



LAND FOR SALE

Hansen Farm

Located in Northwest Cerro Gordo County
Near Clear Lake, Iowa

136.1 Gross Acres

125.97 Tillable; 6.79 CRP Acres

NE 1/4 EXCEPT 21.85 NET TAXABLE
ACRES IN THE NE CORNER OF SECTION
20, GRANT TWP, CERRO GORDO
COUNTY, IOWA; ALL IN T97N-R22W

Outright Possession available for 2024

Asking Price: \$1,450,000

Special provisions and more details on the next page



Courtside Offices · 23 Third Street NW · Mason City, Iowa 50401

ph: 641-424-6983 · cell: 641-425-0080

www.benchmarkagribusiness.com · email - fred@benchmarkagribusiness.com

Licensed Real Estate Broker in the State of Iowa



**American Society
of Farm Managers
& Rural Appraisers**

SPECIAL PROVISIONS:

- 1) Closing date is negotiable.
- 2) Selling subject to the current cash rent lease on the tillable acres for the 2023 crop season through February 29, 2024. Seller keeps all of the 2023 rent.
- 3) Outright possession is available for the 2024 growing season.
- 4) Earnest money deposit 10% of sale price.
- 5) The seller will provide an abstract at the seller's expense.
- 6) The boundaries of the property being sold are assumed to coincide with the existing fences and right-of-way lines. Any surveying expenses will be at the buyer's expense. The sellers do not guarantee or warrant the occupation lines coincide with the survey lines.
- 7) Buyer(s) must assume the CRP contracts or otherwise be responsible for any termination penalties as a result of improper maintenance practices and/or deciding to remove the land from the CRP. The seller will receive 100% of the annual CRP payment payable on October 1st, 2023. The buyer will receive 100% of the annual CRP payments in all subsequent years.
- 8) This sale is not subject to financing.
- 9) The cropland has been enrolled in the ARC program for the 2023 growing season. It will be the buyer's responsibility to provide the FSA office in their control County a copy of the recorded deed to authorize the FSA to assign the program contract, allotted bases and existing CRP contracts to the buyers.
- 10) Real Estate taxes will be pro-rated to date of closing. Unpaid special assessment to be paid by the seller. The semi-annual installment due September 30, 2023 will be paid by the seller. It will be the buyer's responsibility to pay all other subsequent semi-annual payments.
- 11) If a buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.** If the buyer wants to perform any fall tillage and fertilizer application after harvest, the buyer must get the current tenant's permission.

Property Description

SIZE – 136.1 Gross Acres - bare cropland

LEGAL DESCRIPTION – NE ¼ except 21.85 net taxable acres in the NE corner Section 20, Grant Township; All in T97N-R22W

REAL ESTATE TAXES - \$3,682.00

TILLABLE ACRES – ~ 125.97 tillable plus 6.79 Acres in Conservation Reserve Program (CRP); \$323.63/Acre CRP annual payment; expires 2026; Grass waterway program CP - #8A

CSR2 ave. – 74.8

DRAINAGE – FSA Form 156EZ says “the tract does not contain a wetland”.

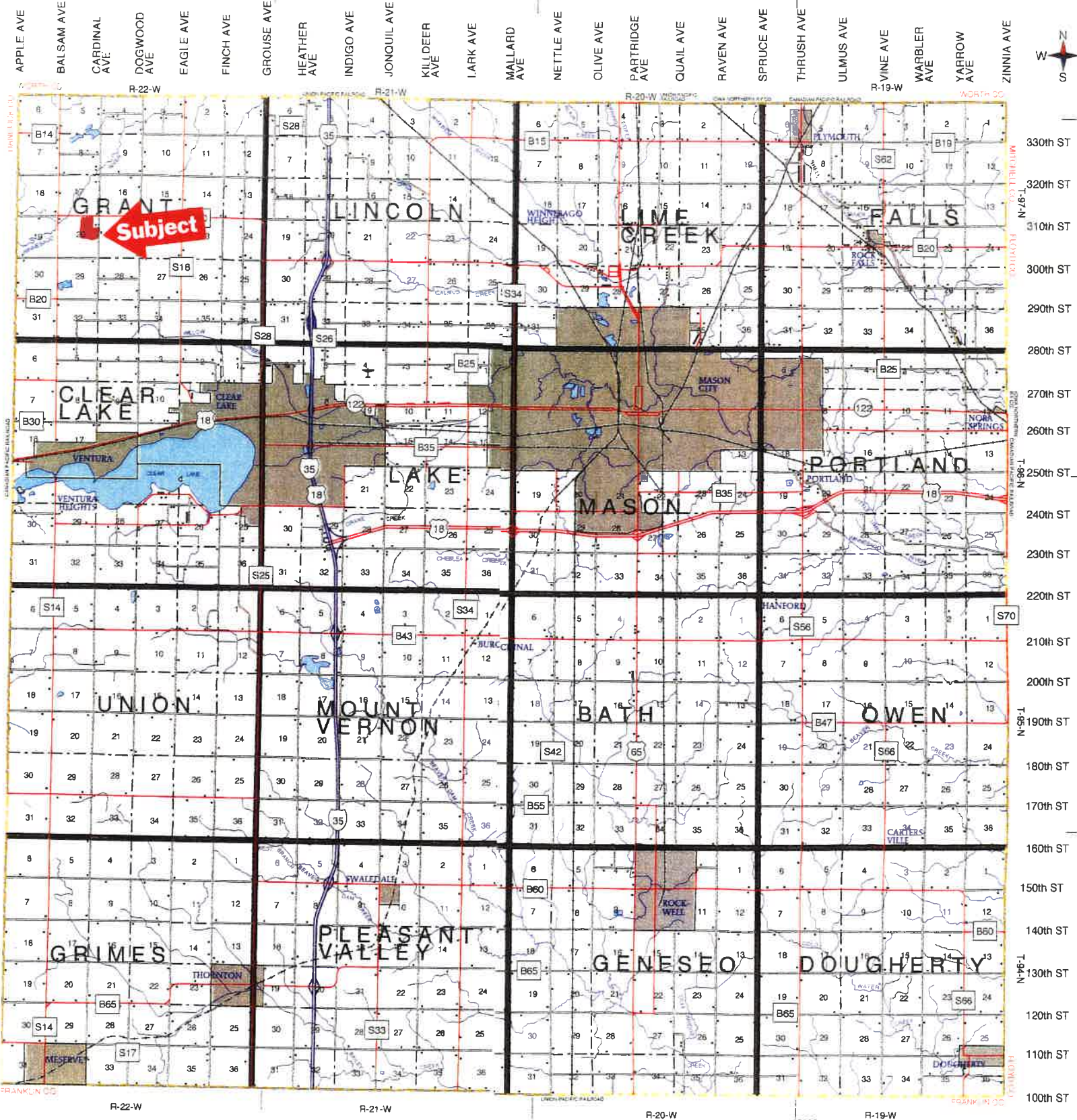
IMPROVEMENTS – None

MINERAL RIGHTS – All of the mineral rights go with the farm.

POSSESSION - Outright possession available for the 2024 growing season. The 2023 lease was terminated.

EASEMENTS - Power line overhang & guy wire easement along the North side.

Cerro Gordo County, Iowa



R-22-W

WORTH CO
CGV/COD AVE



HANCOCK CO.



United States
Department of
Agriculture

Cerro Gordo County, Iowa



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: 132.76 acres

2023 Program Year

Map Created April 06, 2023

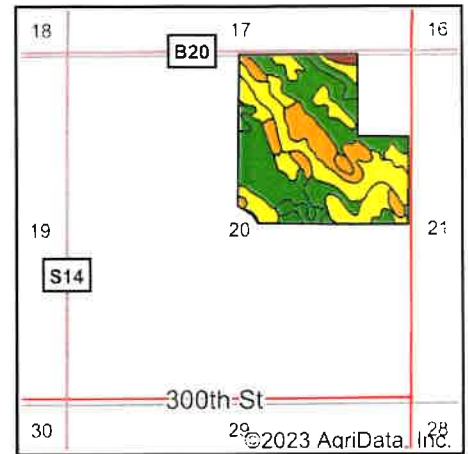
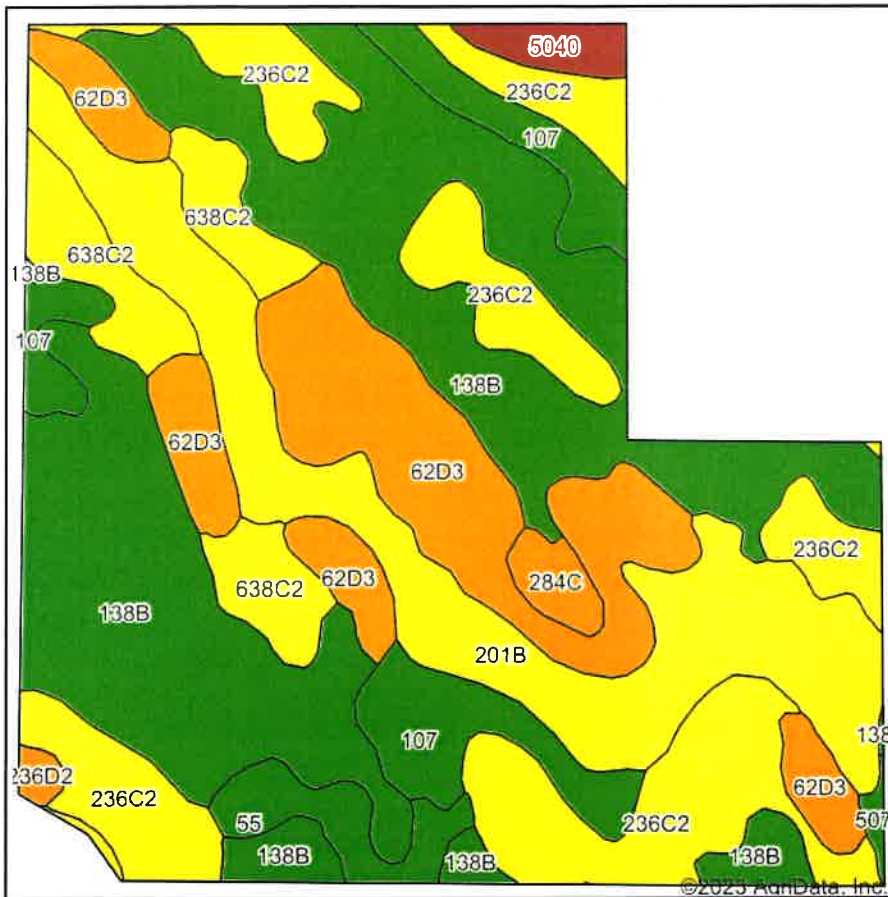
Farm 8476

Tract 9372

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: **20-97N-22W**
 Township: **Grant**
 Acres: **132.76**
 Date: **8/10/2023**



Maps Provided By:



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www.AgrDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	44.54	33.5%		Ile	225.6	65.4	89	80
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	23.26	17.5%		IIle	192.0	55.7	76	58
201B	Coland-Terril complex, 1 to 4 percent slopes	20.99	15.8%		IIlw	208.0	60.3	76	62
62D3	Storden loam, 10 to 16 percent slopes, moderately eroded	20.08	15.1%		IVe	80.0	23.2	41	36
107	Webster clay loam, 0 to 2 percent slopes	9.17	6.9%		IIlw	224.0	65.0	86	83
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	8.03	6.0%		IIle	176.0	51.0	75	56
55	Nicollet clay loam, 1 to 3 percent slopes	3.05	2.3%		Iw	233.6	67.7	89	88
5040	Anthroptic Udorthents, 2 to 9 percent slopes	1.51	1.1%		Vis	88.0	25.5	5	5
284C	Flagler sandy loam, 5 to 9 percent slopes	1.35	1.0%		IIle	80.0	23.2	44	16
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	0.46	0.3%		IVe	163.2	47.3	49	48
507	Canisteo clay loam, 0 to 2 percent slopes	0.32	0.2%		IIlw	224.0	65.0	84	78
Weighted Average					2.58	188.7	54.7	74.8	64

**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
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 8476
Prepared : 8/10/23 2:40 PM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Tract 5350 Continued ...

DCP Crop Data

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

NOTES

Tract Number : 9372

Description : NE1/4 Ex Parcel A & B 20 97 22 Grant
FSA Physical Location : IOWA/CERRO GORDO
ANSI Physical Location : IOWA/CERRO GORDO
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : PATRICIA J HANSEN, WM DAVID HANSEN
Other Producers : None
Recon ID : 19-033-2018-118

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
133.88	132.76	132.76	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	125.97	0.00	6.79	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	114.01	0.00	129
Soybeans	11.58	6.79	36
TOTAL	125.59	6.79	

NOTES

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation			
CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO. CODE & ADMIN. LOCATION 19 033	2. SIGN-UP NUMBER 48		
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) CERRO GORDO COUNTY FARM SERVICE AGENCY 1415 S MONROE SUITE A MASON CITY, IA50401-5678		3. CONTRACT NUMBER 11307A	4. ACRES FOR ENROLLMENT 6.79		
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (641) 423-2286		6. TRACT NUMBER 9372	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2026		
8. SIGNUP TYPE: Continuous					
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.					
9A. Rental Rate Per Acre \$ 323.63	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 2,197.00	A. Tract No. 9372	B. Field No. 7	C. Practice No. CP8A	D. Acres 6.79	E. Total Estimated Cost-Share \$ 0.00
9C. First Year Payment \$					
(Item 9C is applicable only when the first year payment is prorated.)					
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) WM DAVID HANSEN 20230 CARDINAL AVE CLEAR LAKE, IA50428-8689	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) PATRICIA J HANSEN 20230 CARDINAL AVE CLEAR LAKE, IA50428-8689	(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE			B. DATE (MM-DD-YYYY)
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.					
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					
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.					
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.					
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov . USDA is an equal opportunity provider, employer, and lender.					



MASON CITY SERVICE CENTER
1415 S MONROE AVE STE B
MASON CITY, IA 50401
(641) 424-4452

Tony W. Moore
District Conservationist

Conservation Plan

WM DAVID HANSEN
20230 CARDINAL AVE
CLEAR LAKE, IA 50428

Crop

Tract: 7278

Conservation Cover

Establish perennial vegetative cover on land temporarily removed from agricultural production.

Field	Planned Amount	Month	Year	Applied Amount	Date
5	0.3 ac	10	1983	0.3 ac	10/15/1983
6	0.4 ac	10	1983	0.4 ac	10/15/1983
6	6.8 ac	11	2005	6.8 ac	12/1/2005
Total:	0.7 ac			0.7 ac	

Conservation Crop Rotation

Corn and Soybeans will be grown in rotation. Crops in a planned rotation will provide adequate amounts of organic material for erosion reduction, nutrient balance and sustained soil organic matter.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	8.6 ac	5	2005	8.6 ac	11/1/2005
2	15 ac	5	2005	15 ac	11/1/2005
3	5.1 ac	5	2005	5.1 ac	11/1/2005
4	5.3 ac	5	2005	5.3 ac	11/1/2005
5	7.1 ac	5	2005	7.1 ac	11/1/2005
6	100.7 ac	5	2005	100.7 ac	11/1/2005
Total:	141.8 ac			141.8 ac	

Grassed Waterway

Shape a natural or constructed channel and establish adapted vegetation for the stable conveyance of runoff water.

Field	Planned Amount	Month	Year	Applied Amount	Date
6	6.8 ac	11	2005	6.8 ac	12/1/2005
Total:	6.8 ac			6.8 ac	

Residue Management, No-Till/Strip Till

This system consists of a CORN BEAN rotation. Corn is no-tilled into soybean stubble leaving at least 30% of the ground covered by residue after planting. Soybeans are no-tilled into corn stalks (planted narrow row less than 20") leaving at least 60% of the ground covered by residue after planting.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	8.6 ac	5	2005	8.6 ac	11/1/2005
2	15 ac	5	2005	15 ac	11/1/2005
3	5.1 ac	5	2005	5.1 ac	11/1/2005
4	5.3 ac	5	2005	5.3 ac	11/1/2005
5	7.1 ac	5	2005	7.1 ac	11/1/2005
6	100.7 ac	5	2005	100.7 ac	11/1/2005
Total:	141.8 ac			141.8 ac	

Terrace

An earth embankment, a channel, or a combination ridge and channel constructed across the slope. To: (1) reduce slope length, (2) reduce erosion, (3) reduce sediment content in runoff water, (4) improve water quality, (5) intercept and conduct surface runoff at a nonerosive velocity to a stable outlet, (6) retain runoff for moisture conservation, (7) prevent gully development, (8) reform the land surface, (9) improve farmability, or (10) reduce flooding.

Field	Planned Amount	Month	Year	Applied Amount	Date
5	400 ft	10	1983	400 ft	10/15/1983
6	600 ft	10	1983	600 ft	10/15/1983
Total:	1000 ft			1000 ft	

Use Exclusion

All contracted acres must be excluded from domestic livestock grazing for duration of contract.

Field	Planned Amount	Month	Year	Applied Amount	Date
6	6.8 ac	11	2005	6.8 ac	12/1/2005
Total:	6.8 ac			6.8 ac	

CERTIFICATION OF PARTICIPANTS

Wm David Hansen 11/30/05
WM DAVID HANSEN Date

Patricia Hansen 11/30/05
by Wm David Hansen

CERTIFICATION OF:

District Conservationist

Tony W. Moore 11-30-05
Tony W. Moore Date

CONSERVATION DISTRICT

Sergey Kenny 11-30-05
CERRO GORDO SOIL & WATER Date

NONDISCRIMINATION STATEMENT

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, sex, religion, age, disability, political beliefs, sexual orientation, or marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice and TDD). USDA is an equal opportunity provider and employer.

Conservation Plan

Customer(s): WM DAVID HANSEN

District: CERRO GORDO SOIL & WATER CONSERVATION DISTRICT

Field Office: MASON CITY SERVICE CENTER

Agency: NRCS

Legal Description: 20 Grant



Legend

- Waterway
- Consplan
- Terrace



Image: Cerro Gordo Co - 2002 Orthophotos



Doc. #: 2008-406

Type: IEAS
Date: 01/18/2008
R: \$25.00 - Tf: \$0.00 - M: \$1.00 - Tc: \$1 - N: \$0
Pages: 5
Time: 09:33 AM
Pymt: Check & Charge

And

Colleen Pearce, Cerro Gordo County Recorder

ANCHOR & GUY WIRE EASEMENT

Recorder's Cover Sheet

Preparer Information:

Orin Shakerdge
FPL Energy LLC
700 Universe Boulevard
Juno Beach, FL 33408

Taxpayer Information:

William D. Hansen and Patricia J. Hansen
20230 Cardinal Avenue
Clear Lake, IA 50428
Telephone: 641-357-3665

Return Document To:

Orin Shakerdge
FPL Energy LLC
700 Universe Boulevard
Juno Beach, FL 33408

*(17 ck)
(10 chg)
27.00 ck + chg
C&A*

Grantor:

William D. Hansen and Patricia J. Hansen
20230 Cardinal Avenue
Clear Lake, IA 50428

Grantee:

Crystal Lake Wind, LLC
700 Universe Boulevard
Juno Beach, FL 33408

Legal Description: See Page 5.

Document or instrument number of previously recorded documents: _____

IN WITNESS WHEREOF, Grantor and Grantee have signed and sealed this instrument the day and year set forth below.

Grantor:

William David Hansen and Patricia J. Hansen

William David Hansen
William David Hansen

Patricia J. Hansen
Patricia J. Hansen

ACKNOWLEDGEMENT

STATE OF IOWA

)

)ss:

COUNTY OF

)

On this 1st day of September, 2007, before me, the undersigned notary public, personally appeared William David and Patricia Hansen, personally known to me to be the person(s) who subscribed to the foregoing instrument or provided a driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



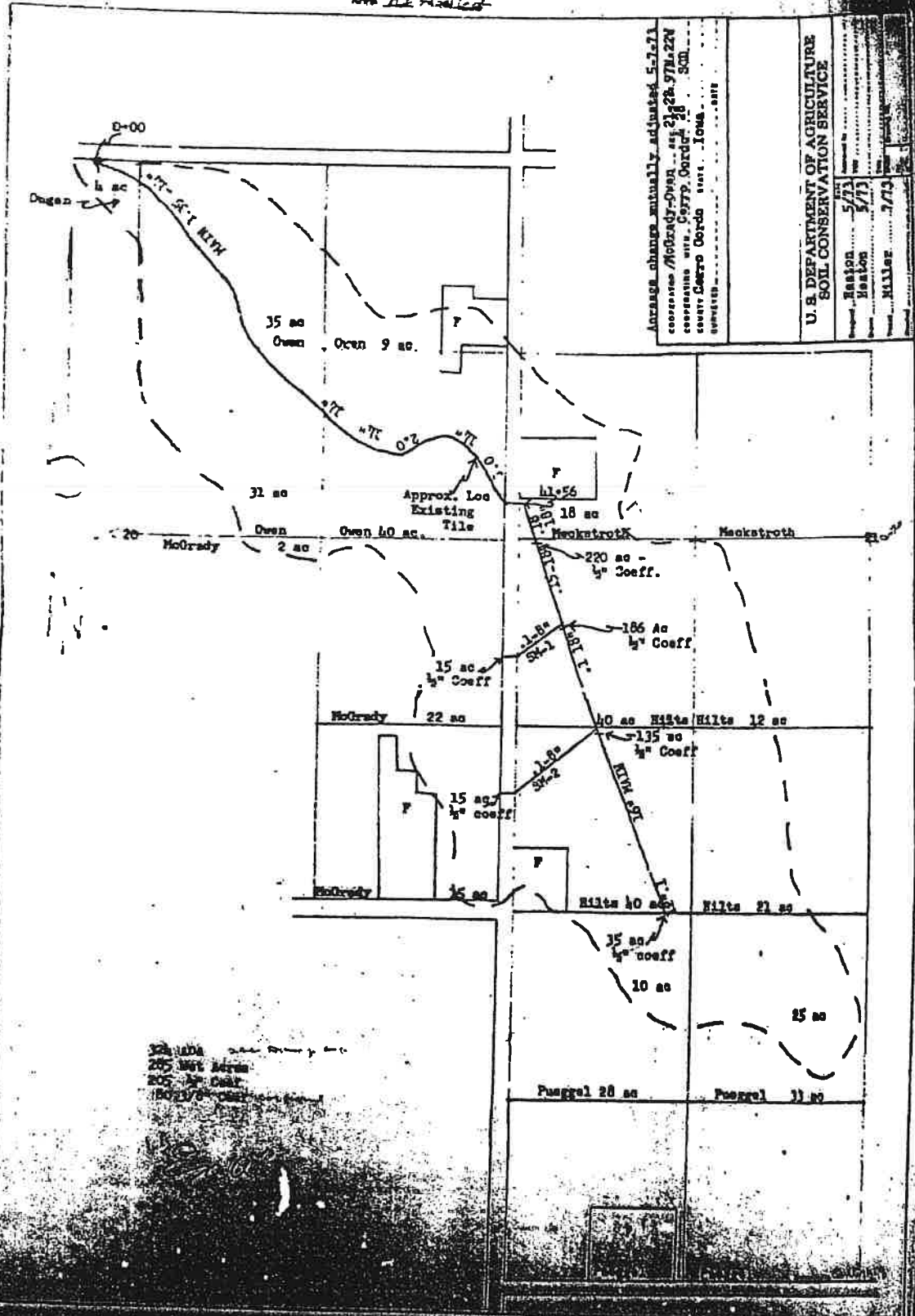
Sandra J. White
NOTARY PUBLIC, STATE OF IOWA

EXHIBIT A

Legal Description of Property

The Northeast Quarter (NE1/4) of Section Twenty (20), Township Ninety-Seven (97) North of Range Twenty-two (22) West of the 5th P.M., EXCEPT a parcel of land described as follows: Beginning at the Northeast Corner of said NE ¼ NE ¼ Section 20, Township 97, Range 22; thence S 0°00'00" E along the East line of said NE½ NE¼, 1318.69 feet; thence S 90° 00'00" W, 460.00 feet; thence N 0° 00'00" W parallel to said East line, 1314.25 feet to the North line of said NE¼ NE¼; thence N 89° 26'47" E along said North line, 460.02 feet to the point of beginning, containing 13.90 acres which includes 1.59 acres of existing public right-of-way. Located in **Cerro Gordo County, Iowa.**

new AI modified



Entry No. 6

Index Legend	
Prepared by & Returned to:	Kirk D. Reicks, PLS 19211
HRS, LLC - 10 East Main Street, New Hampton IA 50659	
County:	Cerro Gordo
Section:	20
Township:	T97N
Range:	R22W
Aliquot Part:	NE 1/4 - NE 1/4
Proprietor: William David Hansen & Patricia J. Hansen	
Requested By: Bruce Steinberg	

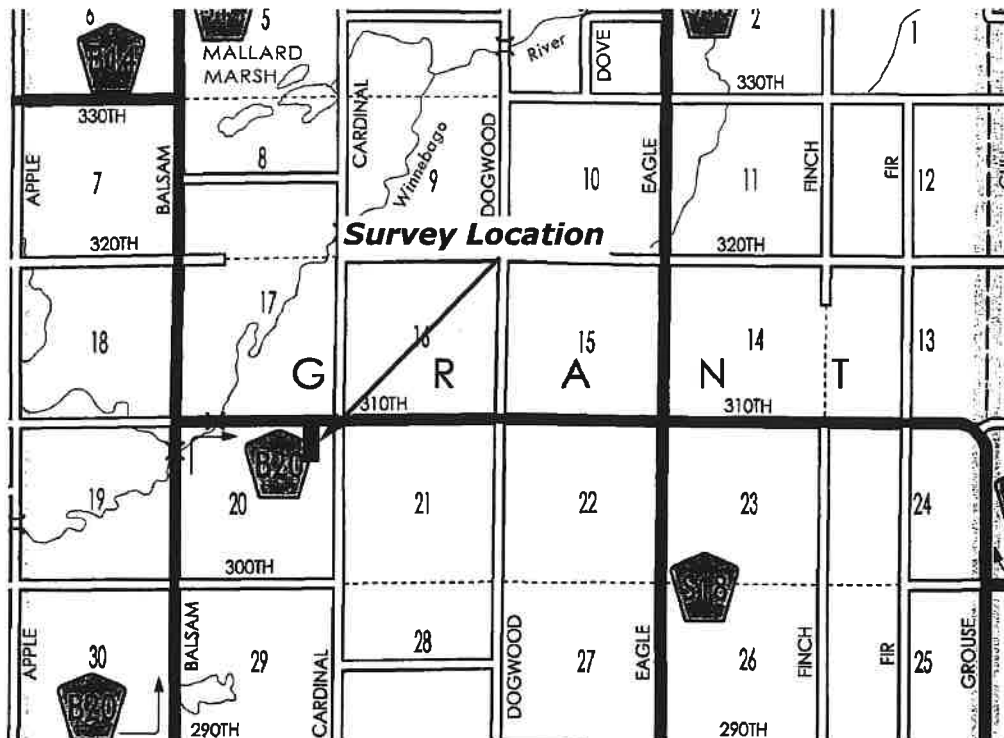
Doc. #: 2018-2762
 Type: ISUR Pages: 3 05/21/2018 10:49 AM
 R: \$15.00 - Tf: \$0.00 - M: \$1.00 - Tc: \$1 - N: \$0
 Pymt: Check

Colleen Pearce, Cerro Gordo County Recorder



Plat of Survey

**Parcel B in the NE 1/4 - NE 1/4 of
 Section 20 - T97N - R22W, Cerro Gordo County, Iowa.**



Map Not to Scale
 Map Courtesy of the Iowa Department of Transportation
<http://www.iowadot.gov/maps/>

Basis of Bearing:

The Coordinate Basis for this survey and the subsequent Basis of Bearing is the Iowa State Plane Coordinate System North Zone (1401) Horizontal Control NAD 83 (1996), Vertical Control NAVD88 (Geoid12A) Control was acquired by localizing into the Cerro Gordo County GPS Control System utilizing Points 5, 11, 16, 50, 149, 150, 151, 152, 164, 165 and projecting from Point #151
 Scale factor 1.00006385498 applied.
 Projection Point:
 Northing = 3,905,367.28'
 Easting = 4,936,614.96'

Notes:

See Sheet 1 for Location Map.
 See Sheet 2 for Parcel Details.
 See Sheet 3 for Legal Description.



LEGEND

	= Section Corner Found
	= Set 5/8"Ø Rebar w/OPC PLS 19211
	= Set MAG Nail
	= Fd. 1/2"Ø Rebar w/YPC PLS 10908
	= Survey Boundary Line
RPC, YPC, OPC, BPC = Red, Yellow, Orange, Blue Plastic Cap	
(0.00') = Recorded Dimension	

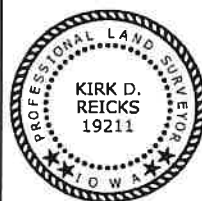
Survey was completed on May 9, 2018.

FB: Cerro Gordo 2, Pg. 3

LA: Project Number: 2018-062

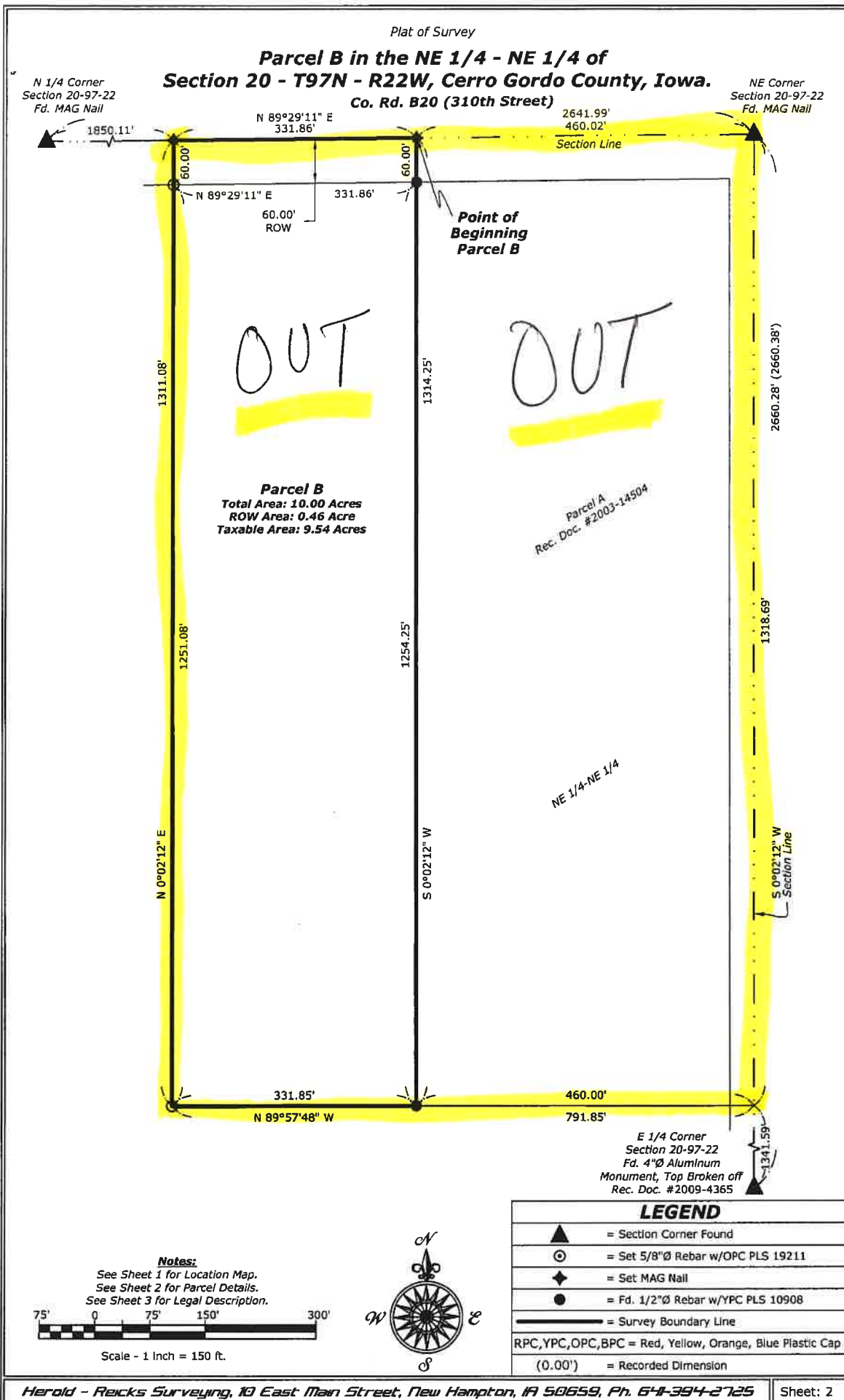
Sheet: 1

HRS
Herold-Reicks Surveying
 10 East Main Street 2206 East Bremer Avenue
 New Hampton IA 50659 Waverly IA 50677
 641-394-2725 319-483-5187
www.hrsurveying.com



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Kirk D. Reicks 5-16-18
 Kirk D. Reicks Date:
 License number 19211
 My license renewal date is December 31, 2018.
 Sheets covered by this seal: 1-3

File: S:\C3D Projects\County Control Systems\CERRO GORDO\CG-1\CG-1.dwg, 5/16/2018 8:38:28 PM



Plat of Survey

**Parcel B in the NE 1/4 - NE 1/4 of
Section 20 - T97N - R22W, Cerro Gordo County, Iowa.**

Legal Description:

Parcel B in the Northeast Quarter of the Northeast Quarter of Section 20, Township 97 North, Range 22 West of the 5th P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Commencing at the Northeast Corner of said Section;

Thence **South 89°29'11" West, 460.02 feet** along the North Line of said Quarter-Quarter Section to the Northwest Corner of a Parcel A in said Quarter-Quarter Section, recorded in Document #2003-14504, on file in the Cerro Gordo County Recorder's office, Mason City, Iowa and the Point of Beginning;

Thence **South 00°02'12" West, 1314.25 feet** along the West Line of said Parcel A to the Southwest Corner thereof;

Thence **North 89°57'48" West, 331.85 feet;**

Thence **North 00°02'12" East, 1311.08 feet** to the North Line of said Quarter-Quarter Section;

Thence **North 89°29'11" East, 331.86 feet** along said North Line to the Point of Beginning.

Containing **10.00 Acres**, including 0.46 Acre of County Road B20 (310th Street) Right-of-Way, subject to any easements recorded or unrecorded.

Note: The Bearings and Distances indicated in this Legal Description are to the Monuments "Found or Set" as indicated on the attached "Plat of Survey" and the calls along the courses in this Description are to those Monuments as indicated.

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.