



STEWART
REALTY COMPANY



Benchmark
AGRIBUSINESS, INC.

LAND FOR SALE

HENELY FARM

FLOYD COUNTY, IOWA

190.46 Gross Acres;

180.79 Net Tillable Acres

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) ;
ALL IN SECTION 12; & NORTHWEST QUARTER (NW 1/4) EXCEPT THE TWO
SURVEYED PARCELS WITH 8.53 GROSS ACRES, ALL IN SECTION
13-T96N-R16W, FLOYD COUNTY, IOWA

OFFERED AT

\$2,375,000.00

Outright Possession Available for 2024



STEWART
REALTY COMPANY

Listing Broker Dean A. Stewart
(641) 228-1111 · cell: 641-330-2977
503 Kelly St., Charles City, IA 50616
Dean@StewartRealtySells.com
StewartRealtySells.com



Benchmark
AGRIBUSINESS, INC.

Listing Broker Fred Greder
641-424-6983 · cell: 641-425-0080
23 Third St. NW, Mason City, IA 50401
Fred@BenchmarkAgribusiness.com
BenchmarkAgribusiness.com ·

*Offered jointly by Stewart Realty Company and Benchmark Agribusiness, Inc.
For questions and more information, please contact
Listing Broker Dean A. Stewart and Listing Broker Fred Greder.*

SPECIAL PROVISIONS:

- 1) Closing date is negotiable.
- 2) Outright possession is available for the 2024 growing season.
- 3) Earnest money deposit 10% of sale price.
- 4) The seller will provide an abstract at the seller's expense.
- 5) 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.
- 6) The 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 after taking possession. The buyer will receive 100% of the annual CRP payment payable on October 1st, 2024. The buyer will receive 100% of the annual CRP payments in all subsequent years.
- 7) This sale is not subject to financing.
- 8) 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.
- 9) 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 March 31, 2024 will be paid by the seller. It will be the buyer's responsibility to pay all other subsequent semi-annual payments.
- 10) 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 – 190.46 Gross Acres - bare cropland

LEGAL DESCRIPTION – Southwest quarter Southwest quarter (SW ¼ SW ¼) All in Section 12; & Northwest quarter (NW ¼) except the two surveyed parcels with 8.53 Gross Acres; All in Section 13-T96N-R16W Floyd County

REAL ESTATE TAXES - \$5,714.00

TILLABLE ACRES – 180.79 acres with crop history which includes 76.21 planted acres, 100.0 Acres in Conservation Reserve Program (CRP); * \$28,938.00 CRP annual payment; expires 2036; Iowa Gaining Ground – CP Practice #38E-25

CSR2 ave. – 79.7

DRAINAGE – FSA Form 156EZ says “Wetlands determinations not complete”. Note the enclose tile maps.

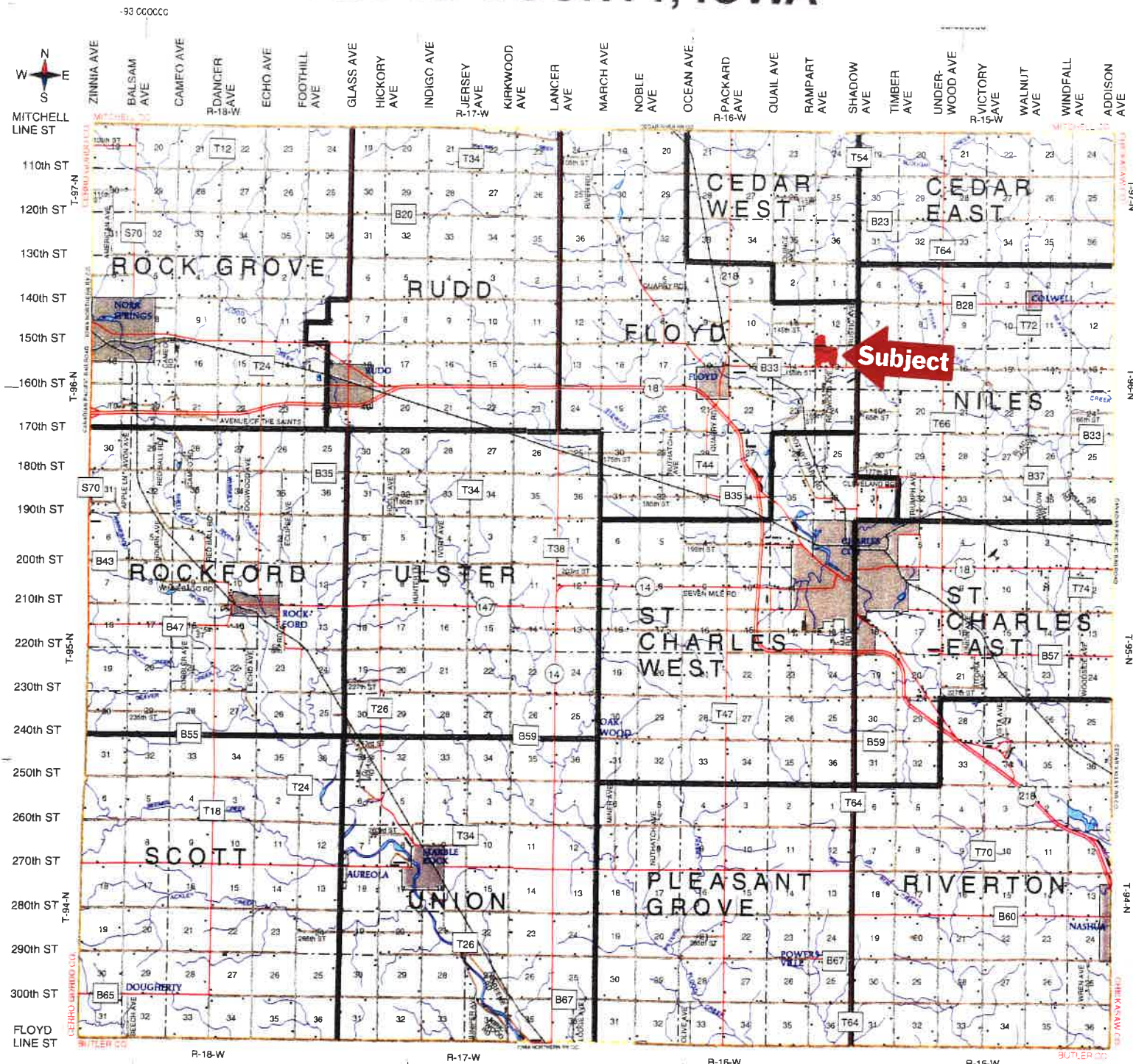
BUILDING IMPROVEMENTS – None

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.

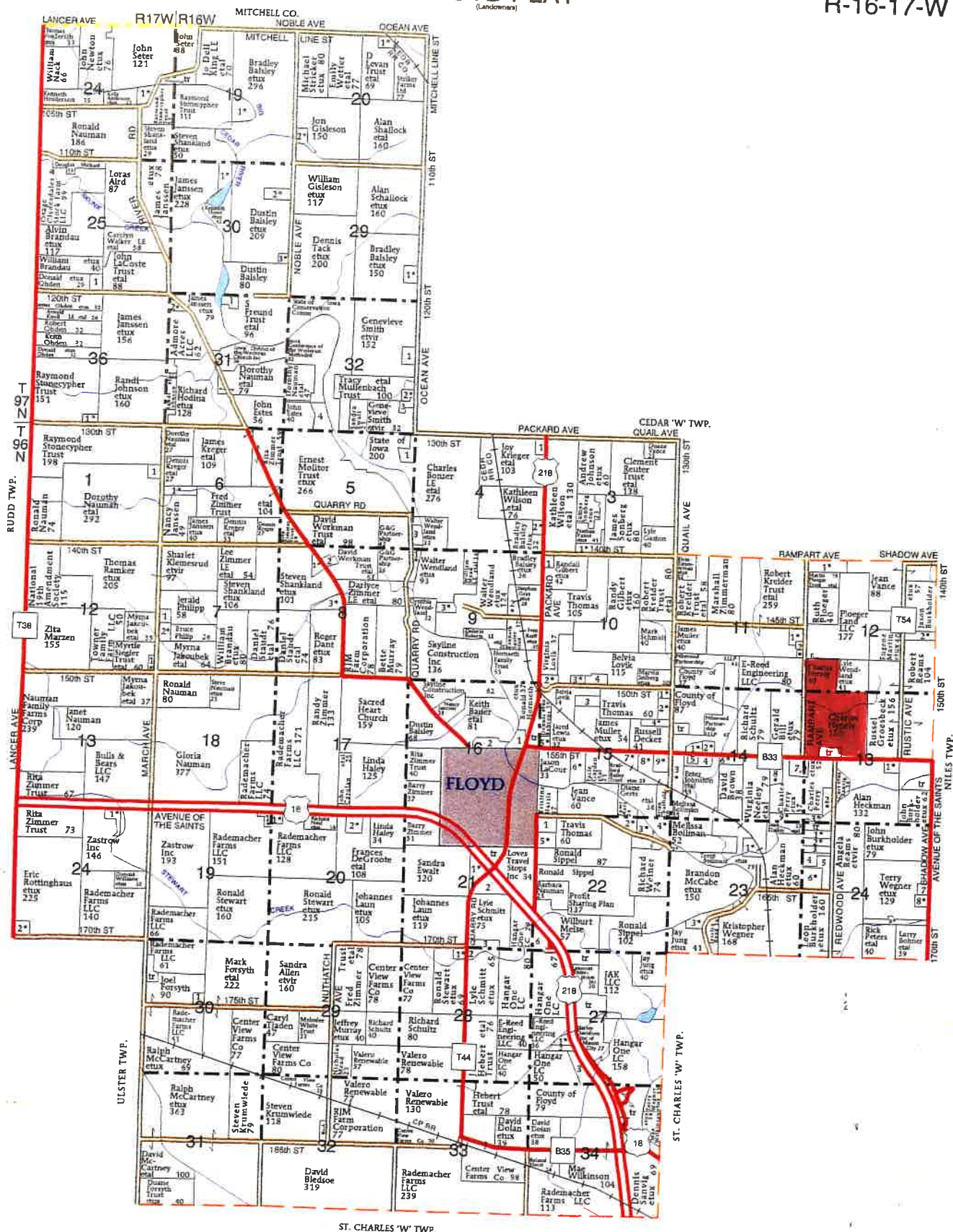
EASEMENTS - None known.

FLOYD COUNTY, IOWA



FLOYD PLAT
(Landowners)

(Landscape)





United States
Department of
Agriculture

Floyd 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: 180.79 acres

2022 Program Year

Map Created April 06, 2022

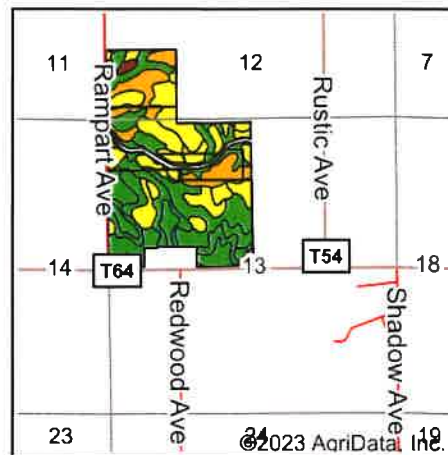
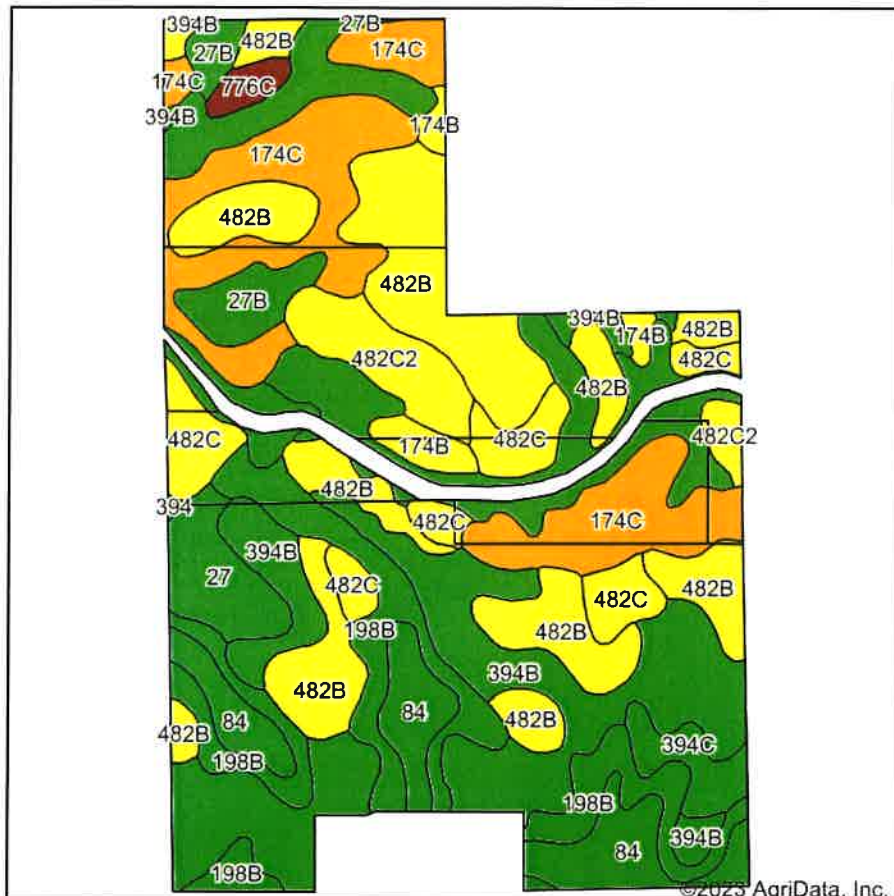
Farm **8104**

Tract **1357**

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: **Floyd**
 Location: **13-96N-16W**
 Township: **Floyd**
 Acres: **180.79**
 Date: **11/5/2023**



Maps Provided By:



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www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
482B	Racine loam, 2 to 5 percent slopes	36.03	19.9%		Ile	212.8	61.7	76	79
394B	Ostrander loam, 2 to 5 percent slopes	32.86	18.2%		Ile	225.6	65.4	88	84
174C	Bolan loam, 5 to 9 percent slopes	25.14	13.9%		IIle	80.0	23.2	59	55
198B	Floyd loam, 1 to 4 percent slopes	18.93	10.5%		IIw	222.4	64.5	89	74
27B	Terril loam, 2 to 5 percent slopes	16.90	9.3%		Ile	224.0	65.0	89	87
84	Clyde silty clay loam, 0 to 3 percent slopes	11.90	6.6%		IIw	224.0	65.0	88	77
482C	Racine loam, 5 to 9 percent slopes	11.13	6.2%		IIle	196.8	57.1	77	64
391B	Clyde-Floyd complex, 1 to 4 percent slopes	7.99	4.4%		IIw	216.0	62.6	87	73
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	7.17	4.0%		IIle	192.0	55.7	78	62
27	Terril loam, 0 to 2 percent slopes	5.19	2.9%		I	232.0	67.3	95	92
394C	Ostrander loam, 5 to 9 percent slopes	3.08	1.7%		IIle	209.6	60.8	83	69
174B	Bolan loam, 2 to 5 percent slopes	2.95	1.6%		IIs	164.8	47.8	64	70
776C	Lilah sandy loam, 3 to 9 percent slopes	1.41	0.8%		IVe	88.0	25.5	5	8
394	Ostrander loam, 0 to 2 percent slopes	0.11	0.1%		Is	233.6	67.7	94	89
Weighted Average					2.24	196.5	57	79.7	74.3

**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.

IOWA

FLOYD

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

FARM : 8673

Prepared : 1/4/23 9:17 AM CST

Crop Year : 2023

Abbreviated 156 Farm Record

Operator Name : DOUGLAS JAMES TEMPLE
 CRP Contract Number(s) : 12766
 Recon ID : 19-067-2023-40
 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
188.09	180.79	180.79	0.00	0.00	100.00	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	80.79	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	80.79	10.00	159	0
TOTAL	80.79	10.00		

NOTES

Tract Number : 1357

Description : 12 & 13-96-16 Floyd
 FSA Physical Location : IOWA/FLOYD
 ANSI Physical Location : IOWA/FLOYD
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : CHARLES E HENELY
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
188.09	180.79	180.79	0.00	0.00	100.00	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	80.79	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	80.79	10.00	159
TOTAL	80.79	10.00	

IOWA
FLOYD
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8673
Prepared : 1/4/23 9:17 AM CST
Crop Year : 2023

Tract 1357 Continued ...

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.

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) 696-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 067		2. SIGN-UP NUMBER 55	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 12766A		4. ACRES FOR ENROLLMENT 100.00	
				5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) FLOYD COUNTY FARM SERVICE AGENCY 611 BECK STREET CHARLES CITY, IA50616-3799		6. TRACT NUMBER 1357	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (641) 228-4055				8. SIGNUP TYPE: SAFE - Iowa Gaining Ground			
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 \$ 289.38		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 28,938.00		A. Tract No. 1357		B. Field No. 0028		C. Practice No. CP38E-25	
9C. First Year Payment \$		1357		0029		CP38E-25	
(Item 9C is applicable only when the first year payment is prorated.)						D. Acres 66.85	
						E. Total Estimated Cost-Share \$ 21,994.00	
						33.15	
						\$ 10,906.00	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) CHARLES E. HENRIE ESTATE WENNETH HENRIE 1791 SHADOW AVE CHARLES CITY, IA50616-9002		(2) SHARE 100.00 %		(3) SIGNATURE (By) 		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Executor	
B(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	
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	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 					B. DATE (MM-DD-YYYY) 5/19/23

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. 3845(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.

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RECEIVED

MAY 15 2023

Date Printed: 03/15/2023

ROCKFORD, IOWA

'Best in the Land'

PHONE: 756-3352



80' spacers

NE SYSTEM

1435 - 5" clay Tile

4-5" Plank - plugs.

2-20' x 6" CRIP + Kahn bed

3355-5 clay tile

1-5" pink plume

12-5" Vers: 4.6

DATE 6/3/71 SIGNED J. L. McChesney

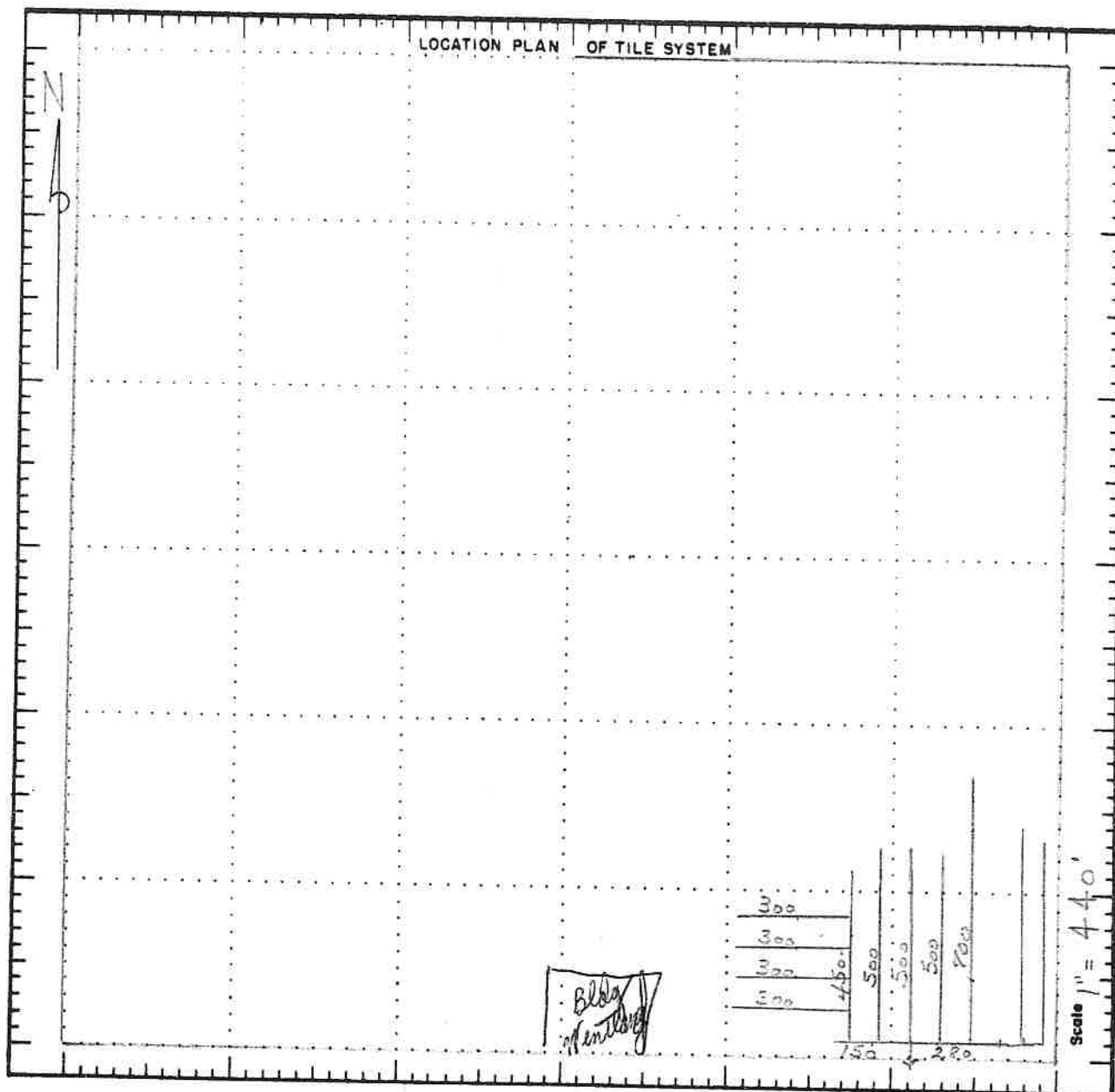
2
1130
250
500
700
500
250
250

ROCKFORD BRICK & TILE CO.

ROCKFORD, IOWA

'Best in the Land'

PHONE: Plaza 6-3352



TILE DRAINAGE PLAN

MATERIALS ESTIMATE

4160- 5" drain tile

10- 5" x 5" T connectors

Installed by Gayther
Spring 1968
during Tornado

— LEGEND —

- Permanent Fence ——— X ——— X ——— X
- Proposed Tile Line ——— ● ——— ● ——— ●
- Existing Tile Line ——— ● ——— ● ——— ●
- Existing Shallow Ditch ——— - - - - -
- Existing Deep Ditch ——— = = = = =

OWNER Gene Henley

SECTION 13

TOWNSHIP Floyd TOWN Floyd

COUNTY Floyd STATE Iowa

DATE May 8 1968 SIGNED M. B. Henley



Document 2013-2851

Book 2013 Page 2851 Type D0 Pages 1

Date 11/13/2013 Time 11:59 AM

Rec Amt \$7.00

INDEX
CHECK
NOTE

DEBORAH K ROBERTS, COUNTY RECORDER SCAN
FLOYD COUNTY IOWA ODD

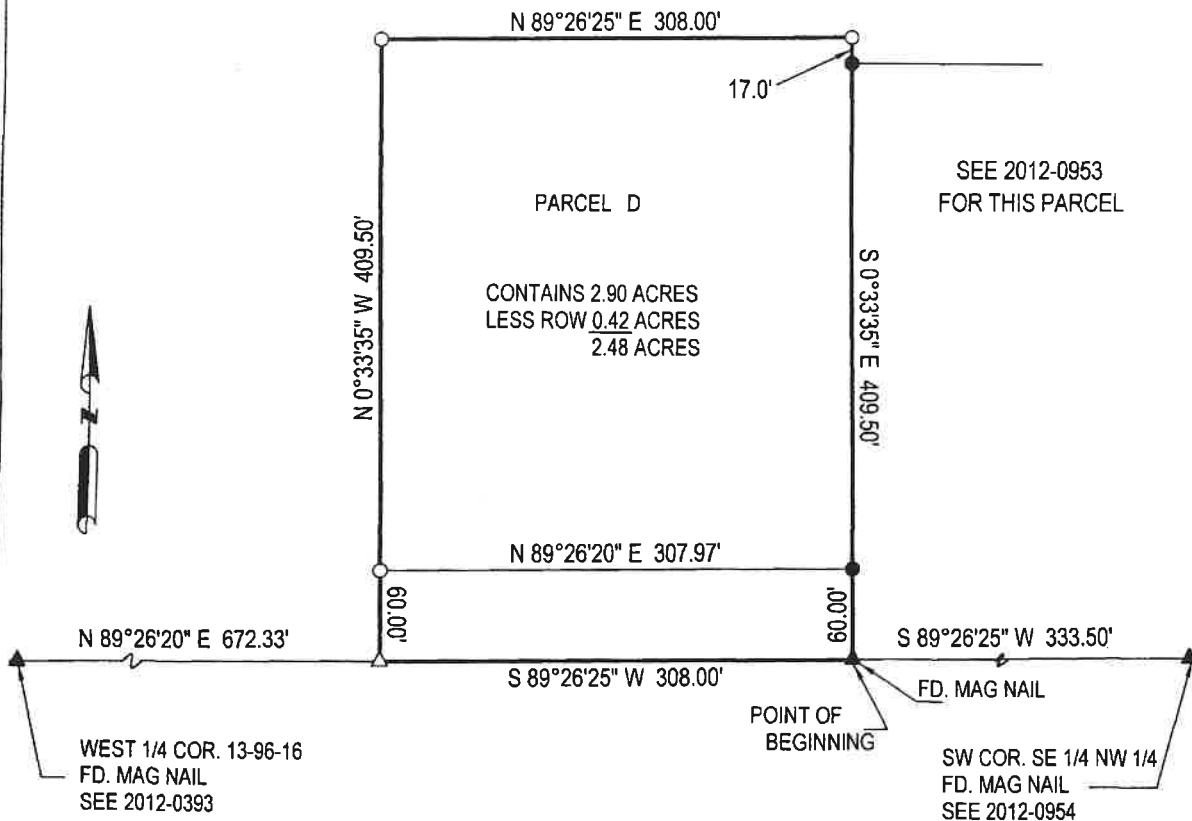
PLAT OF SURVEY

DESCRIPTION PARCEL D:

BEGINNING AT A POINT ON THE SECTION LINE THAT IS SOUTH 89°26'25" WEST 333.50 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 96 NORTH, RANGE 16 WEST OF THE 5TH P.M. FLOYD COUNTY, IOWA; THENCE CONTINUING SOUTH 89°26'25" WEST 308.00 FEET; THENCE NORTH 0°33'35" WEST 409.50 FEET; THENCE NORTH 89°26'25" EAST 308.00 FEET; THENCE SOUTH 0°33'35" EAST 409.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.90 ACRES INCLUDING 0.42 ACRES IN ROAD RIGHT OF WAY.

NOTE: THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 WAS ASSUMED TO BEAR SOUTH 89°26'25" WEST FOR THIS DESCRIPTION.



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.

Steve Busse
STEVE BUSSE

11/11/2013
DATE

LICENSE NUMBER 9018

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
PAGES OR SHEETS COVERED BY THIS SEAL 1

- SET NO. 4 REBAR X 24" LONG W/YELLOW PLASTIC CAP #9018
- (00') RECORDED AS
- #— EXISTING FENCE LINE
- CORNERS FOUND - PIN/CAP #9018 UNLESS NOTED
- △ SET MAG NAIL IN PAVING

PROPRIETER - CHARLES HENELY
SURVEY REQUESTED BY STEWART REALTY
FIELD WORK COMPLETED ON 11/9/2013



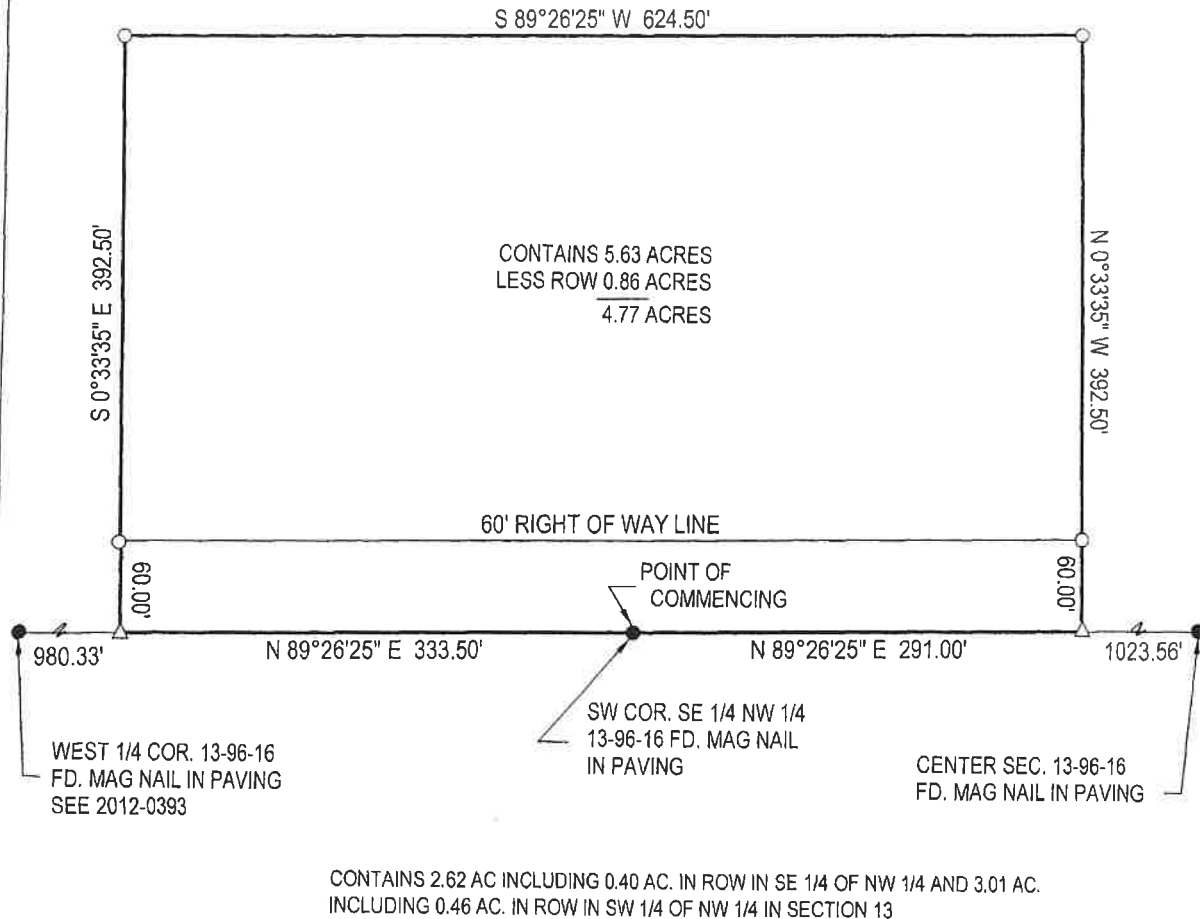
✓ INDEX
✓ CHECK
NOTEDEBORAH K ROBERTS, COUNTY RECORDER SCAN
FLOYD COUNTY IOWA ODD

RETRACEMENT SURVEY

SURVEY TO LOCATE THE FOLLOWING DESCRIBED PARCEL AS RECORDED IN BOOK 95 PAGE 267:

THAT PART OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 96 NORTH, RANGE 16 WEST OF THE FIFTH P.M. IN FLOYD COUNTY, IOWA ENCLOSED WITHIN THE FOLLOWING BOUNDARIES:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 13; THENCE EAST ALONG THE HALF SECTION LINE 291 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID HALF SECTION LINE 392.5 FEET; THENCE WEST PARALLEL WITH SAID HALF SECTION LINE 624.5 FEET; THENCE SOUTH 392.5 FEET TO THE SAID HALF SECTION LINE; AND THENCE EAST ALONG SAID HALF SECTION LINE 333.5 FEET TO THE POINT OF BEGINNING.



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.

STEVE BUSSE
4/23/12
DATE

LICENSE NUMBER 9018

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012

PAGES OR SHEETS COVERED BY THIS SEAL 1

- SET NO. 4 REBAR X 24" LONG W/YELLOW PLASTIC CAP #9018
- (00') RECORDED AS
- EXISTING FENCE LINE
- CORNERS FOUND AS NOTED
- △ MAG NAIL SET IN PAVING

 PROPRIETER - LEONARD & ELEANOR BORNSTEIN
 SURVEY REQUESTED BY CHARLES HENELY
 FIELD WORK COMPLETED ON 4/17/2012


This information has been gathered from reliable sources but, Stewart Realty Company and Benchmark Agribusiness, Inc. do 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.

Stewart Realty Company and Benchmark Agribusiness, Inc. is an agent for the Seller.