

# Hagen Farm for Sale



**40.0 Gross Acres; 36.44 tillable acres**

**W ½ W ½ SE ¼ Section 19,  
Danville Township; All in T98N-R21W  
Worth County**

**Closing date is negotiable**

**R E Taxes - \$610.00**

**Asking Price - \$200,000.00**



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- **Not Highly erodible (NHEL)**
- **Seller would lease back but, it's not a contingency**
- **Located within a mile of the Poet Ethanol plant**

**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.**

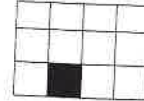
**This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable,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

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

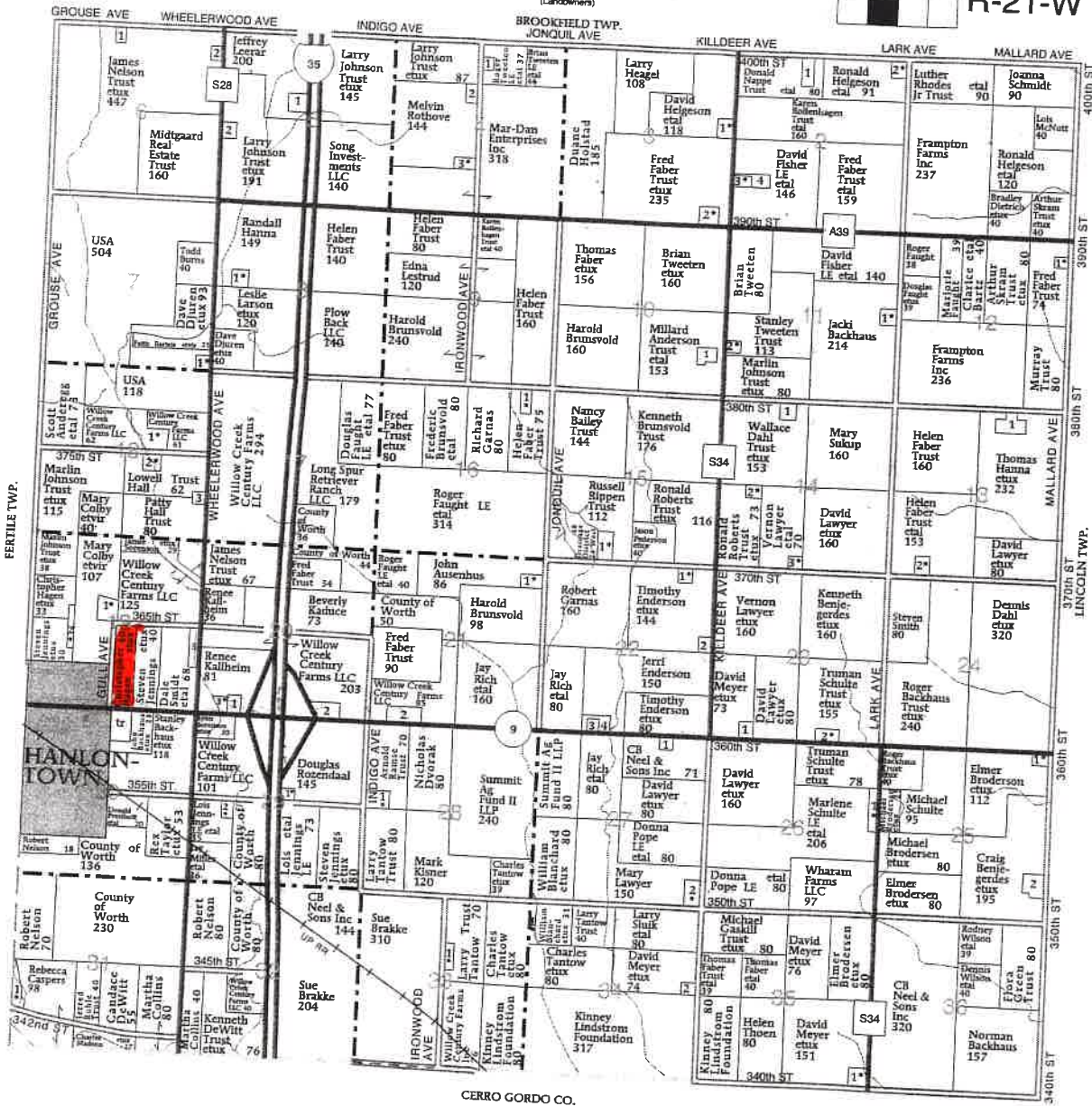
T-98-N

# DANVILLE PLAT

(Landowners)



R-21-W



CERRO GORDO CO.

Farm# 6771  
Tract# 817

19 DANVILLE







1 inch = 660 feet

**CROP YEAR:** \_\_\_\_\_

**IMAGERY YEAR: 2015**

**Legend**

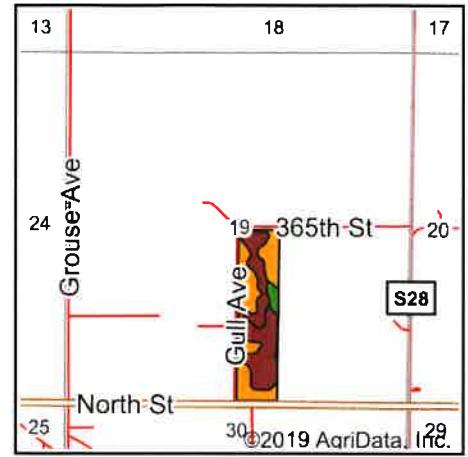
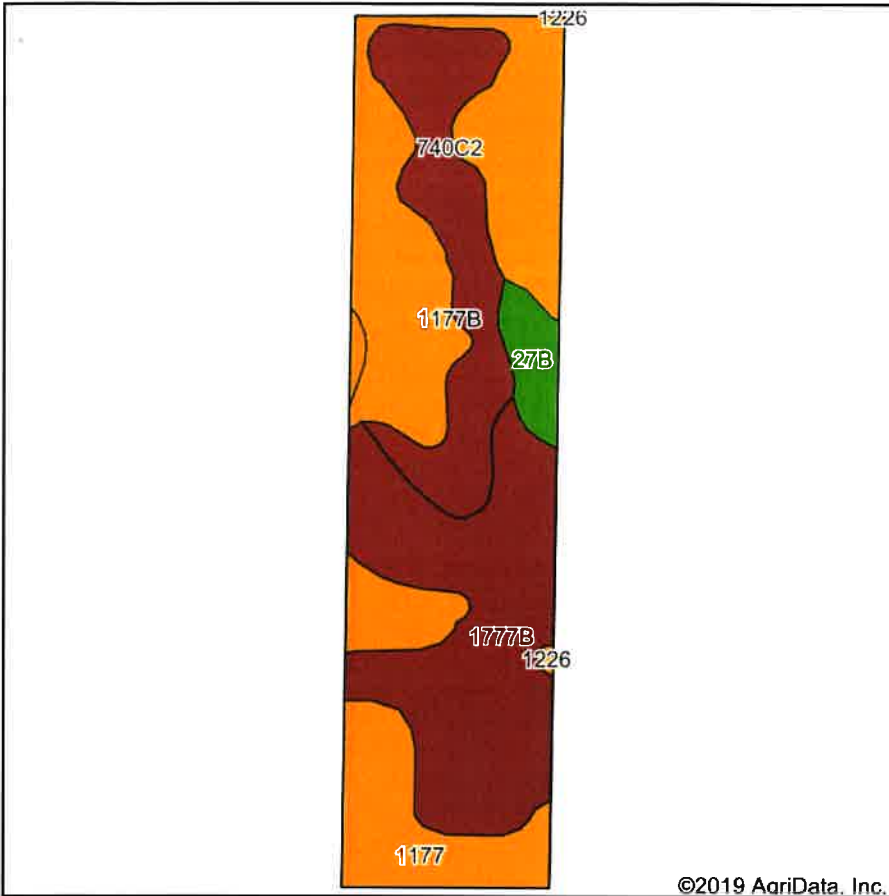
-  Field Boundary
- Wetland Determination**
- Wetland Determination Identifiers**
-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Prepared by Worth County FSA

Map Printed: April 03, 2017

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.

# Soils Map



State: **Iowa**  
 County: **Worth**  
 Location: **19-98N-21W**  
 Township: **Danville**  
 Acres: **36.44**  
 Date: **2/28/2020**



Soils data provided by USDA and NRCS.

Archived Soils Ending 11/27/2017												
Area Symbol: IA195. Soil Area Version: 20												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CS R	Cor n	Oats	Soybeans
1777B	Wapsie loam, 2 to 5 percent slopes	11.85	32.5%		Ile	155.2	45	50		155	62	45
1177B	Saude loam, 2 to 5 percent slopes	10.37	28.5%		Ils	177.6	51.5	55				
740C2	Hawick sandy loam, 2 to 9 percent slopes, moderately eroded	6.86	18.8%		IVs	128	37.1	27		105	42	30
1177	Saude loam, 0 to 2 percent slopes	5.94	16.3%		Ils	177.6	51.5	60				
27B	Terril loam, 2 to 6 percent slopes	1.35	3.7%		Ile	224	65	87	85			
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.07	0.2%		Ils	164.8	47.8	59	70			
<b>Weighted Average</b>						<b>162.7</b>	<b>47.2</b>	<b>50.1</b>	<b>*-</b>	<b>70.2</b>	<b>28.1</b>	<b>20.3</b>

\*\*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 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

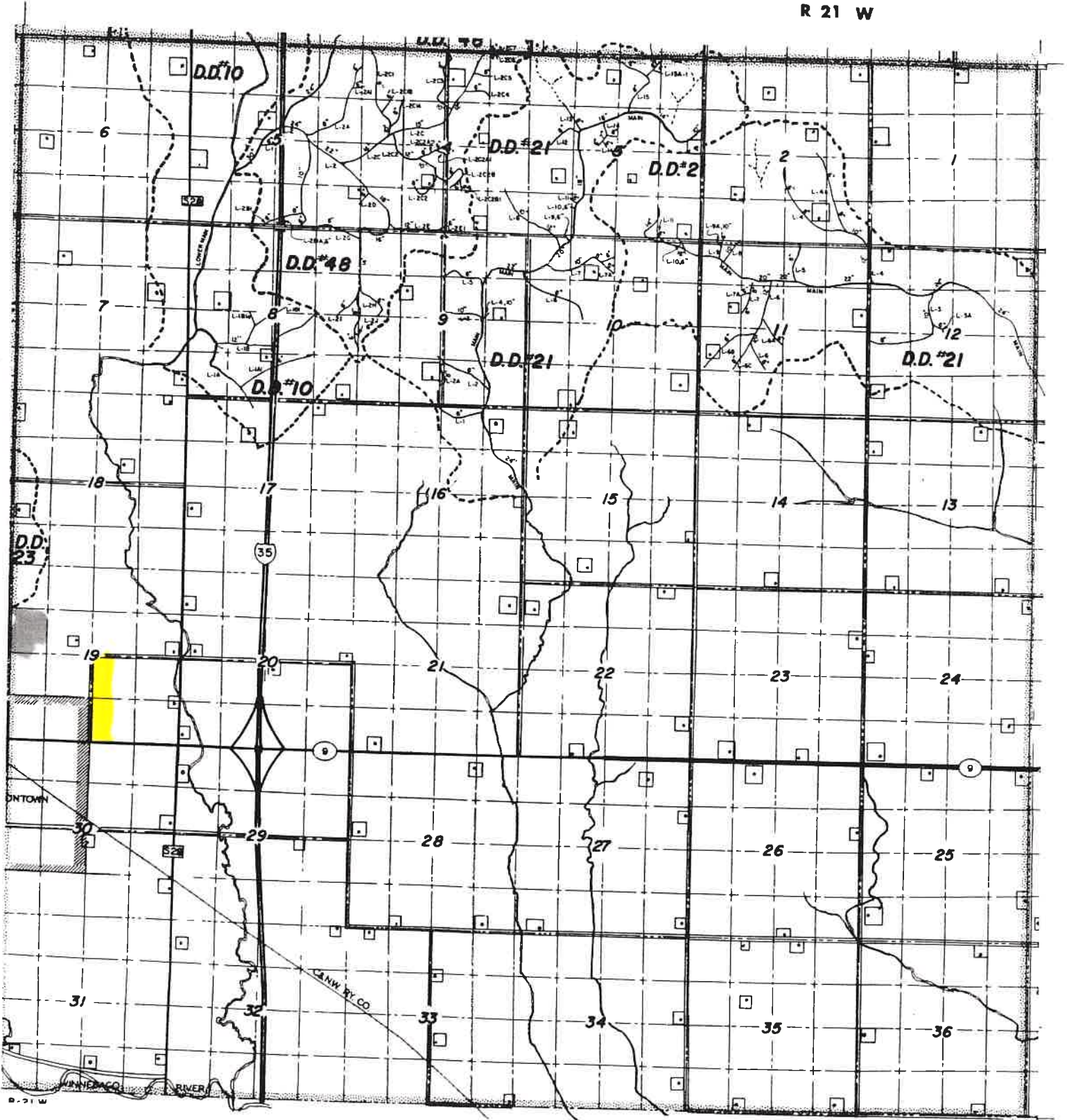
Soils data provided by USDA and NRCS.

# DANVILLE

# TWP

T 98 N

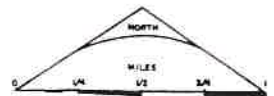
R 21 W



PREPARED BY  
ASSOCIATED  
ENGINEERS, INC.

CERRO GORDO COUNTY

R-21 W



## DRAINAGE DISTRICT MAP

IOWA  
WORTH

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 6771**

Prepared : Mar 27, 2019

Crop Year : 2019

Operator Name : CHRISTOPHER LEE HAGEN

Description : D9 SE 19 DAN.  
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 : Wetland determinations not complete  
WL Violations : None  
Owners : CHRISTOPHER LEE HAGEN, BETH MARIE HAGEN  
Other Producers : None  
Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
36.44	36.44	36.44	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	36.44	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	19.02	0.00	0	151
Soybeans	17.42	0.00	0	41

Address or Location Gull Avenue & Hwy #9, Hanfentown, W 1/2 W 1/2 SE 1/4 Section 19-T98N-R21W, Worth County

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

What will be the basis of this sale? Gross Acres 40.0 Net Acres 37.5

What School District is the property with? Central Springs Community Schools

1. Are buildings present on the property?

Yes No

2. Water Availability:

Rural  
Well - active  
Combination  
None - private pond

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.

Only the adjoining public road right-of-way

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

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

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 - Charles Arneson, Joice, Iowa

If yes, has the tenant been provided with a termination notice? Yes No Will be

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)  
Conservation Agreements  
Wetlands  
Forest Reserve  
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: X \_\_\_\_\_

Date: \_\_\_\_\_

Buyers: \_\_\_\_\_

Date: \_\_\_\_\_