	0.5%		IIw		198.4	57.5	72	62			
Weighted Average					2.49	*-	157.3	45.6	60.9	*-	55.8	22.3	16.2

**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

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

INDEX LEGEND	
LOCATION PARCEL 'B' BEING PART OF THE SW 1/4 OF SEC. 10-T100N-R20W OF THE 5TH P.M., WORTH COUNTY, IOWA	
PROPRIETOR CHESTER MILLARD, JR.	
SURVEY REQUESTED BY MARK MILLARD	
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



DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'B' BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10-T100N-R20W OF THE 5TH P.M. WORTH COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE WEST QUARTER CORNER (W 1/4 COR.) OF SAID SECTION TEN (10);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF 500°10'33"E 789.63 FEET ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TEN (10) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WESTERLY LINE 500°10'33"E 504.00 FEET;

THENCE PERPENDICULAR TO SAID WESTERLY LINE N89°49'27"E 895.00 FEET;

THENCE PARALLEL WITH SAID WESTERLY LINE N00°14'33"W 504.00 FEET;

THENCE PERPENDICULAR TO SAID WESTERLY LINE S89°49'27"W 895.00 FEET TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'B' CONTAINS 10.35 ACRES INCLUDING 0.52 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

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) IGRCs ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

DOCUMENTS USED FOR THIS SURVEY
CERTS: FEE BK.20082162,
FEE BK.20130076
DEED: BK.38 PG.375
EASEMENT: BK.25 PG.382

DATE SURVEYED	2-2-24
SCALE:	AS SHOWN
PROJECT NO.:	24212
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.

DRAFT

Benjamin Stark

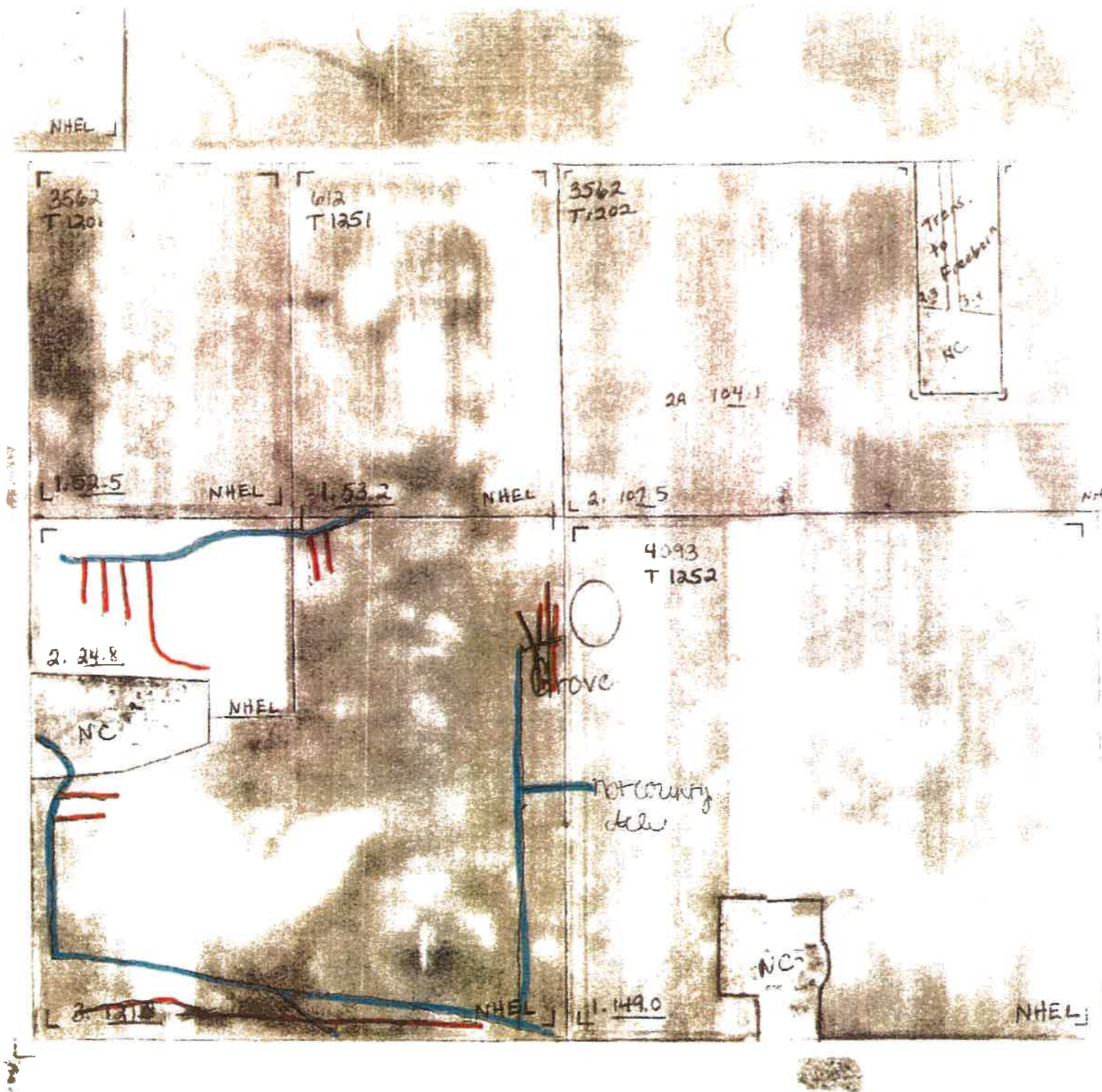
Date

License number 23709

Sheets covered by this seal: 1

My license renewal date is December 31, 2025

**STARK
SURVEYING
INC.**



NOT TO SCALE (1994 FLIGHT) WORTH COUNTY -CROP YEAR _____ I-I

Red New tile

This information has been gathered from reliable sources but, Fox Auction Company & Benchmark Agribusiness, Inc. do 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.

Fox Auction Company & Benchmark Agribusiness, Inc. are agents for the Seller.