

# Former Enfield Farm for Sale



**47.48 Gross Acres; 46.95 tillable acres**

**~North 835' of the N 1/2 SW 1/4 except the surveyed building site in the SW corner thereof; Section 17;  
All in T96N-R19W; Cerro Gordo County**

**Possession subject to the lease for 2021.**

**FOR SALE BY ONE TIME BID**

**Bidding details on the next page**



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](mailto:fred@benchmarkagribusiness.com)

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 July 6th, 2021. Emailed bids or hand delivered bids must be received by 5:00 PM CDT on July 6th, 2021. The email address is [fred@benchmarkagribusiness.com](mailto:fred@benchmarkagribusiness.com).

The bids must be submitted as \$/gross acre. The multiplier will be 47.48 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 purchase contract 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 July 7th, 2021. Per Iowa law, an earnest money deposit of \$35,000 must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after July 6th.

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, August 18<sup>th</sup>, 2021.

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.

Real Estate taxes will be pro-rated to date of closing. Unpaid special assessments to be paid by the seller. The semi-annual installment due March 31, 2021 has been paid by the seller and the September 30<sup>th</sup>, 2021 semi-annual installment will also be paid by the Seller.

The parcel will be bought subject to the existing lease for the 2021 growing season. The final cash rent payment will be paid to the Seller. The buyer will receive a credit for \$125/tillable acres toward the rent for 2021.

The buyer will also be responsible for terminating the lease prior to the Iowa statutory lease termination deadline by the close of business on August 31<sup>st</sup>, 2021.

## **PROPERTY INFORMATION:**

**TILLABLE ACRES – 46.95 Acres**

**No Highly erodible (NHEL)**

**DRAINAGE – aerial photos & NRCS records indicate isolated tile lines. FSA Form 156EZ says, “tract does not contain a wetland.”**

**MINERAL RIGHTS – None of the mineral rights have been sold.**

**REAL ESTATE TAXES - \$1,066.00**

**IMPROVEMENTS – bare land – no buildings**

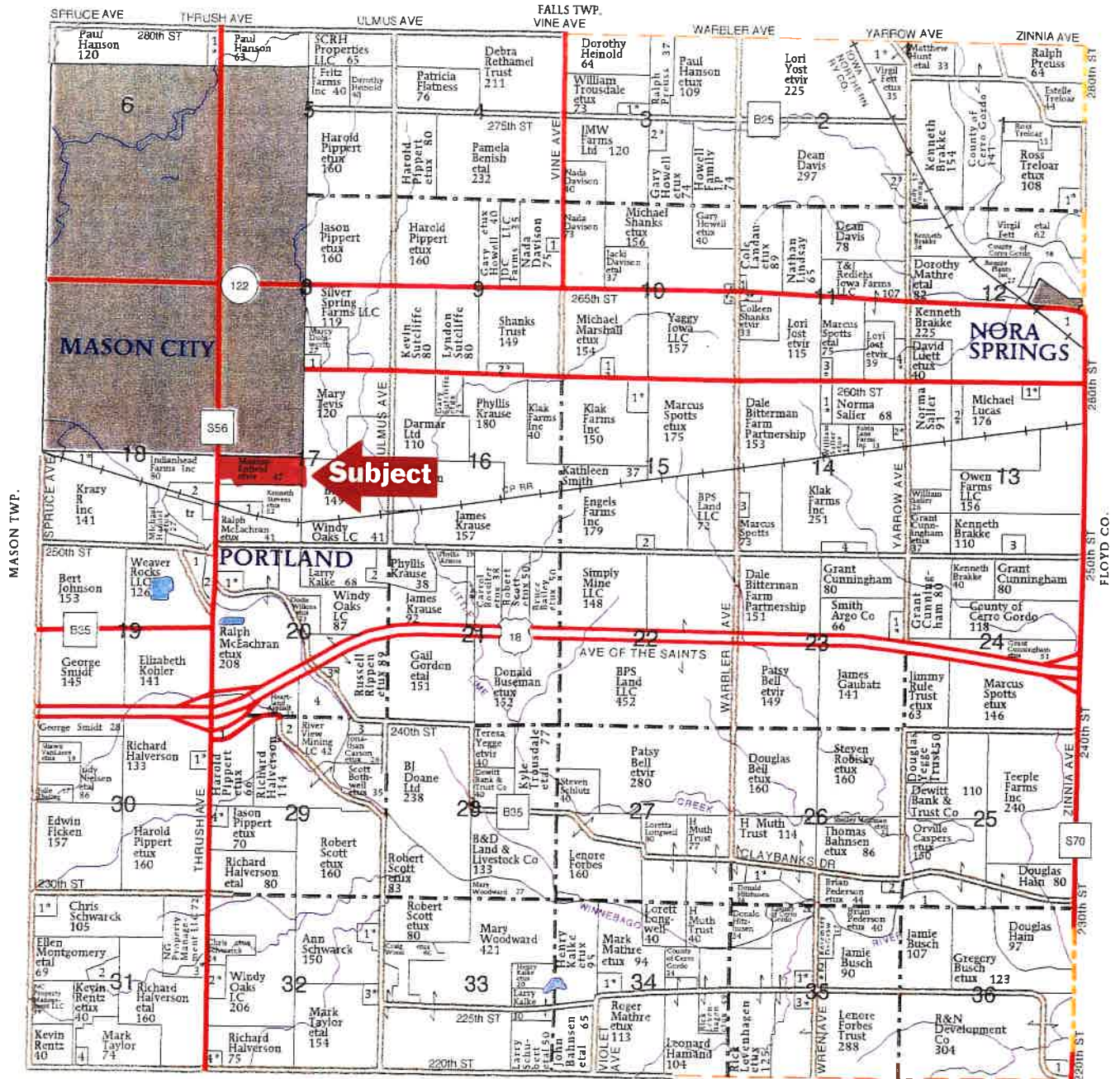
**EXISTING LEASE TERMS - Richard Schurtz, tenant; expires 02/28/2022; all 2021 rent will be paid to the Seller.**

T-96-N

# PORTLAND PLAT

(Landowners)

R-19-W



**Subject**

OWEN TWP.





**Legend**

- Non-Cropland
- CRP
- Iowa PLSS
- Wetland Determination
- Tract Boundaries
- Iowa Roads
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 46.95 acres

2021 Program Year

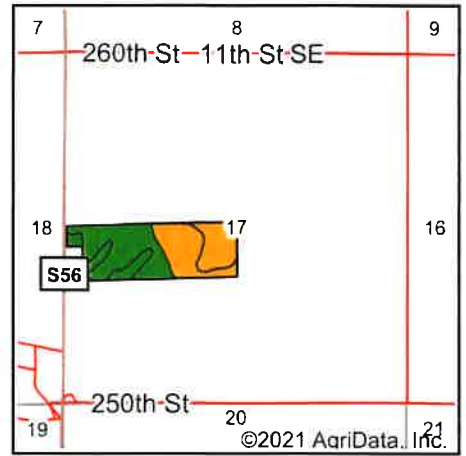
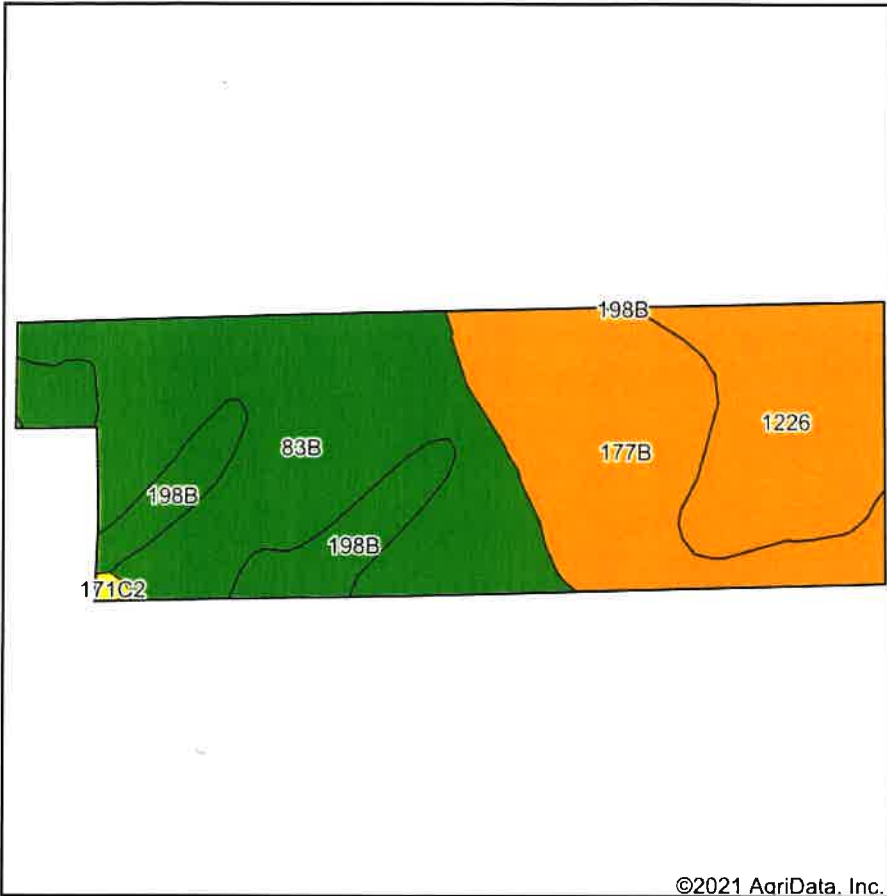
Map Created March 22, 2021

**Farm 7757**  
**Tract 1985**

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



State: **Iowa**  
 County: **Cerro Gordo**  
 Location: **17-96N-19W**  
 Township: **Portland**  
 Acres: **46.95**  
 Date: **6/16/2021**



Soils data provided by USDA and NRCS.

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Archived Soils Ending 11/27/2017													Area Symbol: IA033, Soil Area Version: 24	
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Corn	Oats	Soybeans		
83B	Kenyon loam, 2 to 5 percent slopes	19.50	41.5%		Ile	225.6	65.4	90	83	210	91	61		
177B	Saude loam, 2 to 5 percent slopes	12.74	27.1%		Ils	185.6	53.8	55	58					
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	9.14	19.5%		Ils	185.6	53.8	59	71					
198B	Floyd loam, 1 to 4 percent slopes	5.39	11.5%		Ilw	222.4	64.5	89	78					
171C2	Bassett loam, 5 to 9 percent slopes, eroded	0.18	0.4%		Ille	192	55.7	77	61	174	88.5	50		
<b>Weighted Average</b>						<b>206.5</b>	<b>59.9</b>	<b>74.3</b>	<b>73.2</b>	<b>87.9</b>	<b>38.1</b>	<b>25.5</b>		

\*\*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.



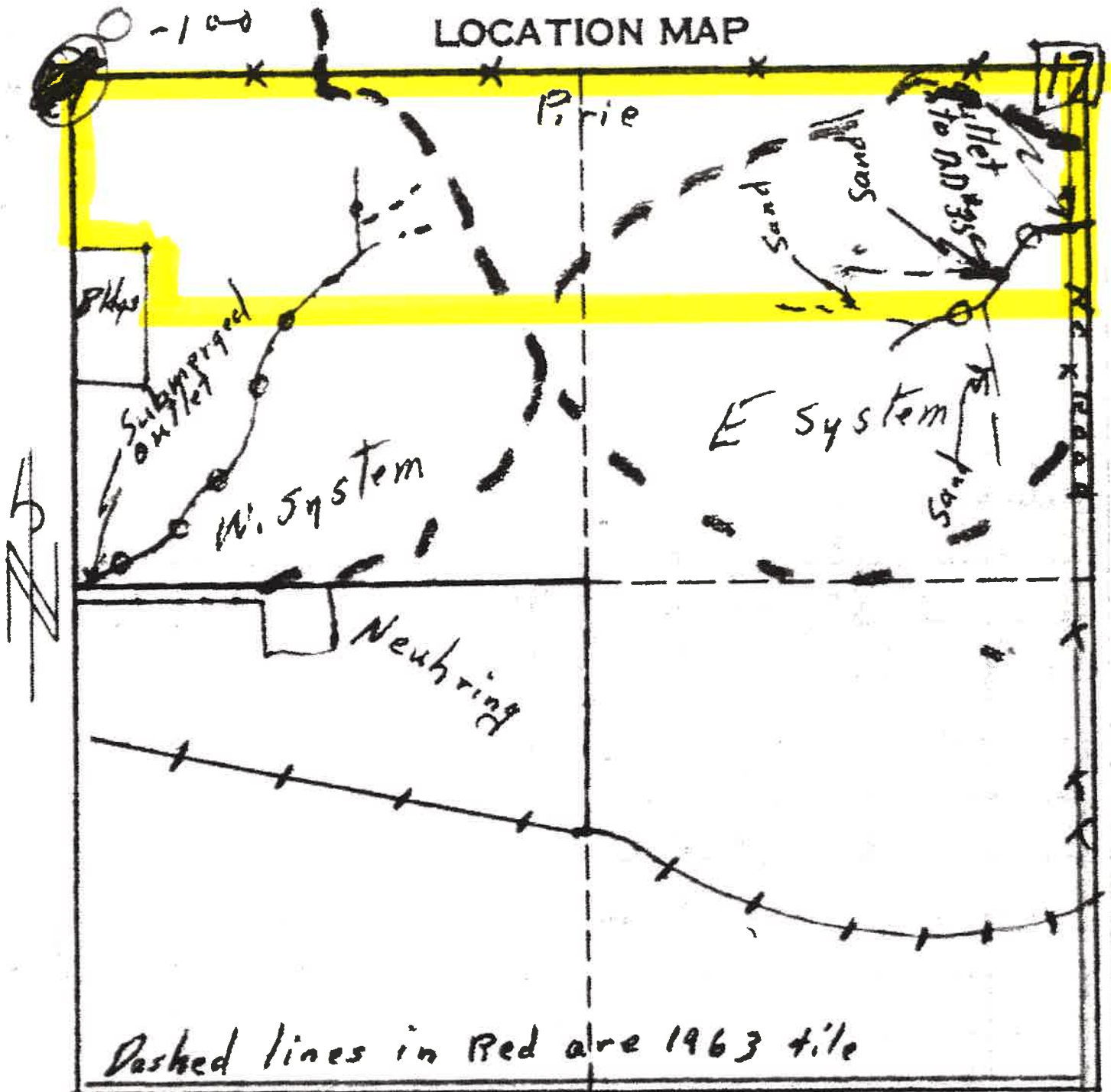
# Enfield 2013 tile evidence



# TILE DRAINAGE SYSTEMS

NAME S.D. Public DATE 1963  
S.C.D. \_\_\_\_\_ T. Portland SEC. 17

## LOCATION MAP



Dashed lines in Red are 1963 tile

SHOW SECTION CORNER OR CENTER



IOWA  
 CERRO GORDO  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

FARM : 7757  
 Prepared : 6/9/21 3:59 PM  
 Crop Year : 2021

See Page 2 for non-discriminatory Statements

**Abbreviated 156 Farm Record**

Operator Name :  
 Farms Associated with Operator :  
 CRP Contract Number(s) : None  
 Recon ID : 19-033-2013-5  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
46.95	46.95	46.95	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	46.95	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	37.70	0.00	136	
Soybeans	5.80	0.00	50	
<b>TOTAL</b>	<b>43.50</b>	<b>0.00</b>		

**NOTES**

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Tract Number : 1985  
 Description : N2SW4 17-96-19 PORTLAND  
 FSA Physical Location : IOWA/CERRO GORDO  
 ANSI Physical Location : IOWA/CERRO GORDO  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners : PAULINE W GRAF  
 Other Producers : None  
 Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
46.95	46.95	46.95	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	46.95	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

IOWA  
CERRO GORDO  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 7757  
Prepared : 6/9/21 3:59 PM  
Crop Year : 2021

Abbreviated 156 Farm Record

Tract 1985 Continued ...

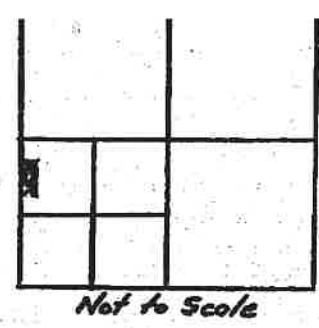
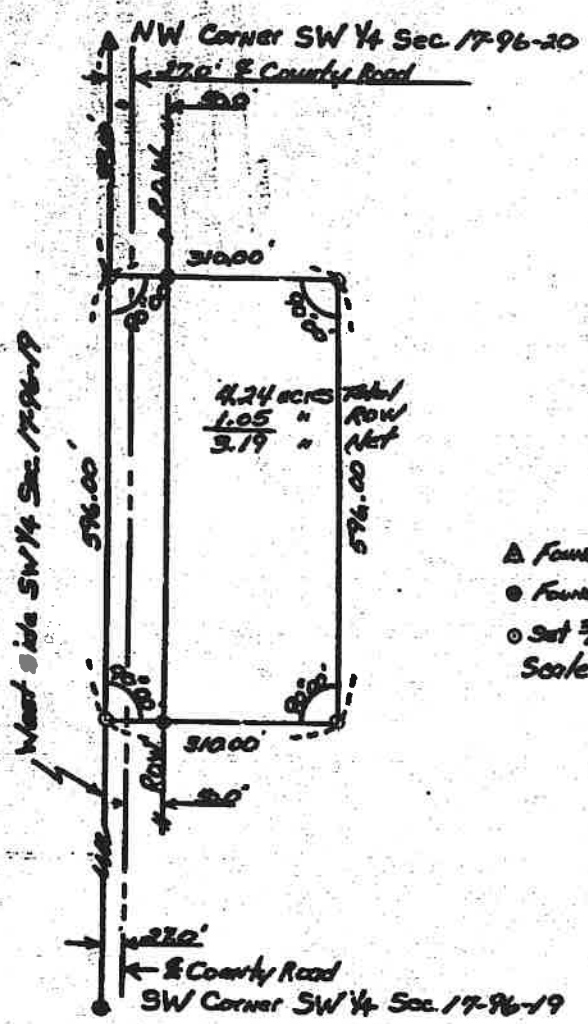
Corn	37.70	0.00	136
Soybeans	5.80	0.00	50
<b>TOTAL</b>	<b>43.50</b>	<b>0.00</b>	

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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- △ Found Conc. Monum. with "X"
  - Found 1/2" φ Iron pin
  - Set 3/4" φ Iron pin
- Scale: 1" = 200'



4018

STATE OF IOWA,  
 Cerro Gordo County, ss:  
 FILED FOR RECORD  
 1-7 1980  
 at 11:30 o'clock A.M. and recorded in 308  
 Book 123, page 61  
 J. L. ARGUS  
 Recorder - Cerro Gordo County

**\*\*DESCRIPTION\*\***

Survey of a tract of land located in part of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Seventeen (17), Township Ninety-Six (96) North, Range Nineteen (19) West of the 5th P.M., Cerro Gordo County, Iowa, and described as follows:

Commencing at the Northwest (NW) corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) Section 17-96-19, thence South along the section line, Three Hundred Thirteen (313.00) feet to the point of beginning; thence East Three Hundred Ten (310.00) feet, thence South Five Hundred Ninety-Six (596.00) feet, thence West Three Hundred Ten (310.00) feet, thence North along the section line Five Hundred Ninety-Six (596.00) feet to the point of beginning.

The West line of the SW $\frac{1}{4}$  of said section is assumed to bear due North.

Said tract contains four and twenty-four hundredths (4.24) acres more or less; including and subject to public right of way.

Job: O.C. Pirie  
 by Witt



I hereby certify that this plan, specification or report was prepared by me or under my direct personal supervision and that I am a duly Registered Professional Engineer under the laws of the State of Iowa.  
 A. L. HEEREN  
 1-2-80 Reg. No. 2319



**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.**



## BID FORM

**47.48 Gross Acres**  
**Former Enfield farm**  
**Pamela S. Witt & Pauline W. Graf**

**LEGAL DESCRIPTION:** ~North 835' of the N 1/2 SW 1/4 except the surveyed building site in the SW corner thereof; Section 17; All in T96N-R19W; Cerro Gordo County

I hereby offer \$ \_\_\_\_\_/Acre (multiplier of 47.48 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 \$35,000.00 which, per Iowa law, must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after July 6th.

SIGNED \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP code \_\_\_\_\_

Telephone # \_\_\_\_\_ Cell phone # (if different) \_\_\_\_\_

Email \_\_\_\_\_

**Return no later than Tuesday, July 6, 2021 to:**

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](mailto:fred@benchmarkagribusiness.com)