

Tim Brown Farm for Sale

~154.01 Gross Acres +/-; 146.75 tillable acres
Corn Suitability Rating (CSR2) – 88.8

NE ¼ Section 10, Bath Township;
All in T95N-R20W, Cerro Gordo County
Closing date is negotiable
Outright possession available for 2020
R E Taxes - \$4,702.00

All offers considered



Courtside Offices * 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

**Non HEL – NO CRP
No designated wetlands.**

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.

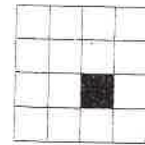
This property is being sold “AS IS.” The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.

Benchmark Agribusiness, Inc. is an agent for the Seller.

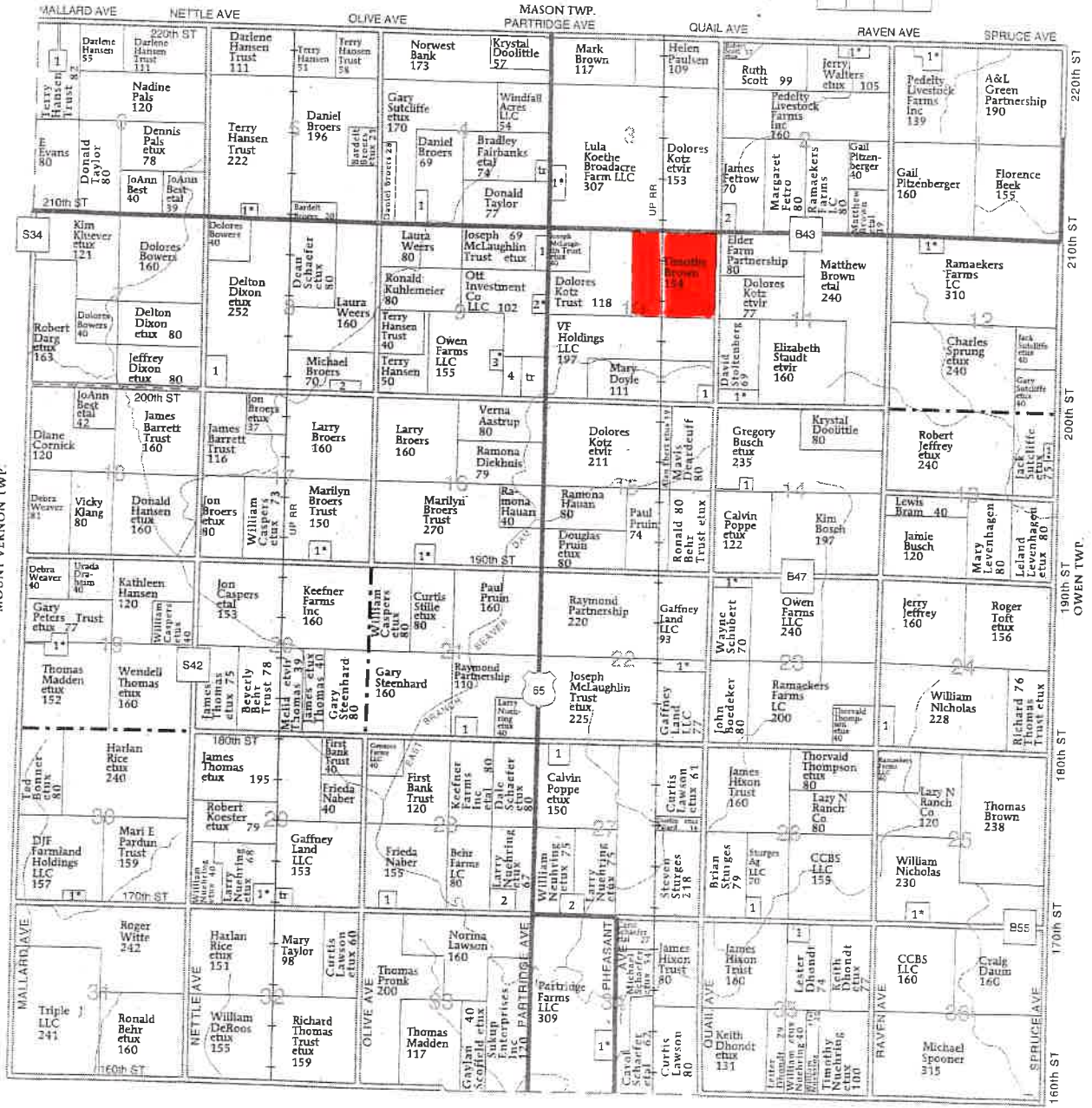
T-95-N

BATH PLAT

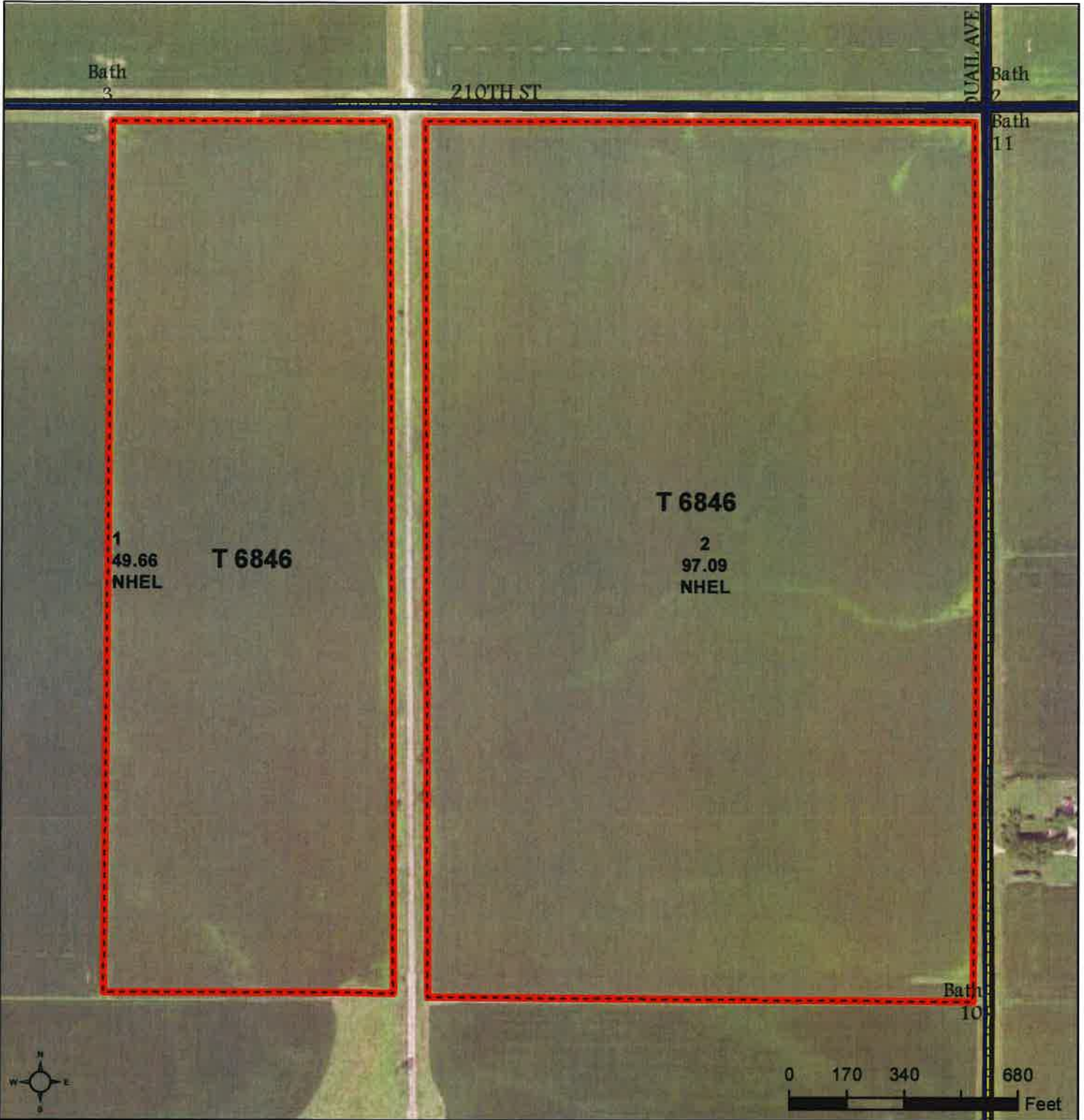
(Landowner's)



R-20-W



GENESEO TWP.



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 146.75 acres

2018 Program Year

Map Created May 11, 2018

Farm 7996

Tract 6846

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).

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



0 212.5 425 850 Feet



1 inch equals 660 feet

Crop Year _____

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

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

Farm# 6680

Tract# 6846

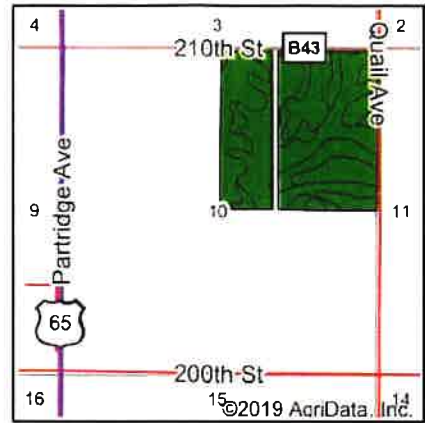
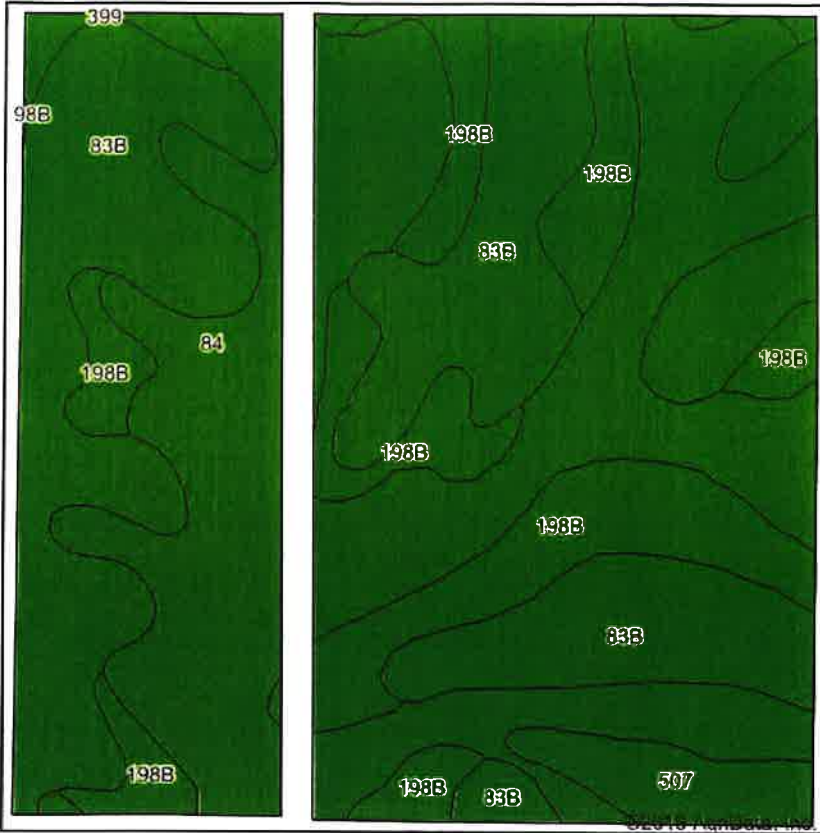
Cerro Gordo FSA

Bath 10

Map Printed:
January 07, 2009

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

Soils Map



State: **Iowa**
 County: **Cerro Gordo**
 Location: **10-95N-20W**
 Township: **Bath**
 Acres: **146.75**
 Date: **2/3/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CS R	Corn	Oats	Soybeans
84	Clyde silty clay loam, 0 to 3 percent slopes	58.14	39.6%		Ilw	224	65	88	78	193.5	76.5	56
83B	Kenyon loam, 2 to 5 percent slopes	55.24	37.6%		Ile	225.6	65.4	90	83	210	91	61
198B	Floyd loam, 1 to 4 percent slopes	27.39	18.7%		Ilw	222.4	64.5	89	78			
507	Canisteo clay loam, 0 to 2 percent slopes	4.54	3.1%		Ilw	224	65	84	78			
399	Readlyn silt loam, 1 to 3 percent slopes	1.44	1.0%		Iw	220.8	64	91	88			
Weighted Average						224.3	65	88.8	80	155.7	64.8	45.1

**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
Cerro Gordo

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

FARM: 7996
Prepared: 3/25/19 1:44 PM
Crop Year: 2019
Page: 2 of 2

Report ID: FSA-156EZ

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.

Tract Number: 6846 Description: NE4 10-95-20 BATH

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

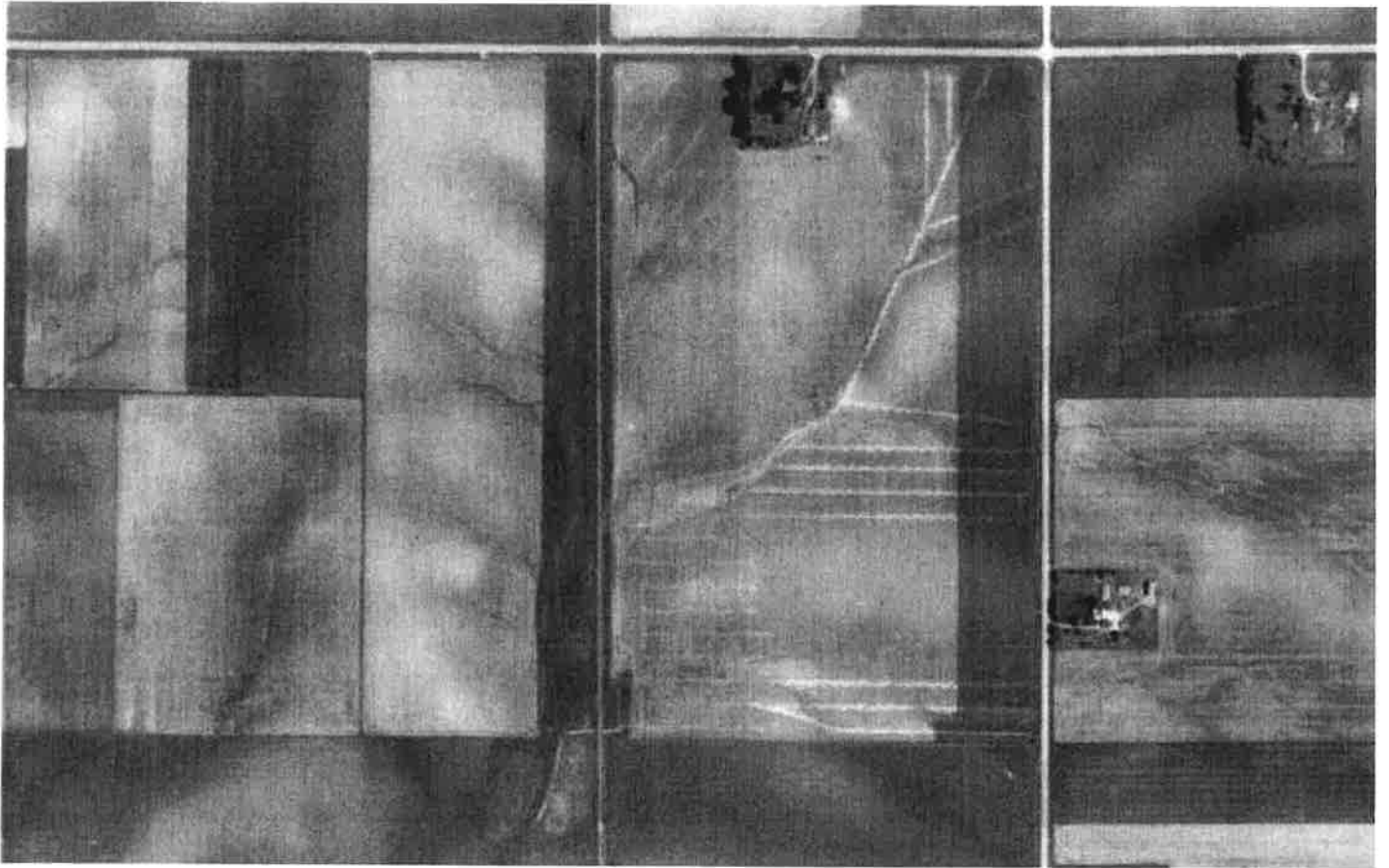
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
146.75	146.75	146.75	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	146.75	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	101.97		162	0.0
SOYBEANS	44.78		44	0.0
Total Base Acres:	146.75			

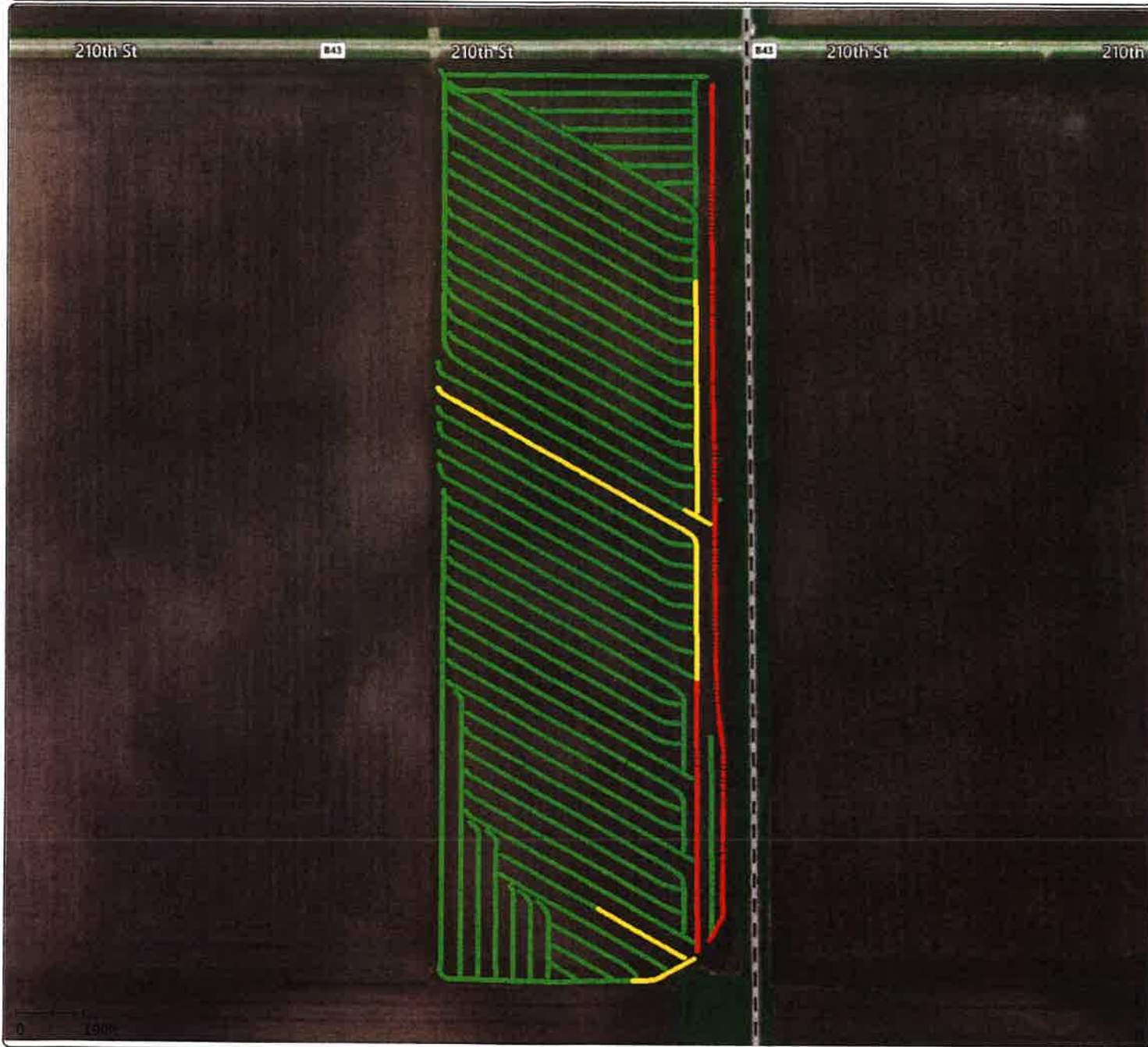
Owners: BROWN, TIMOTHY

Other Producers: None



TILE MAP

Planting 2012 - B-43 W of tracks



Grower : Tile

Farm : Tim Brown

Field : B-43 W of tracks

Year : 2012

Operation : Planting

Crop / Product : Multiple

Area : 1.016 ac

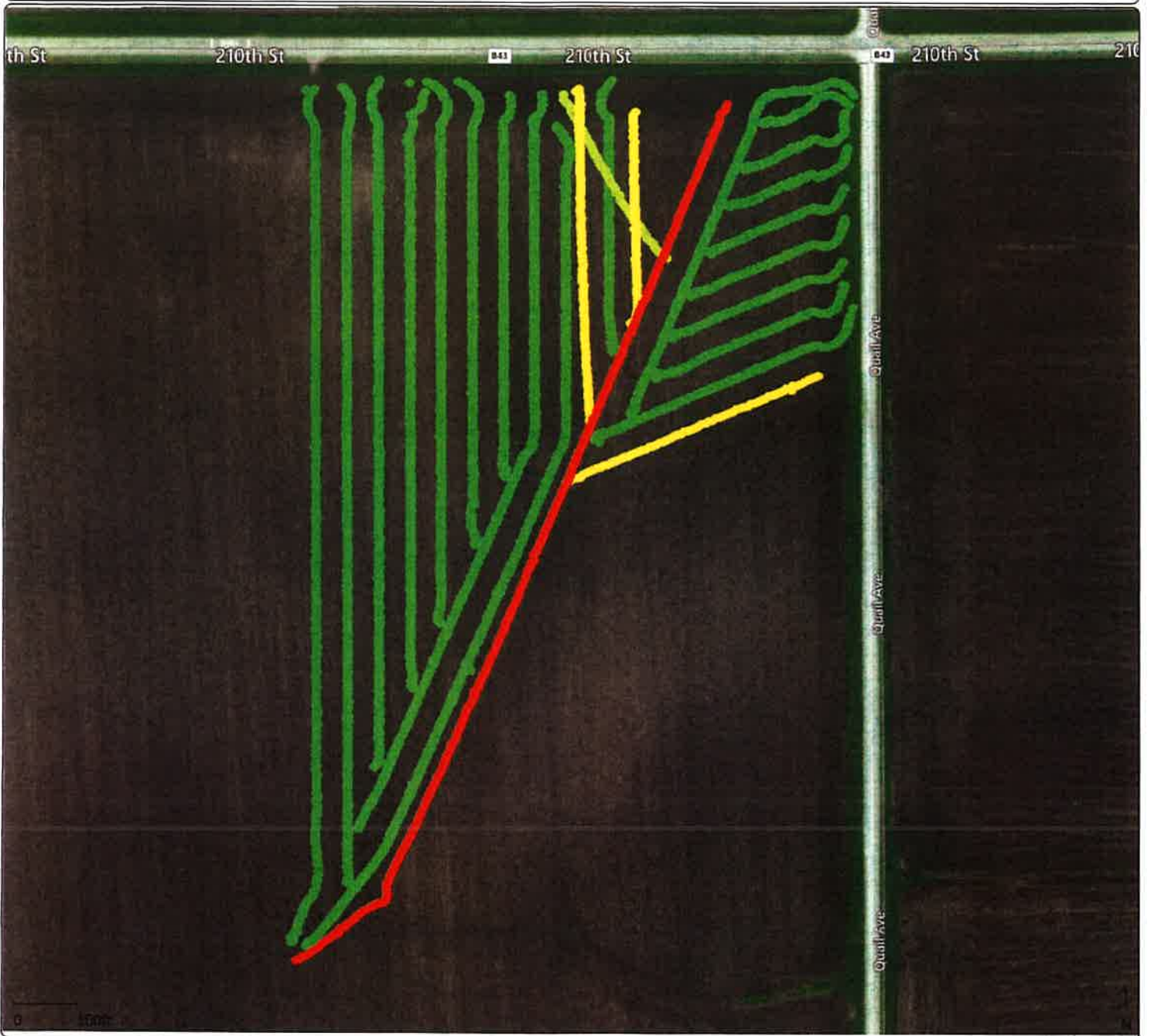
Start Date : 10/16/2012

End Date : 10/18/2012

Product - Name

- 4 in Perf (38,630 ft)
- 6in Clay (763 ft)
- 6in Perf (2,430 ft)
- Old Main (2,414 ft)

Site Verification 2011 - B-43



Grower : Tile
Farm : Tim Brown
Field : B-43
Year : 2011
Operation : Site Verification
Crop / Product : Multiple
Op. Instance : Instance - 1
Area : 0.362 ac
Start Date : 4/3/2011
End Date : 4/4/2011
Working Time : 1.507 h
Avg. Productivity : 0.238 ac/h
GPS Count : 5425

Product - Name	
■	4 in Perf (12,511 ft)
■	old 4in (311 ft)
■	old 5in (1,315 ft)
■	old 6in (1,549 ft)