

Barnes Farm for Sale



114.7 Gross Acres; 114.66 tillable acres

**North fr ½ Northeast fr ¼ Section 5,
Ross Township; All in T93N-R20W
Franklin County**

**Outright possession for 2021 is available.
R E Taxes - \$1,774.00**

Asking Price - \$599,000.00



Courtside Offices * 23 Third Street NW * Mason City, Iowa 50401
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- **No Highly erodible (NHEL)**
- **2019 NRCS determination has ALL land “prior converted” (PC) – no designated wetlands**
- **Call North Iowa Coop Elevator @ Thornton for fertilizer program**

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.



- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Cropland
 - Tract Boundary
 - Iowa Roads

Wetland Determination Identifiers

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

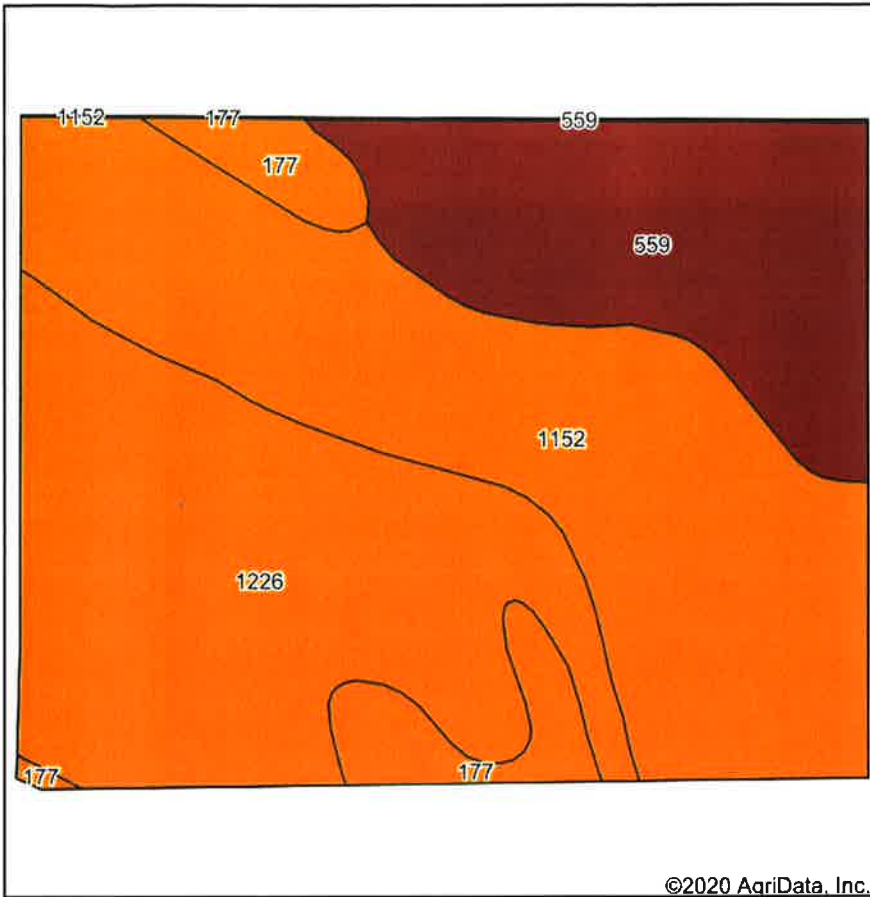
Tract Cropland Total: 114.66 acres

2019 Program Year
Map Created May 15, 2019

Farm 1221
Tract 1739

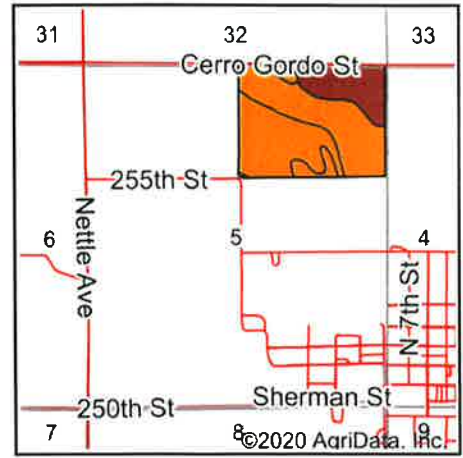
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Soils Map



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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Franklin**
 Location: **5-93N-20W**
 Township: **Sheffield**
 Acres: **114.66**
 Date: **9/4/2020**



Maps Provided By



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Archived Soils Ending 11/27/2017

Area Symbol: IA033, Soil Area Version: 19

Area Symbol: IA069, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Corn	Oats	Soybeans
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	44.10	38.5%		Ilw	166.4	48.3	54	68	90	57	30
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	39.20	34.2%		IlS	177.6	51.5	59	72			
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	23.76	20.7%		Ilw	182.4	52.9	34	67			
177	Saude loam, 0 to 2 percent slopes	7.30	6.4%		IlS	177.6	51.5	60	63			
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.24	0.2%		Ilw	182.4	52.9	54	65			
177	Saude loam, 0 to 2 percent slopes	0.06	0.1%		IlS	177.6	51.5	60	63			
Weighted Average						174.3	50.6	52	68.8	34.6	21.9	11.5

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

*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Iowa
Franklin
Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 1221
Prepared: 12/16/19 1:35 PM
Crop Year: 2020
Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 1739 Description NE1/4 5 Ross 93-20

FSA Physical Location : Franklin, IA ANSI Physical Location: Franklin, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
114.66	114.66	114.66	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	114.66	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	60.05		136	0.0
SOYBEANS	54.05		38	0.0
Total Base Acres:	114.1			

Owners: SUNNY SLOPE FRMS CORP

Other Producers: None



HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name: Sunny Slope Farm Corp, Address: 1339 Cerro Gordo St, Sheffield, IA 50475, Request Date: 4/30/2019, County: Franklin, Agency or Person Requesting Determination: Paul Barnes, Tract No 1739, FSA Farm No.: 1221

Section 1 - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination? Are there highly erodible soil map units on this farm?

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.

Table with 5 columns: Field(s), HEL (Y/N), Sodbust (Y/N), Acres, Determination Date

The Highly Erodible Land determination was completed in the _____.

Section II - Wetlands

Are there hydric soils on this farm? yes

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.

Table with 6 columns: Field(s), Wetland Label *, Occurrence Year (CW), Acres, Determination Date, Certification Date. Row 1: 1, PC/NW, 114.67, 5/6/2019, 5/6/2019

The wetland determination was completed in the office. It was mailed to the person on 5/6/2019.

Remarks:

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: [Signature], Date: May 6, 2019

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Certified Wetland Determination Map

Land Owner: Sunny Slope Farms Corp
Tract & Farm #: t1739, F1221
Legal Description: Ross 5
Certification Office: Hampton Field Office
Imagery year: 2011

Certified By: Paul Vondra
Map Creation Date: 5/2/2019
Determination County: Franklin County, IA



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Surface Drain
- Berm/Dike
- Subsurface Drain
- Boundary Point
- Data Form Point
- Picture Point

0 165 330 660 990 Feet

Wetland Codes			
W	Wetland	FWP	Farmed Wetland Pasture
CW	Converted Wetland	MIW	Mitigation Exemption
CW+yr	Converted After 1990	NW	Non Wetland
FW	Farmed Wetland	PC	Prior Converted Cropland



This Determination is valid for the area within the Dashed Red Line(Determination Boundary)

Address or Location 255th Street, Sheffield, Iowa Section 5, Ross Township, Franklin County

Zoning Agriculture Does zoning currently allow for the intended use? Yes No

What will be the basis of this sale? Gross Acres 114.7 Net Acres 114.64

What School District is the property with? West Fork Community Schools

1. Are buildings present on the property?

Yes No
See elsewhere

2. Water Availability:

Rural
Well - active
Combination
None

3. What types of Sewage Disposal Systems are present at this location?

City Sewer
Septic
None

If septic is checked, is the system in compliance with County regulations?

Yes No If no, explain not applicable

4. Name of the Electric Company that provides service to this location: not applicable

5. What type of fuel is available at this location?

LP Gas -
Natural Gas
Other
None

6. Are there any Easements or other encumbrances on file for the location? Yes No

If yes, provide a brief description of such.
None reported

7. Are there any proposed Easements for the location? Yes No Possibly

May need a joint tile outlet agreement to the East

8. Will a property survey be required? Yes No

If yes, who is responsible for the cost?
Seller Buyer

9. Will it be necessary to build a driveway to access the Property? Yes No

10. Have covenants been established for this property?

Yes No

11. Encroachments? Yes No None Apparent

12. Special assessments? Yes No Amount?

13. Is there a Private road located on the property? Yes No Grass lane along the South side

14. Are fences present around the property?

Yes No partial

If yes, what is the condition of the property line fences?

New
Properly Maintained
No longer functional

Are the fences accurate in comparison to property line fences?

Yes No Assumed

15. What type(s) of improvements are present to this property?

Terraces
Tiles
Other

16. Is there currently a Tenant on this property?

Yes No

If yes, provide Tenants name & phone number - Paul Barnes, - 641-580-0368

If yes, has the tenant been provided with a termination notice? Yes No Not necessary

What are the terms of the current agreement?

17. Is the land enrolled in any Government Programs? Yes No

CRP
Agriculture Risk Coverage - County (ARC-CO) & PLC
Conservation Agreements
Wetlands
Forest Service
Other

18. What type(s) of Environment Concerns are present on this property? (circle applicable)

Feedlots
Landfills Burial Grounds
Underground Storage Tanks
Illegal Dump Sites
None
Other

Additional Remarks: (use back side for more information)

Seller: Paul Barnes Date: 9-4-2020

Buyers: _____ Date: _____