

# Nielsen Farm for Sale



**86.12 Gross Acres; 76.21 Farmed acres & 5.81  
CRP acres**

**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; Cerro Gordo County**

**Outright possession available for 2024**

**ASKING PRICE - \$775,000**



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](mailto:fred@benchmarkagribusiness.com)

## **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 1<sup>st</sup>, 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**

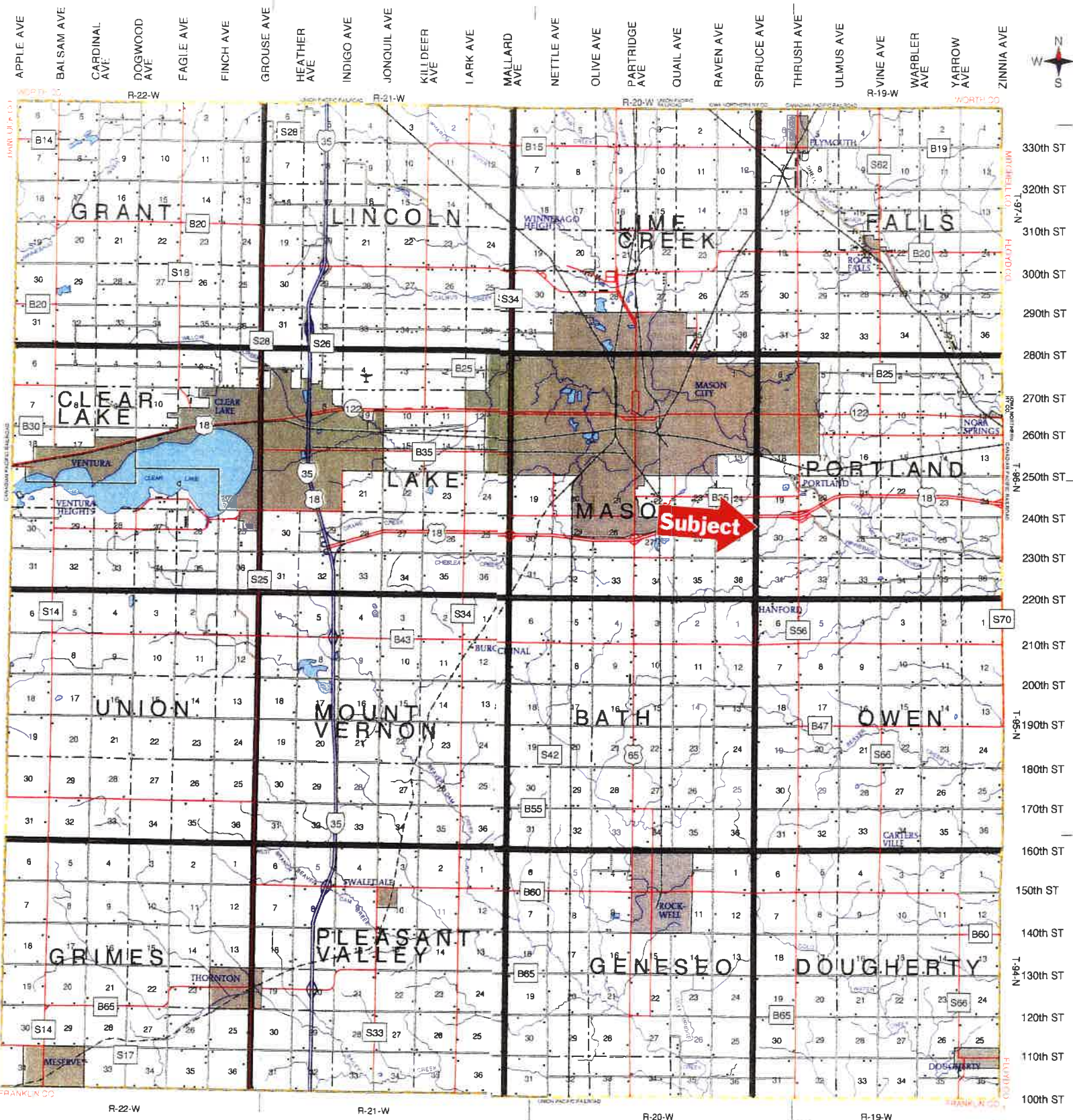
**MINERAL RIGHTS – All of the mineral rights go with the farm.**

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

**EASEMENTS - None known.**



# Cerro Gordo County, Iowa





R-19-W

FALLS TWP.









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

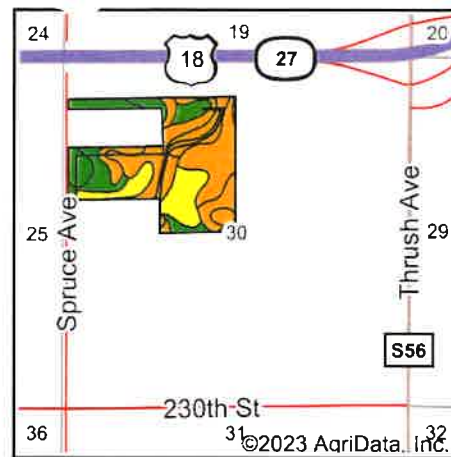
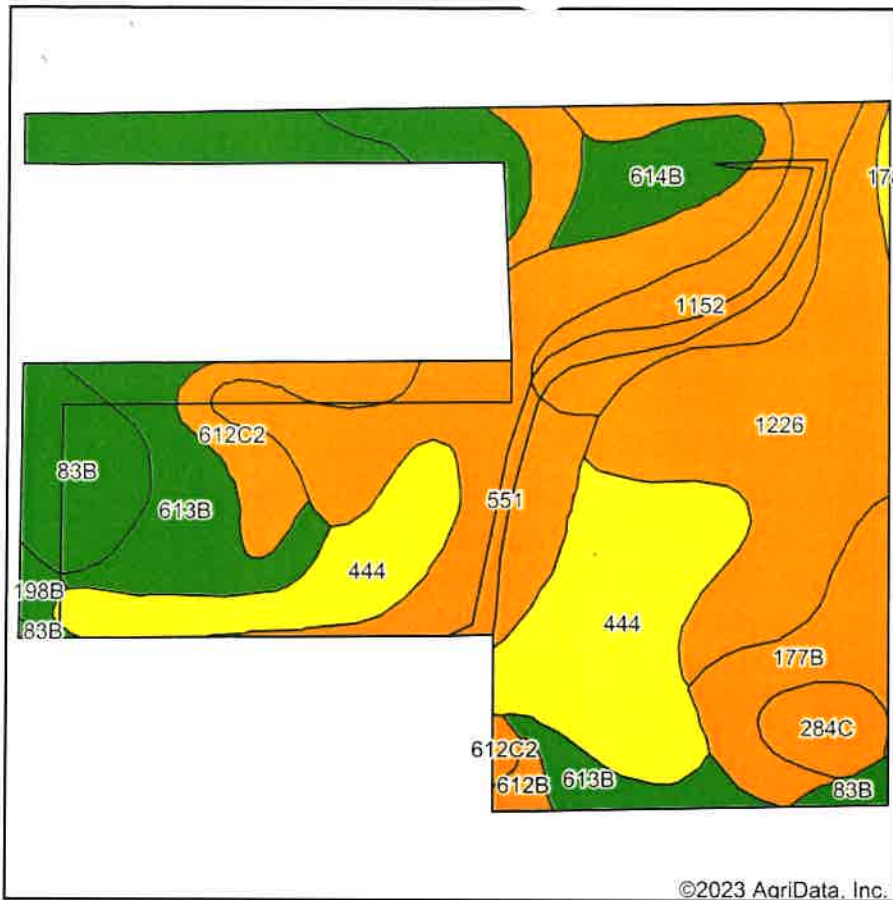
Farm 5709

Tract 5469

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# Soils Map



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



Maps Provided By:



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www.AgriDataInc.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
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

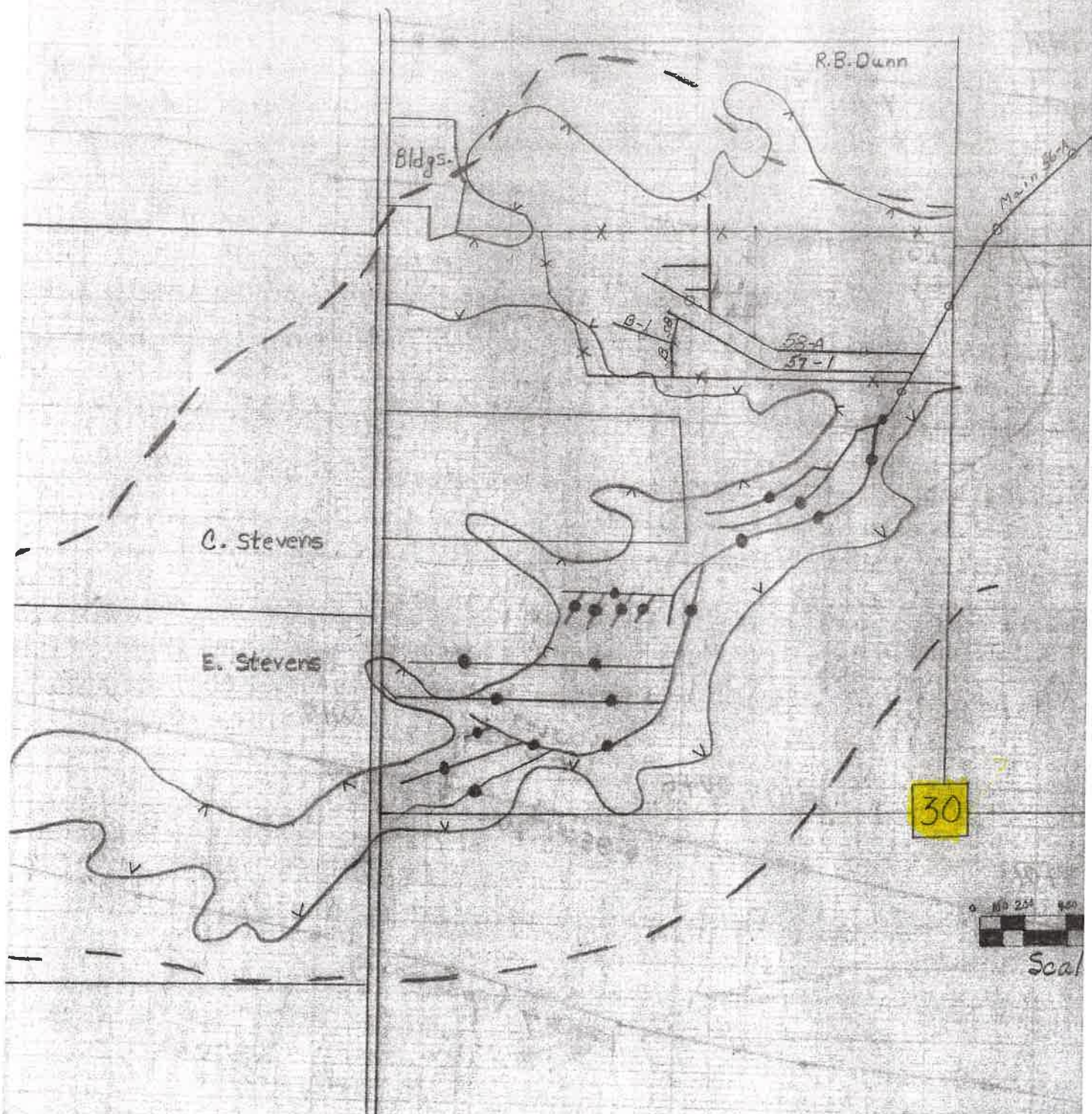
\*\*IA has updated the CSR values for each county to CSR2.

\*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.





6713-5119



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	
<b>TOTAL</b>		<b>0.00</b>	

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
<b>TOTAL</b>	<b>78.55</b>	<b>3.60</b>	

NOTES

<b>CRP-1</b> (10-22-15) <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation  <div style="text-align: center;"><b>CONSERVATION RESERVE PROGRAM CONTRACT</b></div>		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>	
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>	
		5. FARM NUMBER  <div style="text-align: center;">0005709</div>		6. TRACT NUMBER(S)  <div style="text-align: center;">0005469</div>	
7B. TELEPHONE NUMBER (Include Area Code): (641) 423-2286		8. OFFER (Select one) GENERAL <input type="checkbox"/>		9. CONTRACT PERIOD FROM <i>4-28-17</i> TO <i>4-28-17</i> (MM-DD-YYYY) (MM-DD-YYYY)	
		ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		10-1-2017 9-30-2027	
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. <b>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.</b>					
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.)					
<b>12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>					
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 Judy K. 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)
<b>13. CCC USE ONLY</b>		A. SIGNATURE OF CCC REPRESENTATIVE  <i>[Signature]</i>			B. DATE (MM-DD-YYYY)  <div style="text-align: center;">6/15/17</div>
<b>NOTE:</b> 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. <b>RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</b>					

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☐ 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.**