

Henriksen Farm for Sale



SALE
PENDING

65.3 Gross Acres +/-; 58.76 tillable acres

**W ½ SW ¼ Section 3, except 14.69 surveyed acres as
described in Instr# 1993-9892; All in T97N-R22W**

Cerro Gordo County

Closing date is negotiable

R E Taxes - \$1,338.00

Asking Price - \$425,000.00



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

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.



Southeasterly view of the CRP on the NW side of the river

SPECIAL PROVISIONS:

- 1) Closing date is negotiable.
- 2) Earnest money deposit 10% of sale price.
- 3) The buyer will get outright possession for the 2023 growing season. The 2022 lease will be terminated.
- 4) This sale is not subject to financing.
- 5) The cropland has been enrolled in the ARC/PLC program for the 2022 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.
- 6) 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 annual CRP payment due on October 1st, 2022. The buyer will receive 100% of the annual CRP payments due on October 1st, 2023 and all subsequent years.
- 7) The reported tillable acres are based on the Farm Service Agency measurements.
- 8) Real Estate taxes will be pro-rated to date of closing. Unpaid special assessment to be paid by the seller - if applicable. The semi-annual installments due September 30, 2022 and March 31st, 2023 will be paid by the seller with closing proceeds. It will be the buyer's responsibility to pay the September 30, 2023 semi-annual payment.
- 9) If the buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., the buyer must get the current tenant's permission. **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.**

Property Description

SIZE – ~ 65.3 Gross Acres - bare cropland

LEGAL DESCRIPTION – W ½ SW ¼ Section 3, except 14.69 surveyed acres as described in Instr# 1993-9892; All in T97N-R22W

REAL ESTATE TAXES - \$1,338.00 Estimated

TILLABLE ACRES – ~ 58.76 tillable; of which, there are two CRP (Conservation Reserve Program) contracts 1) 12.65 acres in CP23 “Wetland Restoration” out in 2025 @\$297.68; 2) 6.0 acres in CP23 “Wetland Restoration” out in 2031 @\$271.93. No acres are designated highly erodible (NHEL).

CSR2 ave. – 63

DRAINAGE – FSA Form 156EZ says “wetlands determinations are not complete”.

IMPROVEMENTS – None

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

POSSESSION - Outright possession available for the 2023 growing season. The 2022 lease will be terminated by the Seller.

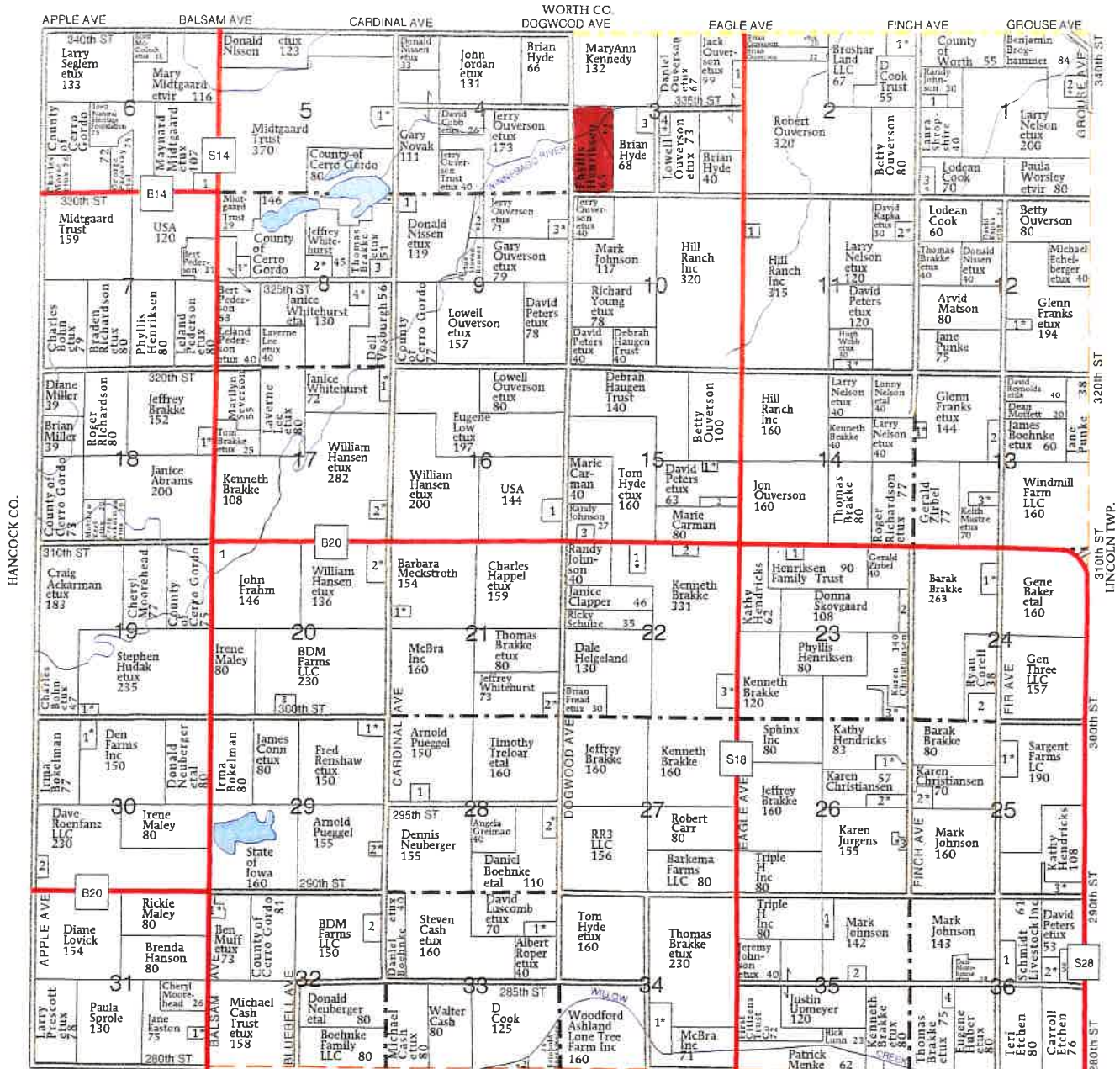
EASEMENT - There is a formal, perpetual, recorded easement that provides access across the excluded 14.69 survey to the 6.0 acre CRP field in the NE quadrant.

T-97-N

GRANT PLAT

R-22-W

(Landowners)



CLEAR LAKE TWP.



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: 58.76 acres

2022 Program Year

Map Created April 19, 2022

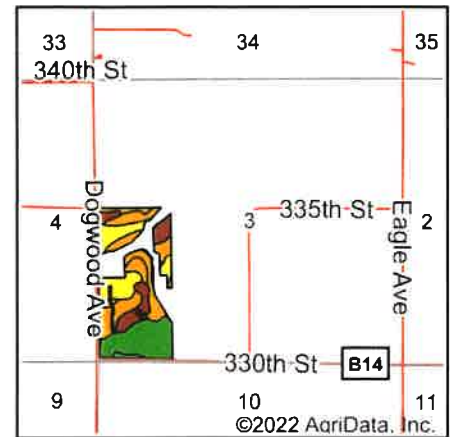
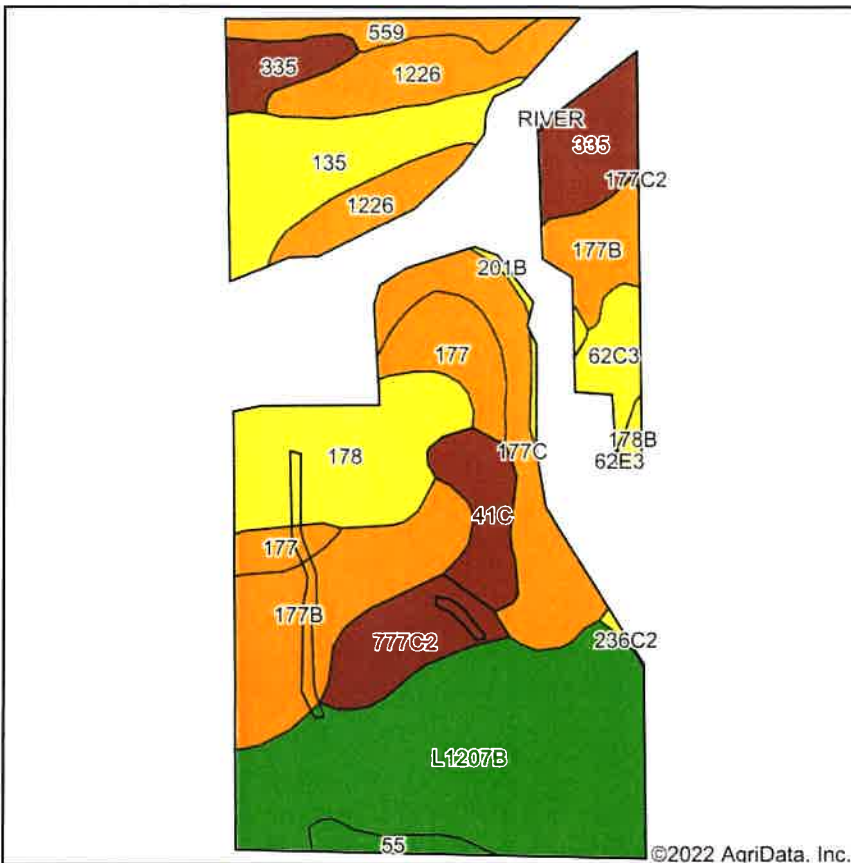
Farm 3598

Tract 68

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: **3-97N-22W**
 Township: **Grant**
 Acres: **58.76**
 Date: **7/6/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Oats Bu
L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	14.90	25.4%		Ile				81		
177B	Saupe loam, 2 to 5 percent slopes	7.61	13.0%		Ils		80.0	23.2	55	58	
178	Wauke loam, 0 to 2 percent slopes	5.81	9.9%		Ils		80.0	23.2	69	77	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.98	8.5%		Ils		80.0	23.2	59	71	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.85	8.3%		Ilw		198.4	57.5	76	78	
177C	Saupe loam, 5 to 9 percent slopes	4.59	7.8%		Ille		80.0	23.2	50	38	
335	Harcot loam, 0 to 2 percent slopes	3.84	6.5%		Ilw		80.0	23.2	36	50	
177	Saupe loam, 0 to 2 percent slopes	3.01	5.1%		Ils		80.0	23.2	60	63	
777C2	Wapsie loam, 5 to 9 percent slopes, moderately eroded	2.79	4.7%		Ille		80.0	23.2	39	28	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	2.15	3.7%		IVs	Ile	124.8	36.2	34	34	
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.43	2.4%		Ilw		182.4	52.9	54	65	
62C3	Storden loam, 6 to 10 percent slopes, moderately eroded	1.38	2.3%		Ille		80.0	23.2	64	46	
55	Nicollet clay loam, 1 to 3 percent slopes	0.77	1.3%		Iw		233.6	67.7	89	88	
201B	Coland-Terril complex, 1 to 4 percent slopes	0.34	0.6%		Ilw		208.0	60.3	76	62	
178B	Wauke loam, 2 to 5 percent slopes	0.23	0.4%		Ils		80.0	23.2	64	72	
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	0.08	0.1%		Ille		192.0	55.7	76	58	2
Weighted Average					2.21	*-	76.5	22.2	63	*-	*-

**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.

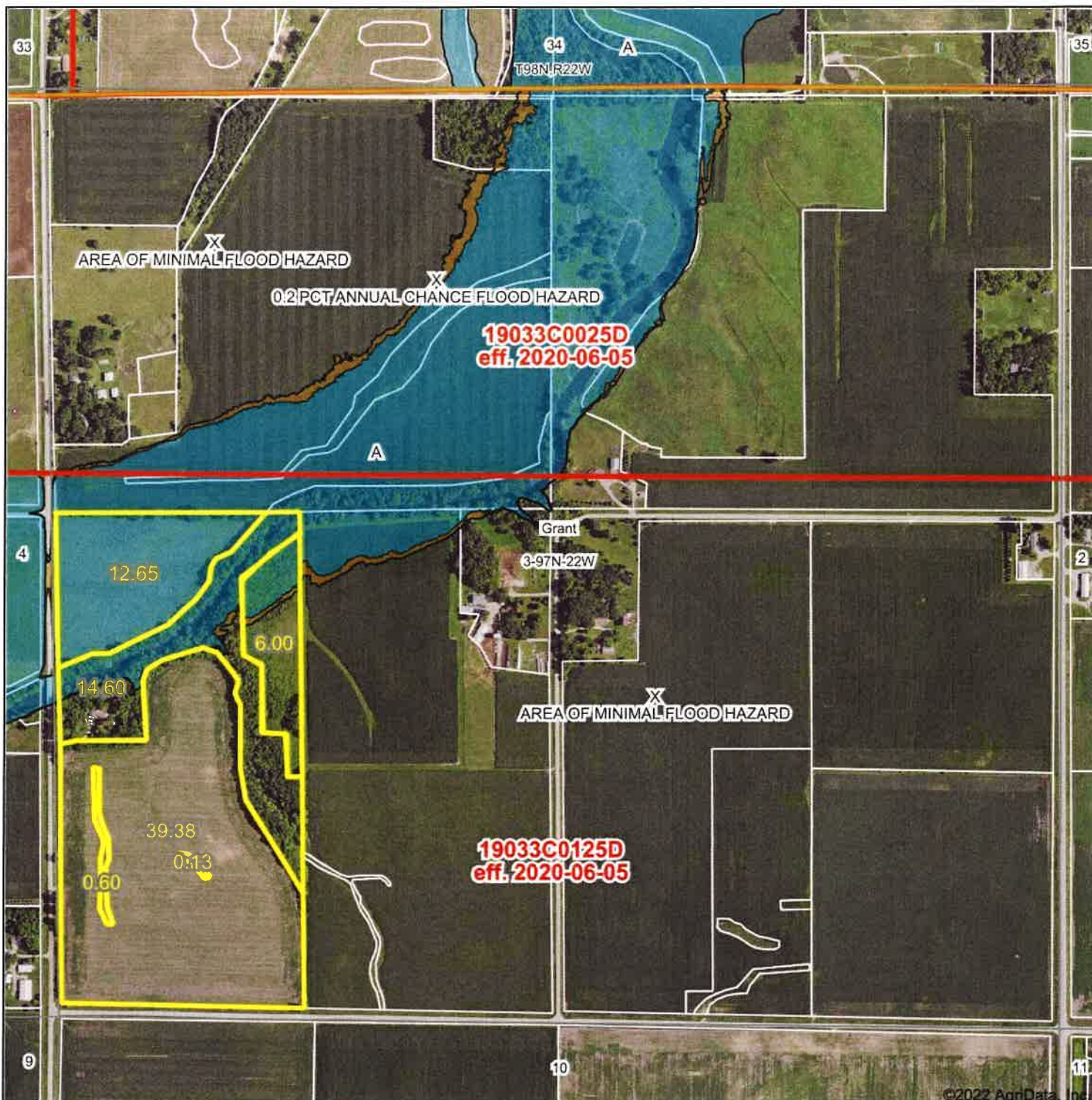
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Aerial Map



Map Center: 43° 14' 56, -93° 25' 41.2

0ft 809ft 1617ft



3-97N-22W
Cerro Gordo County
Iowa



Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

IOWA
CERRO GORDO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3598

Prepared : 7/6/22 7:38 AM

Crop Year : 2022

Operator Name : [REDACTED]
Farms Associated with Operator : [REDACTED]
CRP Contract Number(s) : 11113, 11780
Recon ID : None
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
153.33	138.71	138.71	0.00	0.00	18.65	0.00	0.00	Active	2
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	120.06	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	86.00	0.00	134	
Soybeans	34.06	17.06	41	
TOTAL	120.06	17.06		

NOTES

Tract Number : 68

Description : W2SW4 3-97-22 GRANT
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 : Wetland determinations not complete
WL Violations : None
Owners : RONALD & PHYLLIS HENRIKSEN FAMILY TRUST, HENRIKSEN CREDIT SHELTER TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
73.38	58.76	58.76	0.00	0.00	18.65	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	40.11	0.00	0.00	0.00	0.00	0.00

This form is available electronically.

CRP-1
(07-23-10)

U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

NOTE: The authority for collecting the following information is Pub. L. 107-171, Title I, Section 1001, as amended, for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

7. COUNTY OFFICE ADDRESS (Include Zip Code):

CERRO GORDO COUNTY FARM SERVICE AGENCY
1415 S MONROE AVE
MASON CITY, IA 50401-5678

TELEPHONE NUMBER (Include Area Code):

(641)423-2286

1. ST. & CO. CODE &
ADMIN. LOCATION
19033

2. SIGN-UP NUMBER

47

3. CONTRACT NUMBER

11113

4. ACRES FOR ENROLLMENT

12.65

5. FARM NUMBER
0003598

6. TRACT NUMBER(S)

0000068

8. OFFER (Select one)
GENERAL ☐
ENVIRONMENTAL PRIORITY ☒

9. CONTRACT PERIOD 4 3-31-15
FROM: 3-31-15 TO: 3-31-15
(MM-DD-YYYY) (MM-DD-YYYY)
5-1-2015 9-30-2025

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be 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 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 that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

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 PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre

\$297.68

P-74

11. Identification of CRP Land

(See Page 2 for additional space)

B. Annual Contract Payment

\$3766

C. First Year Payment

\$1529

A. Tract No.

B. Field No.

C. Practice No.

D. Acres

E. Total Estimated
Cost-Share

0000068

0001

CP23

12.65

\$2315.00

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

12. PARTICIPANTS

A. PARTICIPANT'S NAME AND ADDRESS (Zip Code):
RONALD & PHYLLIS HENRIKSEN FAMILY TRUST
1417 FAIRVIEW AVE
SOUTH MILWAUKEE, WI 53172-1729

(2) SHARE
100.00 %

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE *Phyllis Henriksen* DATE (MM-DD-YYYY) 3-31-15
(If more than three individuals are signing, continue on attachment)

B. PARTICIPANT'S NAME AND ADDRESS (Zip Code):
HENRIKSEN CREDIT SHELTER TRUST
1417 FAIRVIEW AVE
SOUTH MILWAUKEE, WI 53172-1729

(2) SHARE
0.00 %

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE *Phyllis Henriksen* DATE (MM-DD-YYYY) 3-31-15
(If more than three individuals are signing, continue on attachment)

C. PARTICIPANT'S NAME AND ADDRESS (Zip Code):
N/A

(2) SHARE
%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE DATE (MM-DD-YYYY)

(If more than three individuals are signing, continue on attachment)

(If more than three individuals are signing, continue on attachment)

13. CCC USE ONLY - Payments according to the shares are approved.

A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE (MM-DD-YYYY)

John Emery Acting CEO

4-16-2015

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiocassette, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

☐ Original - County Office Copy

☐ Owner's Copy

☐ Operator's Copy

CRP-1
(07-06-20)U.S. DEPARTMENT OF AGRICULTURE
Commodity Credit Corporation

Page 1 of 1

CONSERVATION RESERVE PROGRAM CONTRACT

5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)

DEPT. OF AGRICULTURE, FARM SERVICE AGENCY
1417 FAIRBORN AVE
SOUTH DULUTH, GA 31701-0000

1. ST. & CO. CODE & ADMIN. LOCATION

2. SIGN-UP
NUMBER

3. CONTRACT NUMBER

11780

4. ACRES FOR
ENROLLMENT

6.00

5. TRACT NUMBER

68

7. CONTRACT PERIOD

FROM: (MM-DD-YYYY)

10/01/2021

TO: (MM-DD-YYYY)

09/30/2031

5B. COUNTY FSA OFFICE PHONE NUMBER

(Include Area Code) (641) 413-2775

8. SIGNUP TYPE:
Continuous

X BH

X BH

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-2G, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre \$ 271.53

9B. Annual Contract Payment \$ 1,629.00

9C. First Year Payment \$

10. Identification of CRP Land (See Page 2 for additional space)

A. Tract No.

B. Field No

C. Practice No

D. Acres

E. Total Estimated
Cost-Share

68

3002

CRP1

6.00

\$ 1,629.00

(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)BRYAN J. BARNES, TRUSTEE, PART
1417 FAIRBORN AVE
SOUTH DULUTH, WI 54178-0000

(2) SHARE

100.00 %

(3) SIGNATURE (By)

B. Barnes

(4) TITLE/RELATIONSHIP OF THE
INDIVIDUAL SIGNING IN THE
REPRESENTATIVE CAPACITY

son/executor

(5) DATE
(MM-DD-YYYY)

05-05-2021

B(1) PARTICIPANT'S NAME AND
ADDRESS (Include Zip Code)HENDERSON CREDIT SHOPPER TRUST
1417 FAIRBORN AVE
SOUTH DULUTH, WI 54178-0000

(2) SHARE

0.00 %

(3) SIGNATURE (By)

B. Barnes

(4) TITLE/RELATIONSHIP OF THE
INDIVIDUAL SIGNING IN THE
REPRESENTATIVE CAPACITY

son/executor

(5) DATE
(MM-DD-YYYY)

05-05-2021

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

T. Barnes

B. DATE
(MM-DD-YYYY)

09/24/2021

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 (16 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.

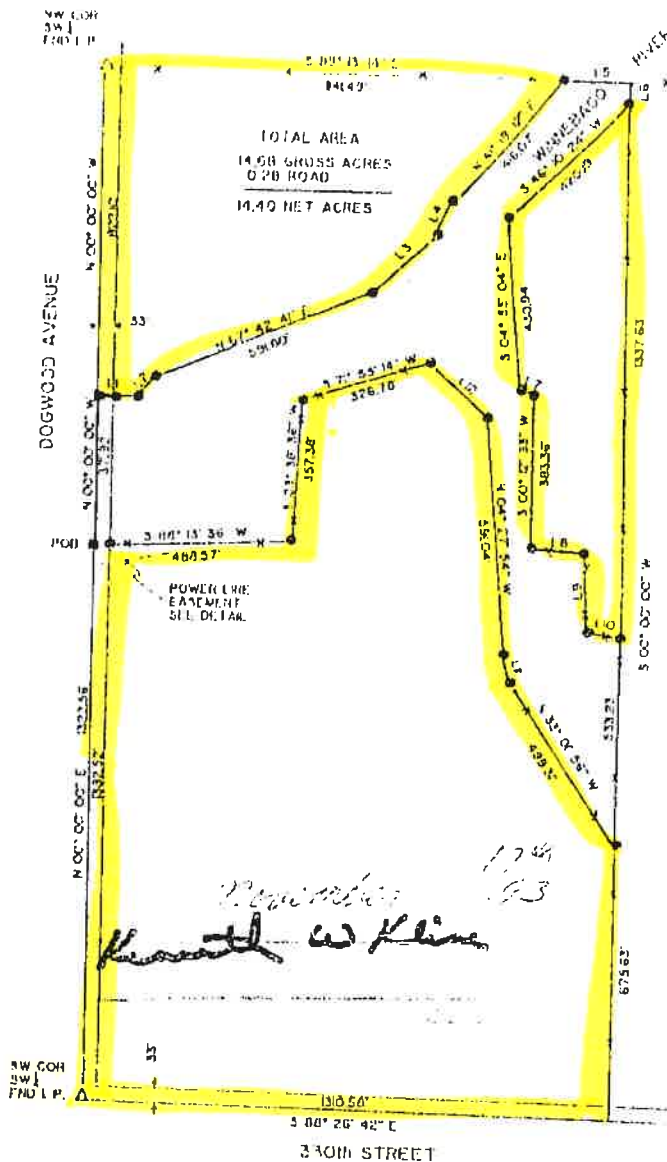
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national 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.

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.

PLAT OF SURVEY

LOCATED IN
W 1/4 SW 1/4 SECTION 3, T 97 N, R 22 W
CERRO GORDO COUNTY, IOWA



LINE	BEARING	DISTANCE
L 1	N 00° 00' 26" E	96.70'
L 2	N 30° 57' 37" E	62.33'
L 3	N 46° 29' 00" E	214.00'
L 4	N 21° 45' 29" E	75.51'
L 5	S 09° 15' 16" E	160.77'
L 6	S 00° 05' 44" E	47.99'
L 7	S 75° 44' 00" E	43.91'
L 8	S 06° 18' 54" E	134.03'
L 9	S 02° 44' 39" E	209.67'
L 10	S 84° 00' 00" E	83.70'
L 11	N 17° 04' 15" W	72.92'
L 12	N 46° 28' 11" W	200.87'

SURVEY DESCRIPTION:
THAT PART OF THE W 1/4 OF THE SW 1/4 OF SECTION 3, T 97 N, R 22 W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 3; THENCE N 00° 00' 00" E, 1302.52 FEET ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 3 TO THE POINT OF BEGINNING; THENCE CONTINUING N 00° 00' 00" E, 371.92 FEET ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 3; THENCE N 88° 06' 26" E, 96.70 FEET; THENCE N 38° 57' 37" E, 62.33 FEET; THENCE N 67° 42' 41" E, 591.80 FEET; THENCE N 46° 29' 00" E, 214.00 FEET; THENCE N 21° 45' 29" E, 75.51 FEET; THENCE N 41° 18' 12" E, 160.77 FEET TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 3; THENCE S 89° 12' 16" E, 160.77 FEET ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 3; THENCE S 00° 05' 44" E, 47.99 FEET ALONG THE EAST LINE OF THE W 1/4 OF SAID SECTION 3; THENCE S 46° 10' 24" W, 420.19 FEET; THENCE S 04° 55' 04" E, 430.94 FEET; THENCE S 75° 44' 00" E, 43.91 FEET; THENCE S 00° 12' 32" W, 383.36 FEET; THENCE S 06° 18' 54" E, 134.03 FEET; THENCE S 02° 44' 39" E, 209.67 FEET; THENCE S 84° 00' 00" E, 83.70 FEET TO A POINT ON THE EAST LINE OF THE W 1/4 OF THE SW 1/4 OF SAID SECTION 3; THENCE S 00° 00' 00" W, 533.23 FEET ALONG THE EAST LINE OF THE W 1/4 OF THE SW 1/4 OF SAID SECTION 3; THENCE N 33° 05' 56" W, 499.31 FEET; THENCE N 17° 04' 15" W, 72.92 FEET; THENCE N 04° 27' 54" W, 591.04 FEET; THENCE N 46° 28' 11" W, 200.87 FEET; THENCE S 71° 53' 14" W, 326.70 FEET; THENCE S 03° 38' 01" W, 357.38 FEET; THENCE S 80° 13' 36" W, 488.37 FEET TO THE POINT OF BEGINNING, CONTAINING 14.68 ACRES, SUBJECT TO EASEMENTS OF RECORD.

POWER LINE EASEMENT DESCRIPTION:
A STRIP OF LAND 10 FEET IN WIDTH, LYING 5 FEET EACH SIDE OF A CENTERLINE LOCATED IN THE W 1/4 OF THE SW 1/4 OF SECTION 3, T 97 N, R 22 W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 3; THENCE N 00° 00' 00" E, 1322.52 FEET ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 3 TO THE POINT OF BEGINNING; THENCE N 75° 53' 48" E, 186.12 FEET; THENCE N 00° 00' 00" E, 13.20 FEET TO THE POINT OF TERMINATION.

NOTE: THE WEST LINE OF THE SW 1/4 OF SAID SECTION 3 T 97 N, R 22 W IS ASSUMED TO BEAR N 00° 00' 00" E.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS MAP, PLAT, REPORT OF SURVEY WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DUTY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

RIGHT TO
ROBERT SCHOLZ, R.L.S.
IOWA REG. #8656

DATE
10/6/93
IOWA REG. #8656

WEST LAND SURVEYORS, INC.
P. O. BOX 1352
MASON CITY, IOWA 50402-8352
(515) 423-1411

939892

SHW

RECORDED

1993 OCT 21 AM 10:19

93-8941

COLLEEN PEARCE
CERRO GORDO CO.
MASON CITY, IOWA

ACCESS EASEMENT AGREEMENT

This instrument is executed between Ronald W. Henriksen and Phyllis M. Henriksen, husband and wife ("Henriksens") and Dale H. Hansen and Valrie J. Hansen, husband and wife ("Hansens").

1. Attached as Exhibit "1" is a copy of the "Plat of Survey" of Robert L. Holze of Mid-West Land Surveyors, Inc. dated October 6, 1993.

2. Exhibit "1" depicts and describes the real property owned by Hansens which has been labeled as "Parcel A" on the copy of the Plat of Survey attached.

Parcel A is described as:

THAT PART OF THE W $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SECTION 3, T 97 N, R 22W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SW $\frac{1}{4}$ OF SAID SECTION 3; THENCE N 00°00'00" E, 1382.52 FEET ALONG THE WEST LINE OF THE SW $\frac{1}{4}$ OF SAID SECTION 3 TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°00'00" E 371.92 FEET ALONG THE WEST LINE OF THE SW $\frac{1}{4}$ OF SAID SECTION 3; THENCE N 88°06'26" E, 96.70 FEET; THENCE N 38°57'37" E, 62.31 FEET; THENCE N 67°42'41" E, 591.80 FEET; THENCE N 46°29'08" E, 214.00 FEET; THENCE N 21°45'29" E, 75.98 FEET; THENCE N 41°18'12" E, 416.07 FEET TO A POINT ON THE NORTH LINE OF THE SW $\frac{1}{4}$ OF SAID SECTION 3; THENCE S 89°13'16" E, 168.77 FEET ALONG THE NORTH LINE OF THE SW $\frac{1}{4}$ OF SAID SECTION 3; THENCE S 00°05'44" E, 47.99 FEET ALONG THE EAST LINE OF THE W $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 3; THENCE S 46°10'24" W, 420.19 FEET; THENCE S 04°55'04" E, 430.94 FEET; THENCE S 75°44'00" E, 43.91 FEET; THENCE S 00°12'33" W, 383.36 FEET; THENCE S 86°11'54" E, 134.83 FEET; THENCE S 02°44'39" E, 205.67 FEET; THENCE S 84°00'00" E, 83.70 FEET TO A POINT ON THE EAST LINE OF THE W $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 3; THENCE S 00°00'00" W, 533.23 FEET ALONG THE EAST LINE OF THE W $\frac{1}{2}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 3; THENCE N 33°01'56" W, 499.31 FEET; THENCE N 17°04'15" W, 72.92 FEET; THENCE N 04°27'54" W, 591.04 FEET; THENCE N 46°26'11" W, 200.87 FEET; THENCE S 71°53'14" W, 326.78 FEET; THENCE S 03°38'01" W, 357.38 FEET; THENCE S 88°13'36" W, 488.57 FEET TO THE POINT OF BEGINNING, CONTAINING 14.68 ACRES, SUBJECT TO EASEMENTS OF RECORD.

Henriksens are the owners of "Parcel B" and "Parcel C" as depicted on the Plat of Survey attached as an Exhibit "1."

3. Hansens hereby grant, convey, transfer, and assign to Henriksens an easement over Parcel A for the benefit of Parcel C. This easement shall be considered appurtenant to Parcel C and is permanent and perpetual. This easement is nonexclusive and is for the purpose of granting access to Parcel C from Dogwood Avenue. Specifically, this easement is for the purpose of allowing vehicular and pedestrian traffic and for transporting and moving agricultural equipment between Parcel B and Parcel C. The use of this easement is limited to the

938941

present and future owners of Parcel B and Parcel C and their tenants and agents.

4. This easement shall be 2 rods wide and shall cross Parcel A between the points labeled on Exhibit "1" with the arrows.

5. If Hansens desire, they may, at their sole expense, obtain a Survey specifically describing the easement across Parcel A. However, Hansens shall be under no obligation to obtain such a Survey. Further, if Henriksens desire, they may, at their sole expense, obtain a Survey specifically describing the easement across Parcel A. However, neither Hansens nor Henriksens are under any obligation to obtain such a Survey. In no event shall the width of such easement exceed 2 rods. Included within the grant of easement shall be the right of Henriksens to grade, gravel, and pave the area of the easement, as well as to provide for drainage. All of such expenses related to the maintenance, repair and improvement of the easement shall be the sole responsibility of the owners of Parcel B and Parcel C.

6. In no event shall Henriksens cause any improvements to be constructed within the easement area which has the result of or which causes (a) Hansens to be impaired in their ability to have access to all portions of Parcel A, or (b) which restricts or increases the flow of water to, across, under or from Parcel A or which alters the course of water.

7. Hansens reserve the right to erect fences upon Parcel A and in such event, Hansens will provide Henriksens with keys to any gates which may be locked.

8. This Agreement is binding upon and inures to the benefit of the successors and assigns to the parties. The easements, rights, duties, and privileges granted in this Agreement are covenants running with the land.

9. The parties executing this instrument relinquish all rights of dower, homestead, or distributive share in and to any real estate to the extent the same is conveyed.

Dated this 16 day of Oct, 1993.

"HANSENS"

Dale H. Hansen
Dale H. Hansen

Valrie J. Hansen
Valrie J. Hansen

"HENRIKSENS"

Ronald W. Henriksen
Ronald W. Henriksen

Phyllis M. Henriksen
Phyllis M. Henriksen

STATE OF IA, Cerro Gordo COUNTY I ss:

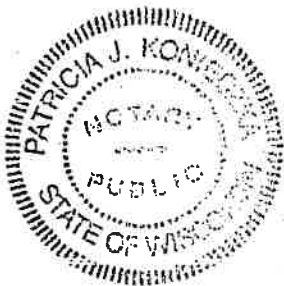
On this 20 day of Oct., 1993, before me, the undersigned, a Notary Public in and for said state, personally appeared Dale H. Hansen and Valrie J. Hansen, husband and wife, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Karen V. Krudden
Notary Public in and for the
State of Iowa

STATE OF Wisconsin, Milwaukee COUNTY I ss:

On this 16th day of October, 1993, before me, the undersigned, a Notary Public in and for said state, personally appeared Ronald W. Henriksen and Phyllis M. Henriksen, husband and wife, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Patricia J. Konecny
Notary Public in and for the
State of Wisconsin



GMS:cl:GMS11:Easement