



LAND FOR SALE

Nielsen Farm

Located Southeast of Mason City,
Cerro Gordo County, Iowa

86.12 Gross Acres

76.21 Farmable; 5.81 CRP Acres

NORTHWEST QUARTER (NW 1/4) SEC. 30, PORTLAND TWP;
EXCEPT THE NORTH ~587' THEREOF;
& EXCEPT THE 17.05 ACRE EBELING BUILDING SITE;
& EXCEPT THE 18.55 ACRE VAN LAERE BUILDING SITE;
CERRO GORDO COUNTY, IOWA

Outright Possession available for 2024

Asking Price: \$775,000

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) 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 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.
- 12) A restriction will be placed on the deed to prohibit any future livestock production on this property. This applies to operations of all sizes.

Property Description

SIZE – 86.12 Gross Acres - bare cropland

LEGAL DESCRIPTION – Northwest fractional quarter (NW fr ¼) except the North ~587' thereof; and except the 17.05 Acre Ebeling building site and except the 18.55 acre Van Laere building site

REAL ESTATE TAXES - \$1,958.00

TILLABLE ACRES – 84.36 acres with crop history which includes 76.21 planted acres, 5.81 Acres in Conservation Reserve Program (CRP) and 2.34 acre waterway; \$1,460.00 CRP annual payment; expires 2027; Habitat Buffers for Upland Birds CP - #33

CSR2 ave. – 66.5

DRAINAGE – FSA Form 156EZ says “Wetlands determinations not complete”. Check with the broker for tile maps.

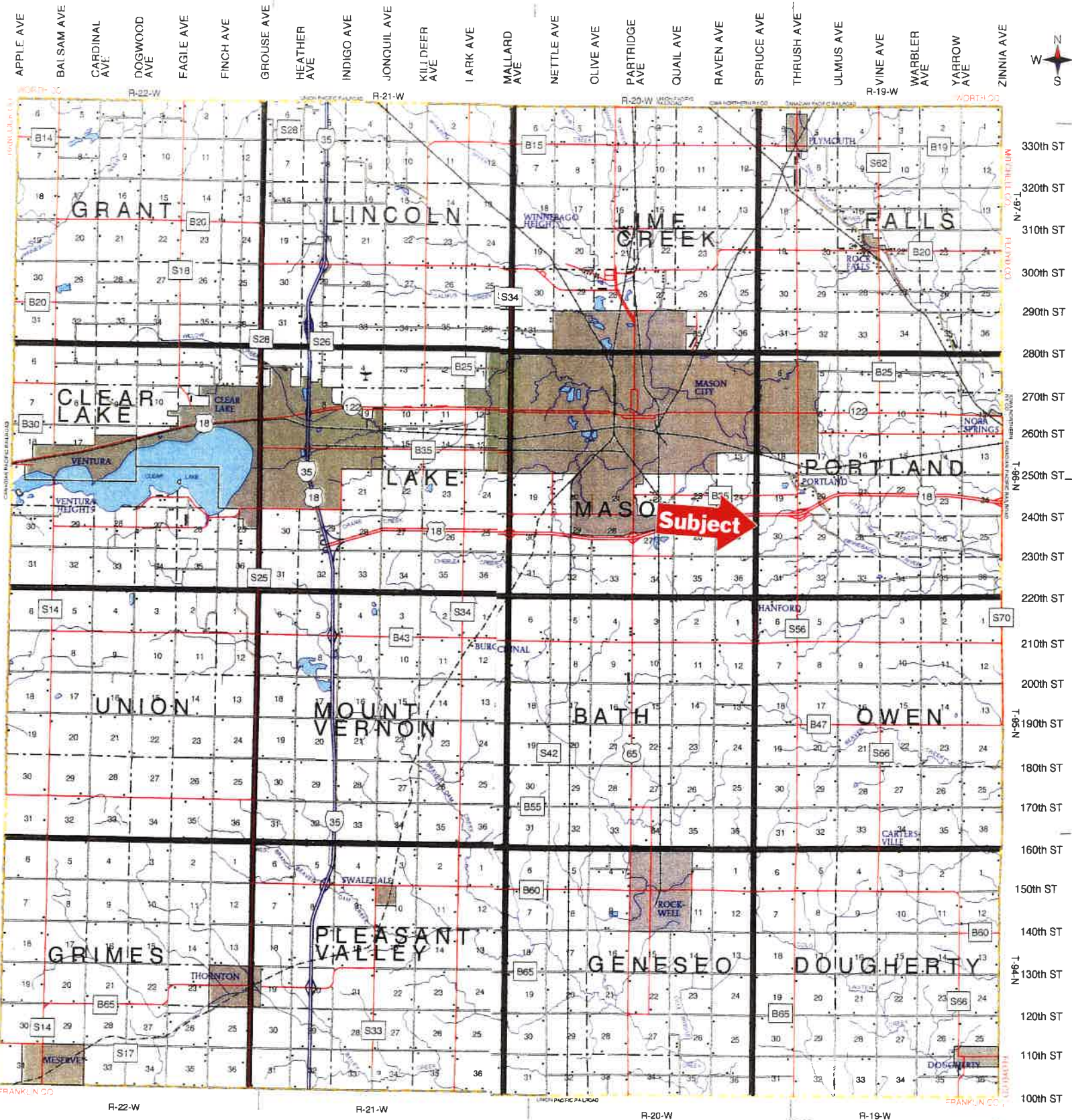
IMPROVEMENTS – None

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.

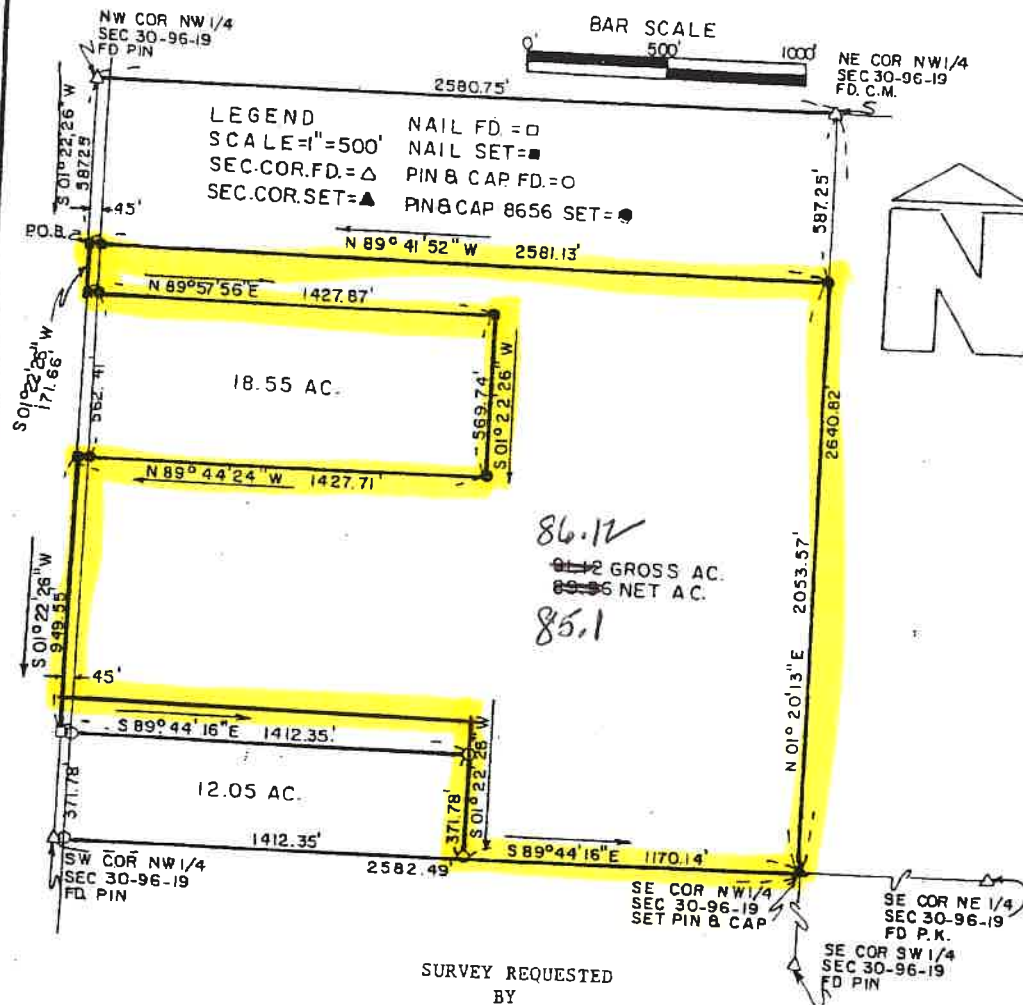
Cerro Gordo County, Iowa



R-19-W

This is a detailed plat map of a portion of Mason City, Minnesota. The map shows a grid of property lots, each labeled with the owner's name and the lot number. Major streets are shown in red, including Spruce Ave, Thruway Ave, Ullmus Ave, Vine Ave, Warbler Ave, Yarrow Ave, and Zinnia Ave. Other streets shown include 280th St, 275th St, 260th St, 250th St, 240th St, 230th St, 225th St, and 220th St. The map is divided into sections by red lines, and various lot numbers and acreages are indicated. The map is titled "MASON CITY" and "NORA SPRINGS".

OWEN TWP.



SURVEY REQUESTED
BY
Richard H. Dunn

SURVEY DESCRIPTION:

That part of the NW Fractional 1/4 of Section 30, T 96 N, R 19 W of the 5th P.M., Cerro Gordo County, Iowa, described as follows: Commencing at the Northwest Corner of the NW 1/4 of said Section 30; thence S 1°-22'-26" W, 587.25 feet along the West line of the NW 1/4 of said Section 30 to the point of beginning; thence continuing S 1°-22'-26" W, 171.66 feet; thence N 89°-57'-56" E, 1427.87 feet; thence S 1°-22'-26" W, 569.74 feet; thence N 89°-44'-24" W, 1427.71 feet to a point on the West line of the NW 1/4 of said Section 30; thence S 1°-22'-26" W, 949.55 feet along the West line of the NW 1/4 of said Section 30; thence S 89°-44'-16" E, 1412.35 feet parallel with the South line of the NW 1/4 of said Section 30; thence S 1°-22'-26" W, 371.78 feet to a point on the South line of the NW 1/4 of said Section 30; thence S 89°-44'-16" E, 1170.14 feet along the South line of the NW 1/4 of said Section 30 to the Southeast Corner of the NW 1/4 of said Section 30; thence N 1°-20'-13" E, 2053.57 feet along the East line of the NW 1/4 of said Section 30; thence N 89°-41'-52" W, 2581.13 feet to the point of beginning, containing 91.12 acres, subject to easements of record.

NOTE: The North line of the SW 1/4 of Section 19-96-19 is assumed to bear N 90°-00'-00" W.

CERTIFICATION:

I hereby certify that this map, plat, report or survey was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.



Robert L. Holze
Robert L. Holze PRICE SURVEYING, INC.
Reg. L.S.No. 8656 P. O. BOX 1352
February 1, 1988 MASON CITY, IOWA 50401



United States
Department of
Agriculture

Cerro Gordo County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 84.36 acres

2023 Program Year

Map Created April 06, 2023

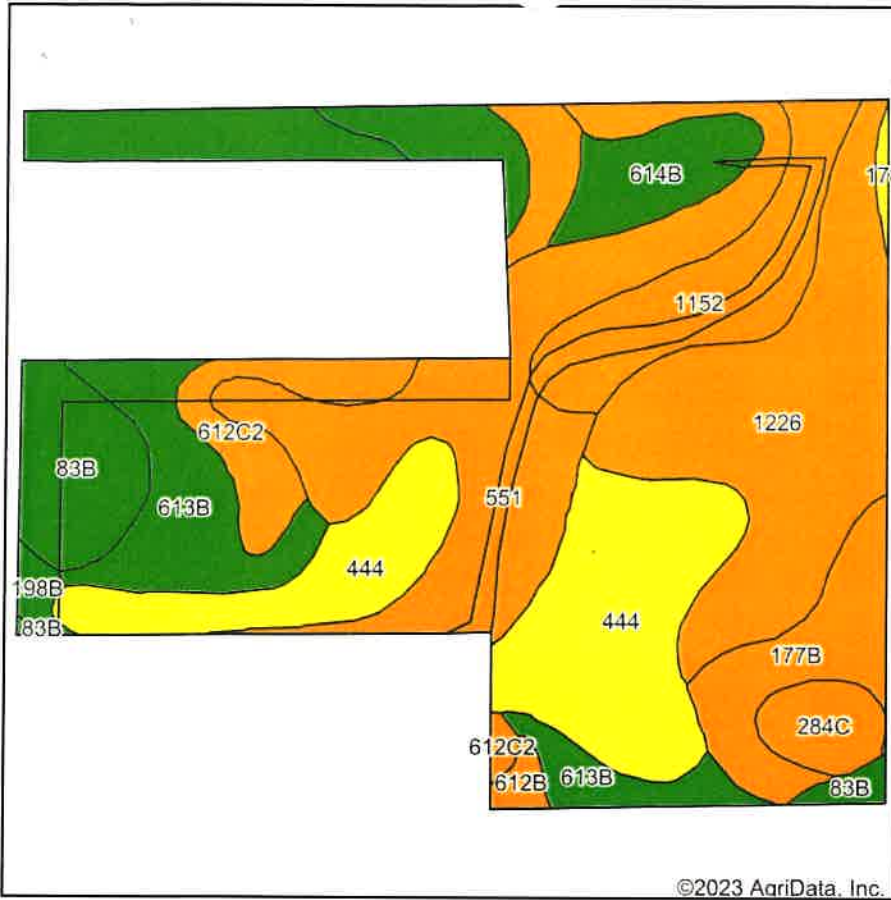
Farm 5709

Tract 5469

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).

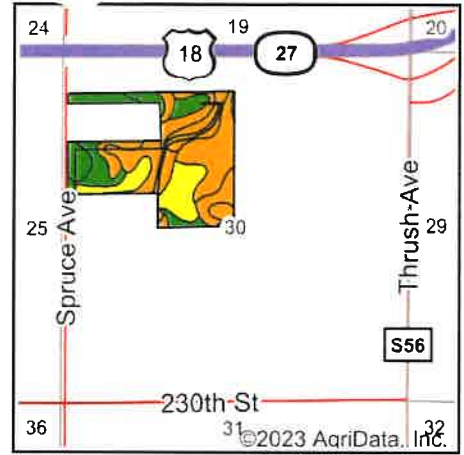
USDA is an equal opportunity provider, employer, and lender.

Soils Map



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cerro Gordo**
 Location: **30-96N-19W**
 Township: **Portland**
 Acres: **84.36**
 Date: **6/30/2023**



Maps Provided By:



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
444	Jacwin silty clay loam, 1 to 3 percent slopes	15.20	18.0%		Ile	204.8	59.4	73	63
551	Calamine silty clay loam, 1 to 3 percent slopes	15.02	17.8%		Ilw	164.8	47.8	55	58
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	14.35	17.0%		Ils	80.0	23.2	59	71
613B	Rossfield silt loam, 2 to 5 percent slopes	9.03	10.7%		Ile	80.0	23.2	85	78
83B	Kenyon loam, 2 to 5 percent slopes	8.16	9.7%		Ile	225.6	65.4	90	83
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	6.42	7.6%		Ilw	80.0	23.2	54	67
612C2	Mottland loam, 5 to 9 percent slopes moderately eroded	5.06	6.0%		Ille	80.0	23.2	50	50
177B	Saude loam, 2 to 5 percent slopes	4.71	5.6%		Ils	80.0	23.2	55	58
614B	Jacwin variant loam, 2 to 5 percent slopes	3.19	3.8%		Ile	80.0	23.2	91	58
284C	Flagler sandy loam, 5 to 9 percent slopes	1.91	2.3%		Ille	80.0	23.2	44	16
198B	Floyd loam, 1 to 4 percent slopes	0.52	0.6%		Ilw	222.4	64.5	89	78
612B	Mottland loam, 2 to 5 percent slopes	0.52	0.6%		Ile	80.0	23.2	58	65
178	Waukee loam, 0 to 2 percent slopes	0.27	0.3%		Ils	80.0	23.2	69	77
Weighted Average					2.08	132.5	38.4	66.5	65.2

**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.

R. B. Dunn

Bldgs.

C. Stevens

E. Stevens

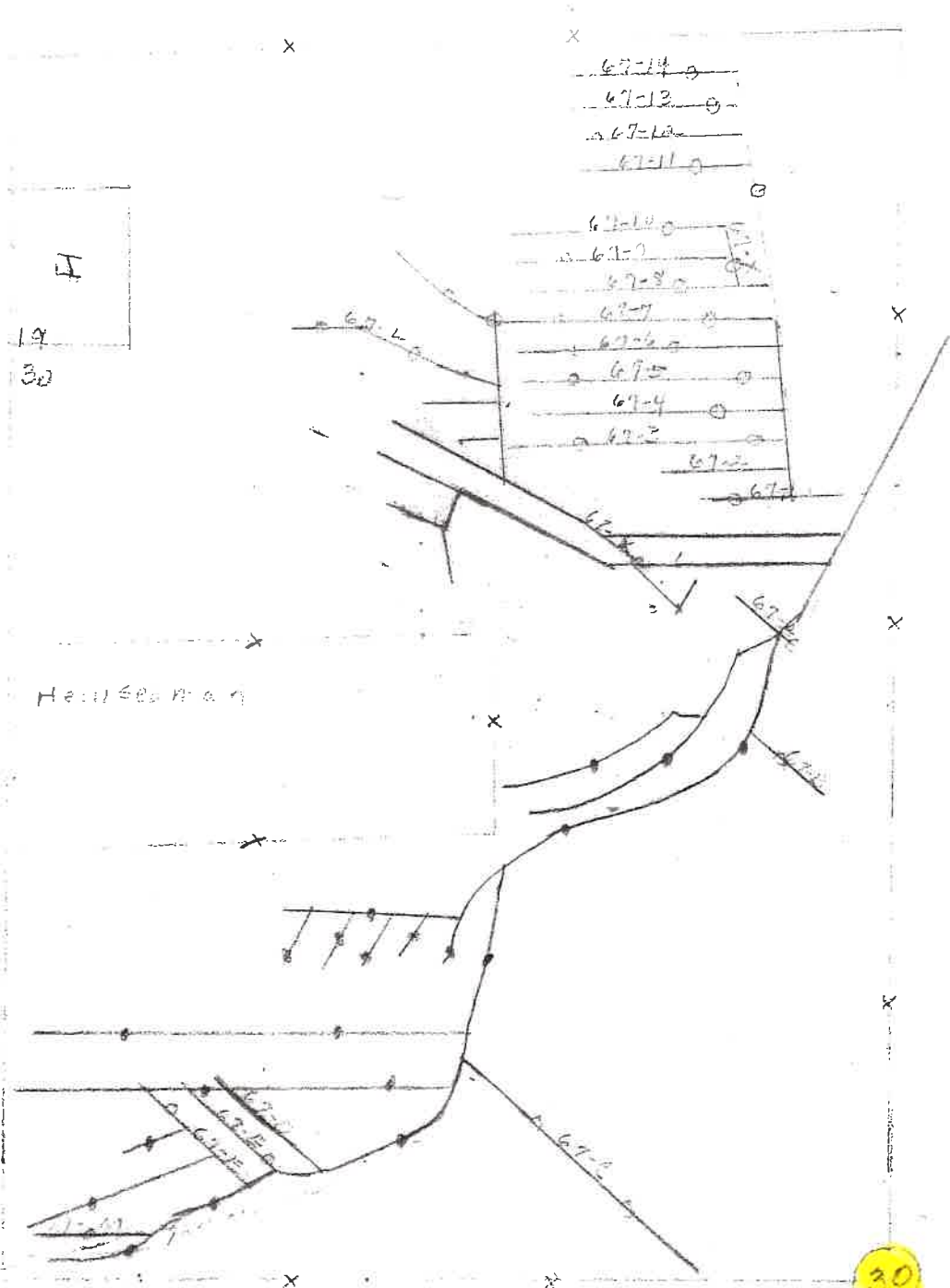
30

Q No 204 400

Scal

1947
M. 10-1
67-13-500'S

24
19
30



IOWA
CERRO GORDO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5709
Prepared : 6/28/23 3:23 PM CST
Crop Year : 2023

Tract 2527 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00		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		0.00	
Soybeans		0.00	
TOTAL		0.00	

NOTES

Tract Number : 5469

Description : S2NW4 & S2N2NW4 30-96-19 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 : Wetland determinations not complete
WL Violations : None
Owners : DARRELL V NIELSEN RESIDUARY TR UW
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
84.36	84.36	84.36	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	78.55	0.00	5.81	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	67.88	0.00	150
Soybeans	10.67	3.60	49
TOTAL	78.55	3.60	

NOTES

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO CODE & ADMIN LOCATION <div style="text-align: center;">19 033</div>		2. SIGN-UP NUMBER <div style="text-align: center;">50</div>	
CONSERVATION RESERVE PROGRAM CONTRACT					
7A. COUNTY OFFICE ADDRESS (Include Zip Code) CERRO GORDO COUNTY FARM SERVICE AGENCY 1415 S MONROE SUITE A MASON CITY, IA 50401-5678		3. CONTRACT NUMBER <div style="text-align: center;">11418</div>		4. ACRES FOR ENROLLMENT <div style="text-align: center;">5.81</div>	
7B. TELEPHONE NUMBER (Include Area Code): (641) 423-2286		5. FARM NUMBER <div style="text-align: center;">0005709</div>		6. TRACT NUMBER(S) <div style="text-align: center;">0005469</div>	
		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM <i>4-28-17</i> (MM-DD-YYYY) TO <i>9-30-2027</i> (MM-DD-YYYY)	
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 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; CRP-2C; or CRP-2G.					
10A. Rental Rate Per Acre \$ 251.36		11. Identification of CRP Land (See Page 2 for additional space)			
10B. Annual Contract Payment \$ 1,460		A. Tract No <div style="text-align: center;">0005469</div>	B. Field No <div style="text-align: center;">0012</div>	C. Practice No <div style="text-align: center;">CP33</div>	D. Acres <div style="text-align: center;">5.81</div>
10C. First Year Payment \$		E. Total Estimated Cost-Share <div style="text-align: center;">0</div>			
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): DARRELL V NIELSEN RESIDUARY TR UW 2010 HUNTERS RIDGE DR MASON CITY, IA 50401-7500		(2) SHARE <div style="text-align: center;">100.00%</div>	(3) SIGNATURE <i>By Judge T. Nielsen, Trustee</i>		(4) DATE (MM-DD-YYYY) <div style="text-align: center;">4-28-17</div>
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE <div style="text-align: center;">%</div>	(3) SIGNATURE		(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE <div style="text-align: center;">%</div>	(3) SIGNATURE		(4) DATE (MM-DD-YYYY)
13. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>			B. DATE (MM-DD-YYYY) <div style="text-align: center;">6/15/17</div>
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 7 CFR Part 1410, 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.), and the Agricultural Act of 2014 (Pub. L. 113-79). 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.					
This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). 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.					

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.



Original - County Office Copy



Owner's Copy



Operator's Copy

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.