

# **Mitchell County Land Auction**

Bidding closes on Tuesday, February 18th

All bidding is done online!

Farm is located in the NE ¼ of Section 24, Douglas Township, Mitchell County  
County, Iowa

(Or approximately 3 ¾ miles east & ½ mile north of New Haven)

## **REAL ESTATE TERMS & CONDITIONS**

Deposit of \$75,000 (non-refundable), due on day of auction when successful bidder will execute a standard real estate contract. Buyers shall provide a bank letter of credit in the amount of the deposit or through prior arrangements suitable to seller's and auctioneer. Remainder of purchase price due at closing on or about March 19th. Sellers will pay transfer tax and provide clear marketable title at closing. Real Estate taxes will be prorated to date of closing. The property is being sold "As is where is". Closing handled by Brian McPhail of McPhail Law Firm, Osage.

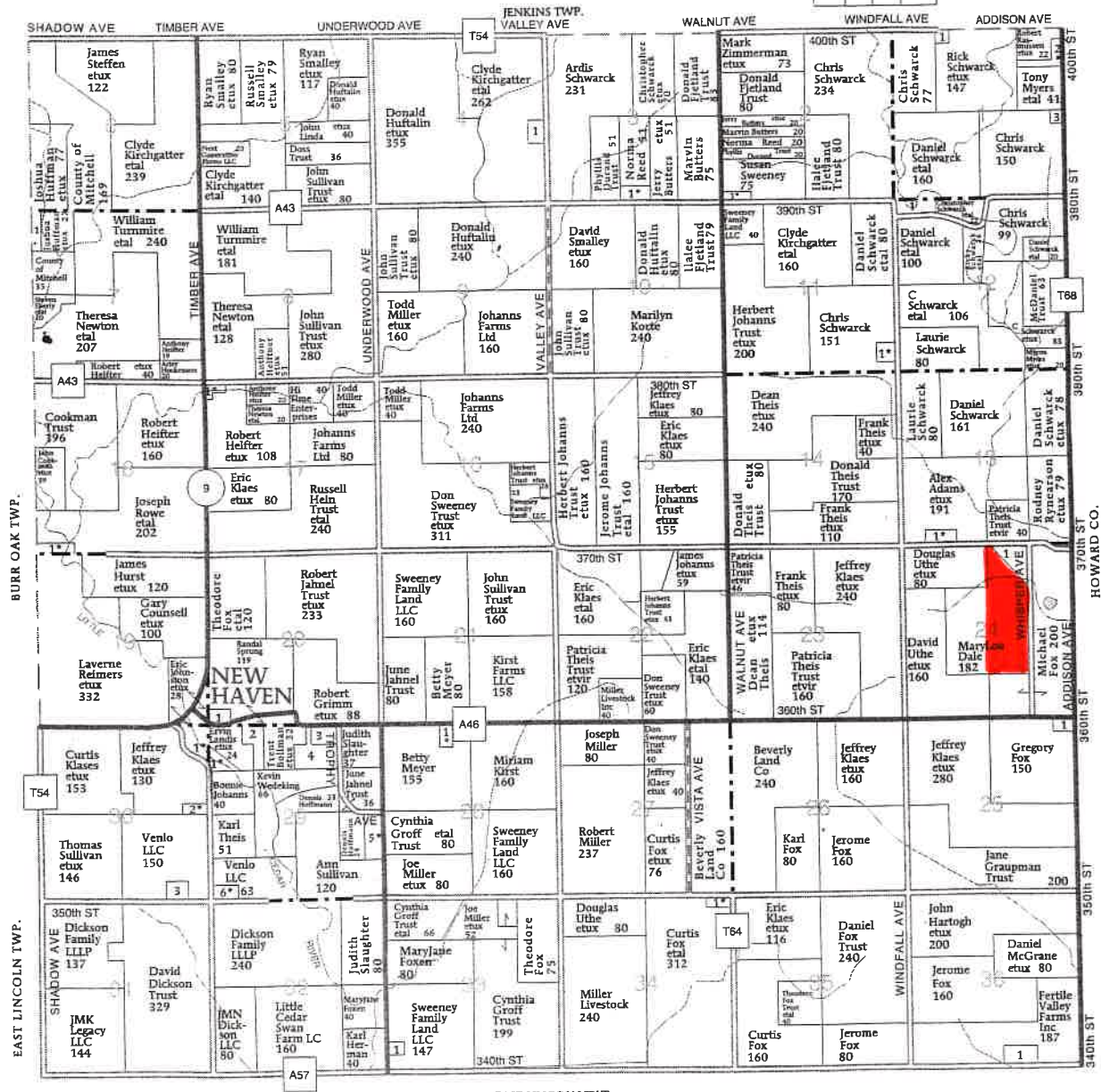
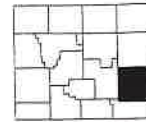
**Buyer is responsible to perform their own due diligence in regard to value and fitness of property. Sellers have the right to reject any or all bids. Statements the day of the auction will take precedence over all prior communication, written or oral. The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by auctioneer or seller. All acres are considered more or less.**

**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.**

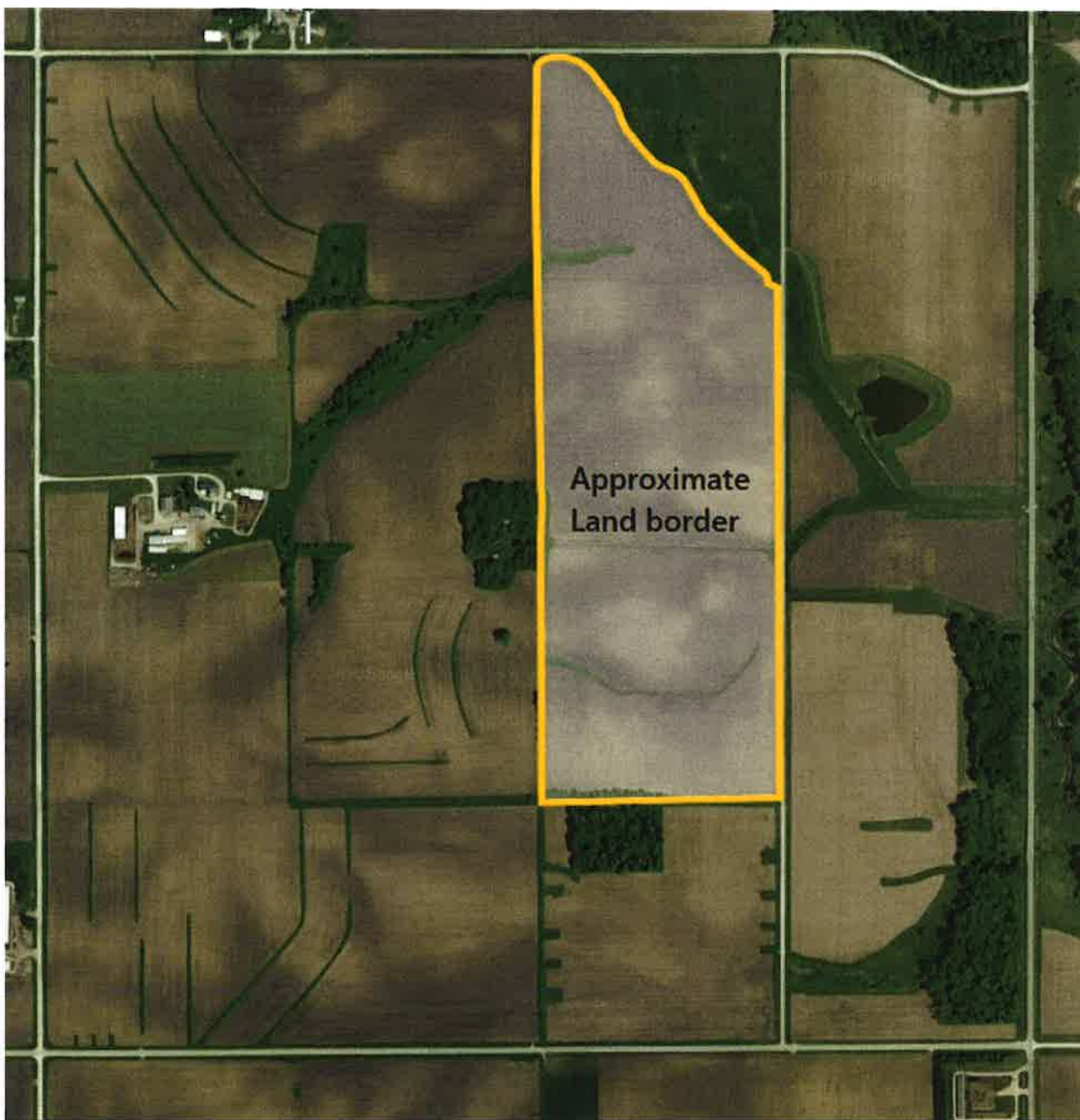
**This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable,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

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

R-15-W



EAST LINCOLN TWP.

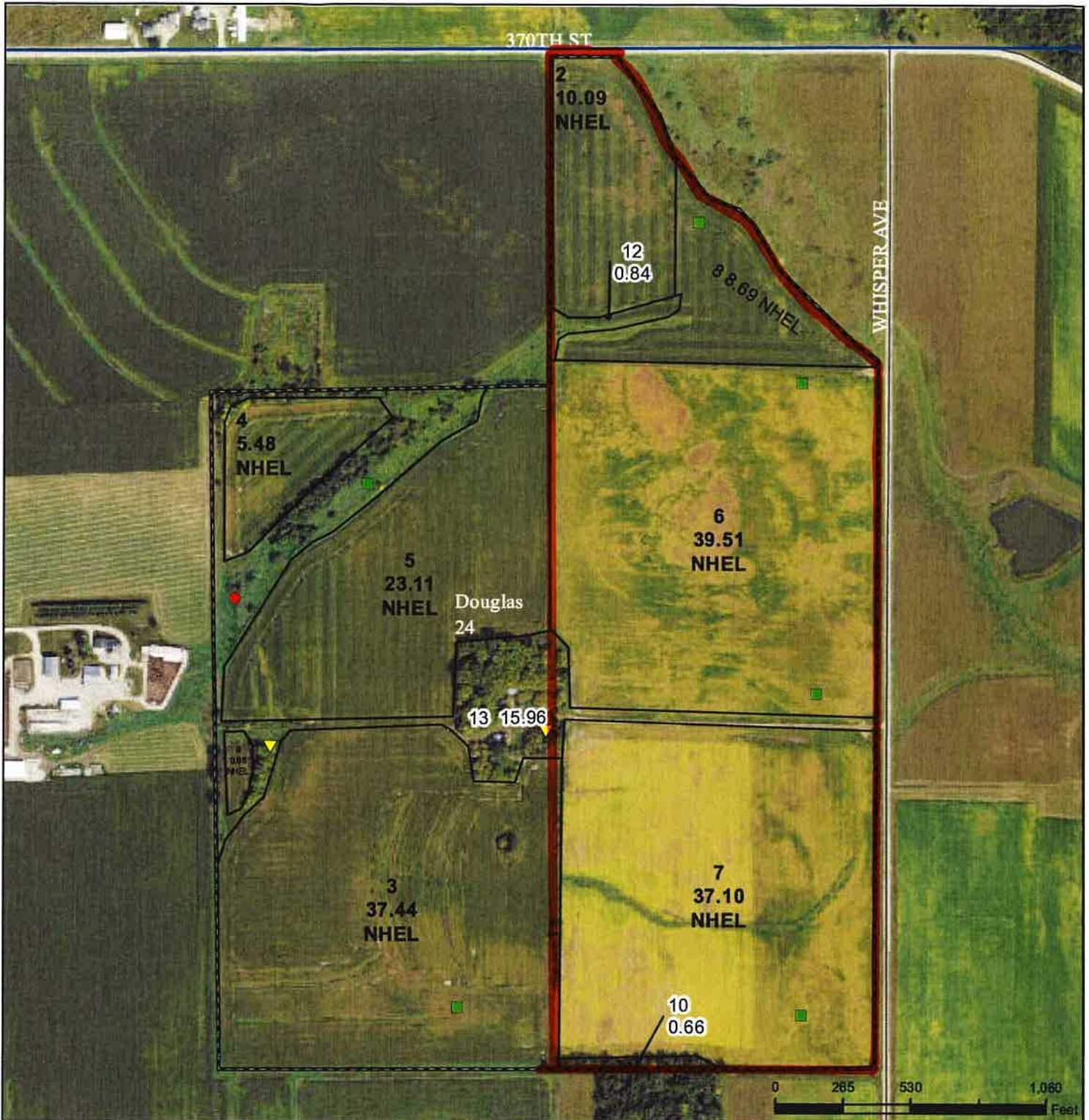






United States  
Department of  
Agriculture

## Mitchell County, Iowa



### 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: 162.08 acres

2019 Program Year

Map Created May 20, 2019

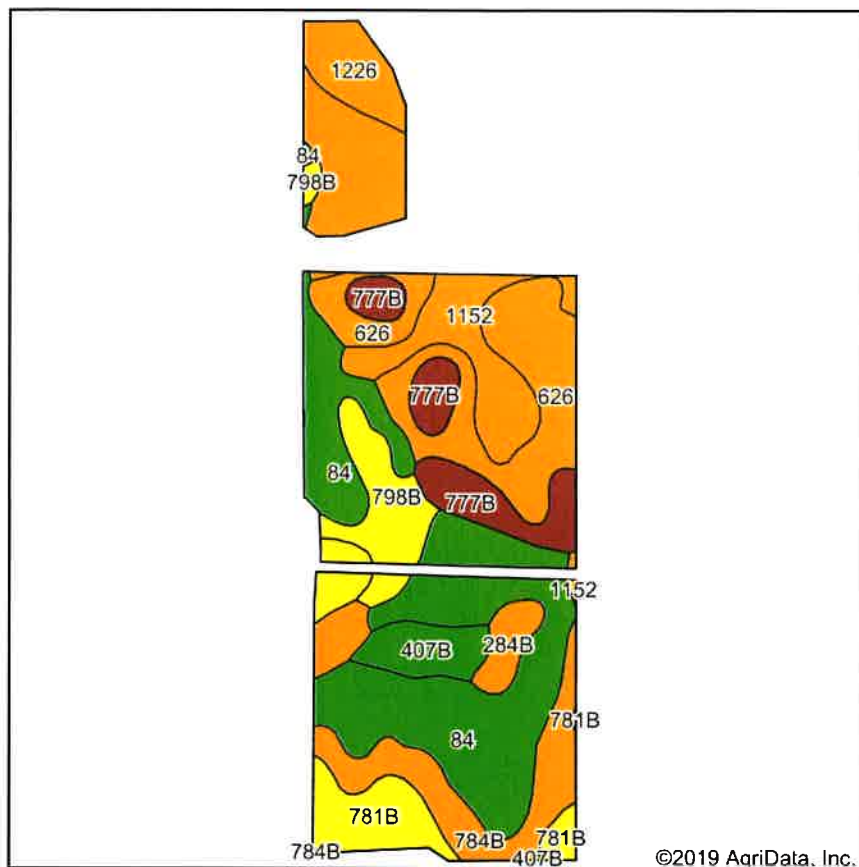
Farm 3019

Tract 8994

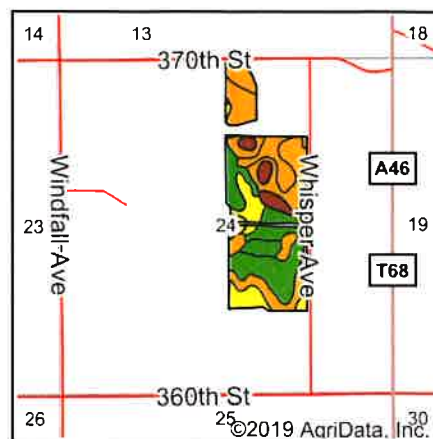
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Mitchell**  
 Location: **24-98N-15W**  
 Township: **Douglas**  
 Acres: **86.67**  
 Date: **11/14/2019**



Area Symbol: IA131. Soil Area Version: 25												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Com	Oats	Soybeans
84	Clyde silty clay loam, 0 to 3 percent slopes	25.20	29.1%		Ilw	224	65	88	73	193.5	76.5	56
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	12.91	14.9%		Ilis	80	23.2	53	65			
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	12.84	14.8%		Ilw	80	23.2	54	66			
784B	Riceville silt loam, 1 to 4 percent slopes	8.79	10.1%		Ilw	201.6	58.5	68	50			
781B	Lourdes loam, 2 to 5 percent slopes	6.62	7.6%		Ille	80	23.2	76	60			
777B	Wapsie loam, 2 to 5 percent slopes	6.38	7.4%		Ille	80	23.2	50	53			
798B	Protivin loam, 1 to 4 percent slopes	5.37	6.2%		Ilw	193.6	56.1	71	55			
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	3.60	4.2%		Ilis	80	23.2	59	70			
407B	Schley silt loam, 1 to 4 percent slopes	3.13	3.6%		Ilw	196.8	57.1	81	73			
284B	Flagler sandy loam, 2 to 5 percent slopes	1.83	2.1%		Ille	80	23.2	51	40			
Weighted Average						145.5	42.2	68.7	64	56.3	22.2	16.3

\*\*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.

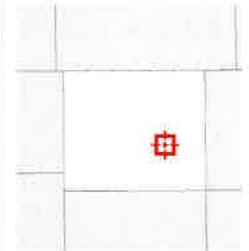
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





#### Overview



#### Legend

- ☐ Parcels
- Parcel Numbers
- Owner Name
- Roads
- City Limits
- City Labels

Date created: 10/28/2019  
Last Data Uploaded: 10/28/2019 8:42:45 AM

Developed by  **Schneider**  
GEOSPATIAL

Iowa  
Mitchell

Report ID: FSA-156EZ

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

**FARM: 3019**  
Prepared: 12/26/19 11:01 AM  
Crop Year: 2020  
Page: 1 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.

Operator Name	Farm Identifier	Recon Number
ADAMS, RICHARD	SPLIT 126	

Farms Associated with Operator:  
40, 59, 62

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
179.54	162.08	162.08	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	162.08	0.0	0.0	0.0

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	NONE	NONE	NONE	CORN , SOYBN	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	113.8	129	0.0
SOYBEANS	48.28	39	0.0
<b>Total Base Acres:</b>	162.08		

Tract Number: 8994      Description O-8 N1/2,S1/2 S24-98-15 DOUGLAS

FSA Physical Location : Mitchell, IA      ANSI Physical Location: Mitchell, IA

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
179.54	162.08	162.08	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	162.08	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	113.8	129	0.0
SOYBEANS	48.28	39	0.0
<b>Total Base Acres:</b>	162.08		

Owners: DALE, MARY L