

# Nuehring Farm for Sale



**148.97 Gross Acres; 144.68 tillable acres**

**Northeast quarter except 11.03 Acre building site  
Section 32, Lincoln Township; All in T97N-R21W  
Cerro Gordo County**

**Possession subject to the lease for 2021.**

**FOR SALE BY ONE TIME BID**

**Bidding details on the next page**



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)

Written bids must be submitted to Benchmark Agribusiness, Inc. Bids may be submitted by either email or regular USPS delivery. The USPS address is: 23 Third Street NW, Mason City, Iowa. Bids sent by USPS must be postmarked March 22<sup>nd</sup>, 2021. Emailed bids must be received by 5:00 PM CDT on March 22<sup>nd</sup>, 2021. The email address is [fred@benchmarkagribusiness.com](mailto:fred@benchmarkagribusiness.com).

The bids must be submitted as \$/gross acre. The multiplier will be 148.97 Acres. The bid must be your best offer. There will be no opportunity to raise your bid. No bids subject to financing will be considered a valid bid. **All interested parties are required to submit their bid using the purchase contract form included in this packet.**

The seller reserves the right to reject and all bids and modify the bidding requirements at the seller's sole discretion.

The successful bidder will be advised of the acceptance of the bid by 5:00 PM CDT March 23<sup>rd</sup>. Per Iowa law, an earnest money deposit of \$100,000 must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after March 23<sup>rd</sup>.

#### **SPECIAL PROVISIONS**

The sale will close on, or about, May 7<sup>th</sup>, 2021.

The buyers will be responsible for additional legal expenses, additional surveying expenses and additional closing agent charges if the existing parcel is subsequently split to smaller parcels after the auction and prior to closing.

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.

Real Estate taxes will pro-rated to date of closing. Unpaid special assessment to be paid by the seller. The semi-annual installment due March 31, 2021 has been, or will be, paid by the seller

The buyer will assume the existing lease for the 2021 growing season. The buyer will receive a credit for the 100% rent that has already been paid to the Estate as of March 1<sup>st</sup>, 2021.

The buyer will also be responsible for terminating the lease prior to the Iowa statutory lease termination deadline by the close of business on August 31<sup>st</sup>, 2021.



## BID FORM

### 148.97 Gross Acres Timothy Nuehring Estate

**LEGAL DESCRIPTION: Northeast quarter except 11.03 Acre building site; Section 32, Lincoln Township; All in T97N-R21W  
Cerro Gordo County**

I hereby offer \$ \_\_\_\_\_/Acre (multiplier of 148.97 acres) for the above referenced farmland. Bid is NOT for the total price.

I agree to sign the standard FARM & LAND – OFFER FOR REAL ESTATE available through the Iowa Realtors Association within the next business day after being notified that I am the successful bidder. I agree to make an earnest money deposit of \$100,000.00 which, per Iowa law, must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after March 23<sup>rd</sup>.

SIGNED \_\_\_\_\_ Date \_\_\_\_\_  
Print Name

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP code \_\_\_\_\_

Telephone # \_\_\_\_\_ Cell phone # (if different) \_\_\_\_\_

Email \_\_\_\_\_

**Return no later than Monday, March 22, 2021 to:**

Courtside Offices \* 23 Third Street NW \* Mason City, Iowa 50401  
641-424-6983 \* Fax 641-424-0318 \* cell – 641-425-0080  
[www.benchmarkagribusiness.com](http://www.benchmarkagribusiness.com) \* Email – [fred@benchmarkagribusiness.com](mailto:fred@benchmarkagribusiness.com)

## **PROPERTY INFORMATION:**

**TILLABLE ACRES – ~144.68 estimated; of which, 4.82 Acres, are CRP program CP8A – “Grass Waterway” @ \$295.29/acre, expires 2024. (FSA Form 156EZ says 145.18 acres which includes 0.5-acre bin site)**

**No Highly erodible (NHEL)**

**DRAINAGE – isolated lines throughout the parcel**

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

**REAL ESTATE TAXES - \$3,082.00**

**IMPROVEMENTS – See photos on the next page.**

**EXISTING LEASE TERMS - \$235/Tillable acre (not in the CRP); expires 02/28/2022; annual rent all due on March 1<sup>st</sup>, 2021.**



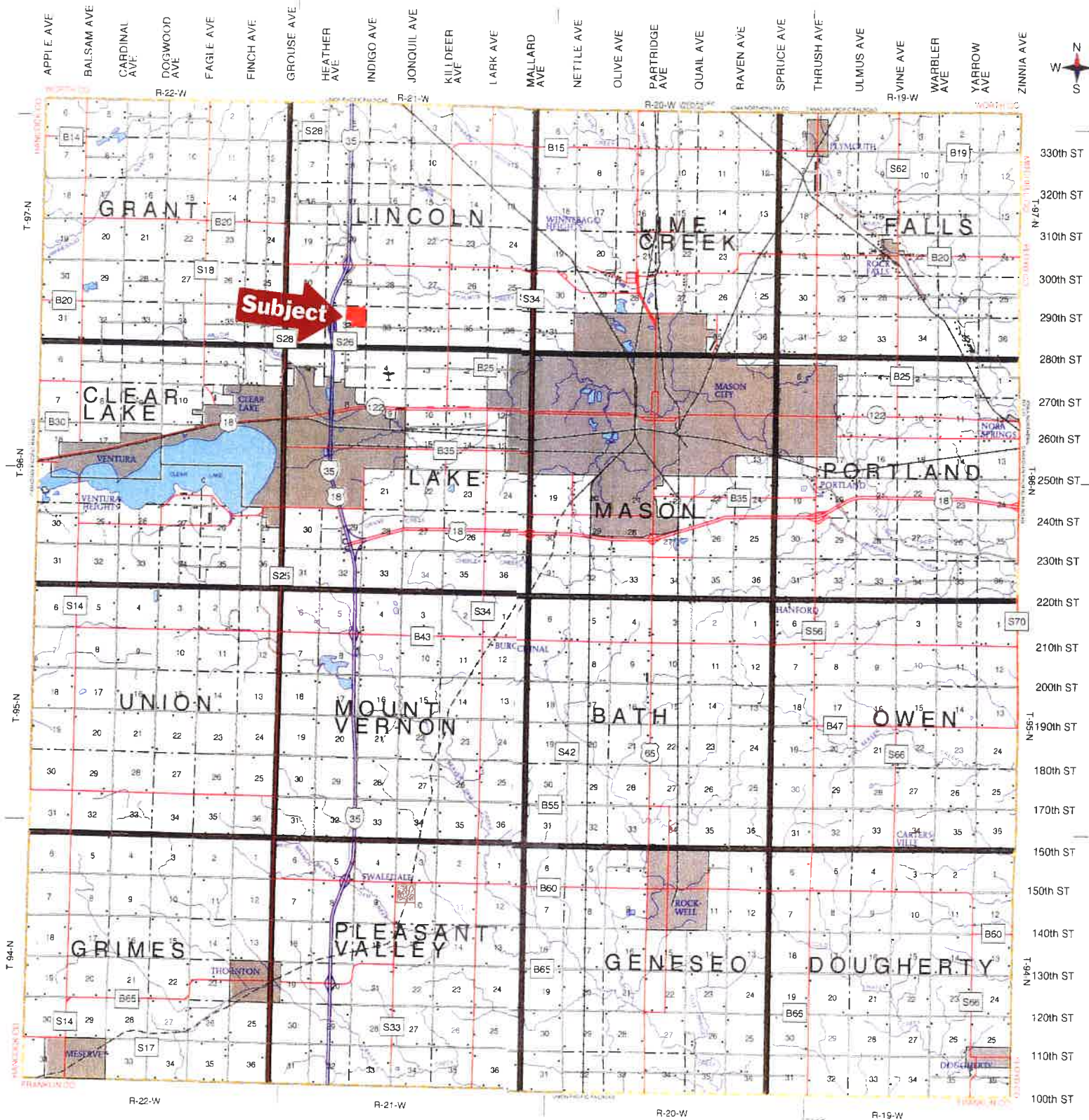
**36'd FS Grain Bin (left), Behlen holding bin (right)**



**36'd StorMor Grain Bin**



# Cerro Gordo County, Iowa



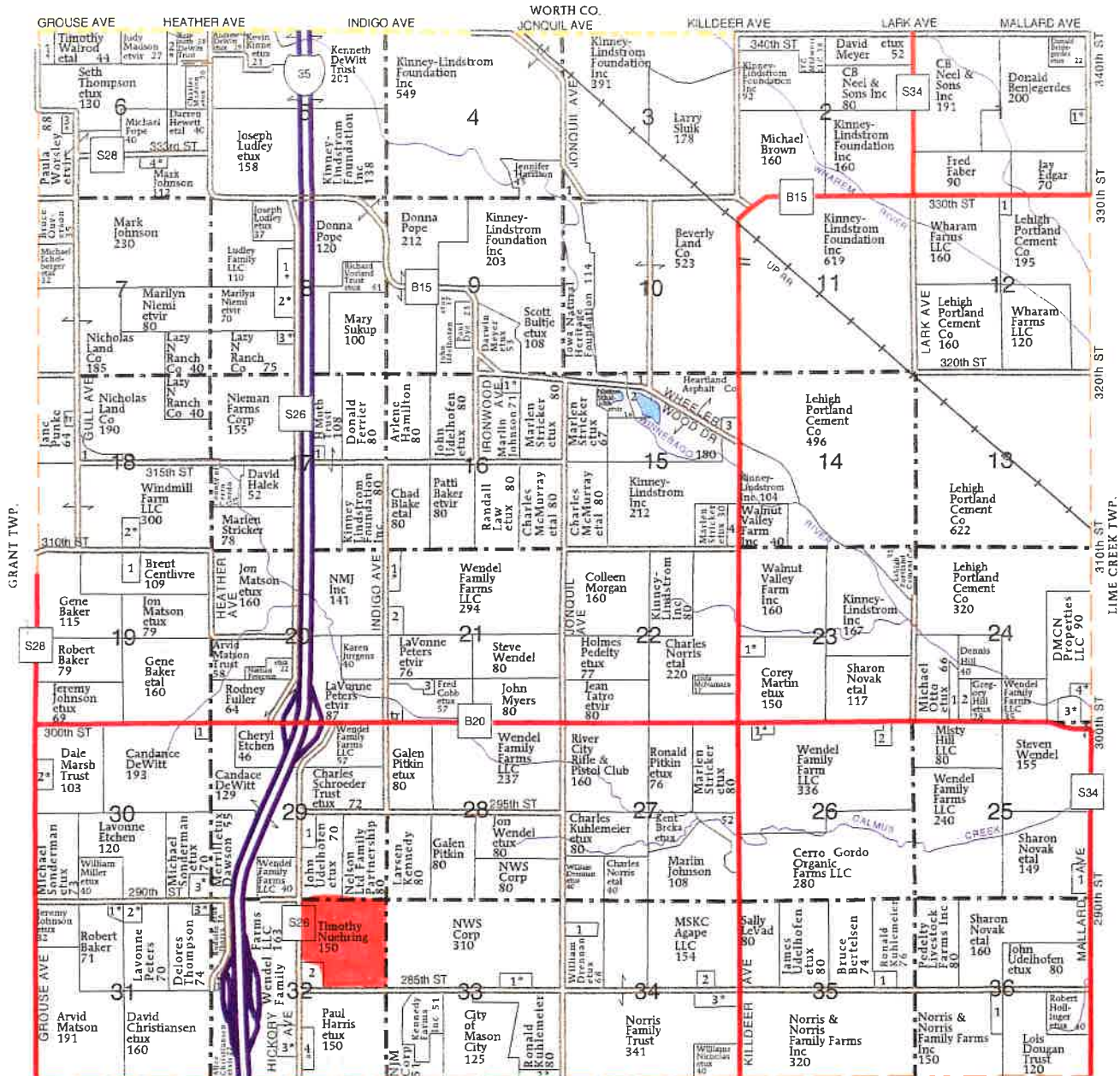


T-97-N

# LINCOLN PLAT

(Larccwrens)

R-21-W



LAKE TWP.

AUDITOR'S OFFICE  
 CERRO GORDO COUNTY, IOWA  
 TAXATION THIS 26th  
 Dec. AD. 96  
 AUDITOR

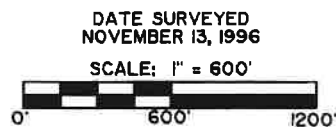
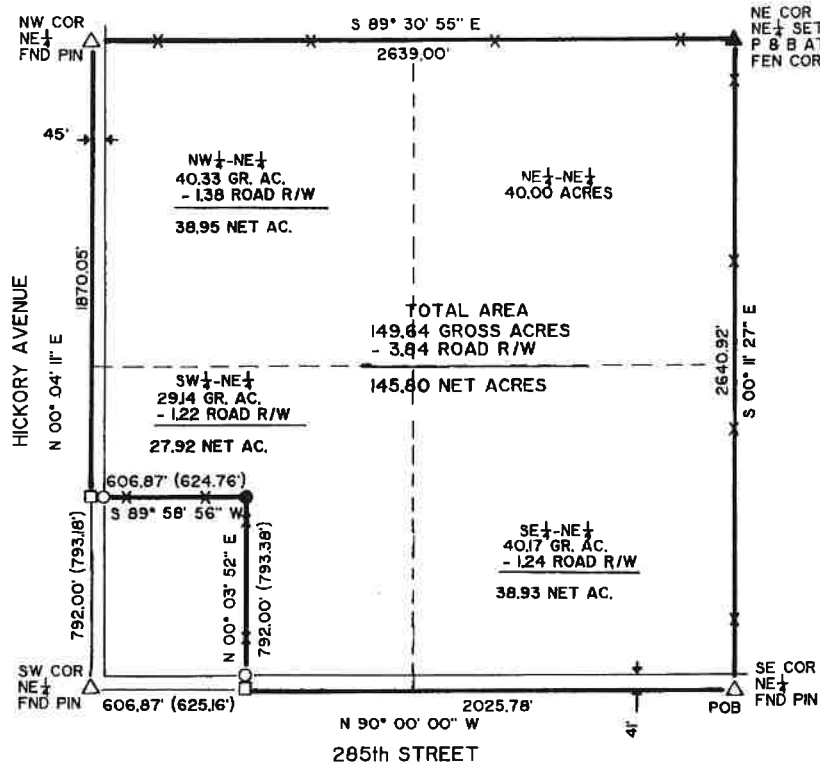
96 DEC 26 AM 9:51

PREPARED BY MID-WEST LAND SURVEYORS, INC., P. O. BOX 1352, MASON CITY, IOWA 50404-0352 (515) 423-1451

MASON CITY, IOWA

# PLAT OF SURVEY

LOCATED IN  
 NE 1/4 SECTION 32 97-21  
 CERRO GORDO COUNTY, IOWA



- LEGEND
- △ = SECTION CORNER FOUND
  - ▲ = SECTION CORNER SET
  - = SURVEY MONUMENT FOUND
  - = 1" REBAR & CAP #8656 SET
  - = NAIL SET
  - ✕ = EXISTING FENCE LINE
  - ( ) = MEASURED DISTANCE

SURVEY REQUESTED BY  
 GARY LOOS-HERTZ FARM MANAGEMENT  
 KAREN PETERSON & MORRIS D. SCOTT  
 PROPRIETORS

## SURVEY DESCRIPTION:

The NE 1/4 of Section 32, T 97 N, R 21 W of the 5th P.M., Cerro Gordo County, Iowa, except the South 792.00 feet of the West 606.87 feet thereof.

NOTE: The South line of the NE 1/4 of said Section 32 97-21 is assumed to bear N 90°-00'-00" W.

## CERTIFICATION:

I hereby certify that this land surveying document was prepared 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.

P-3592



60 CK  
 Robert L. Holze R.L.S. Iowa Reg. #8656  
 My registration renewal date is  
 December 31, 1997.

9611378

SRW





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: 145.18 acres

2020 Program Year

Map Created April 20, 2020

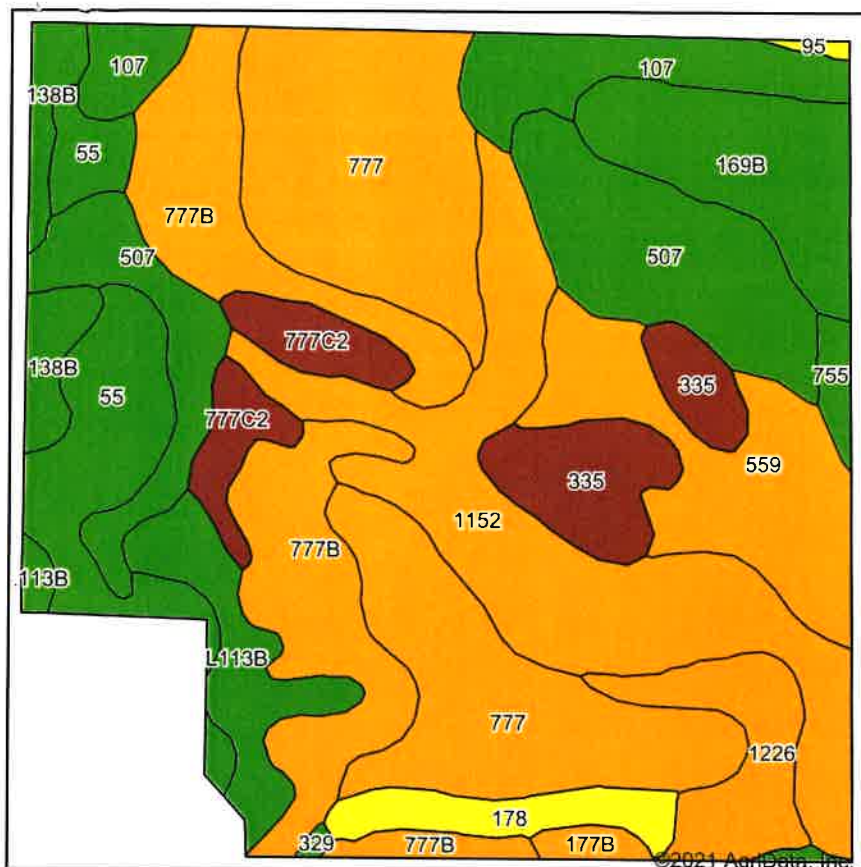
Farm 4671

Tract 6850

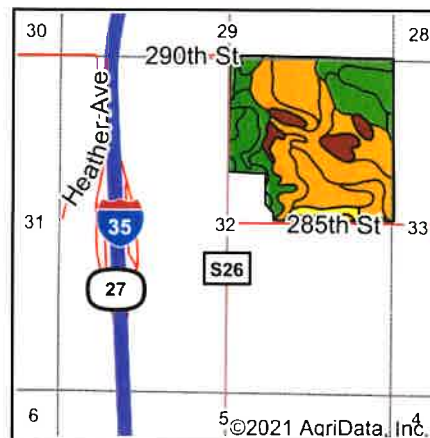
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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



Soils data provided by USDA and NRCS.



State: Iowa  
County: Cerro Gordo  
Location: 32-97N-21W  
Township: Lincoln  
Acres: 144.68  
Date: 2/3/2021



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Corn	Oats	Soybeans
777	Wapsie loam, 0 to 2 percent slopes	26.89	18.6%		lls	80	23.2	51	58			
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	19.34	13.4%		llw	80	23.2	54	67	90	57	30
777B	Wapsie loam, 2 to 5 percent slopes	18.36	12.7%		lle	80	23.2	47	53			
507	Canisteo clay loam, 0 to 2 percent slopes	15.14	10.5%		llw	224	65	84	78			
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	10.26	7.1%		llw	182.4	52.9	54	65			
55	Nicollet clay loam, 1 to 3 percent slopes	9.17	6.3%		lw	233.6	67.7	89	88			
169B	Clarion loam, 2 to 5 percent long slopes	8.17	5.6%		lle	225.6	65.4	91	85			
107	Webster clay loam, 0 to 2 percent slopes	7.15	4.9%		llw	224	65	86	83			
335	Harcot loam, 0 to 2 percent slopes	6.29	4.3%		llw	80	23.2	36	50			
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	5.63	3.9%		lle			85				
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	5.07	3.5%		lls	80	23.2	59	71			
777C2	Wapsie loam, 5 to 9 percent slopes, moderately eroded	4.42	3.1%		llle	80	23.2	39	28			
138B	Clarion loam, 2 to 6 percent slopes	3.37	2.3%		lle	225.6	65.4	89	80			
178	Waukee loam, 0 to 2 percent slopes	3.31	2.3%		lls	80	23.2	69	77			
755	Nicollet loam, 1 to 3 percent long slopes	0.92	0.6%		lw	233.6	67.7	91	93			
177B	Saunder loam, 2 to 5 percent slopes	0.79	0.5%		lls	80	23.2	55	58			
95	Harps clay loam, 0 to 2 percent slopes	0.23	0.2%		llw	198.4	57.5	72	62			
329	Webster-Nicollet complex, 0 to 3 percent slopes	0.17	0.1%		llw	228.8	66.4	87	83			
Weighted Average						129	37.4	63.2	*-	12	7.6	4

\*\*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

Soils data provided by USDA and NRCS.

Iowa  
Cerro Gordo

Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 4671**  
Prepared: 2/3/21 1:54 PM  
Crop Year: 2021  
Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 6850 Description NE4 32-97-21 LINCOLN

FSA Physical Location : Cerro Gordo, IA ANSI Physical Location: Cerro Gordo, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
145.18	145.18	145.18	0.0	0.0	0.0	4.82	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		Native Sod	
0.0	0.0	140.36	0.0	0.0		0.0	
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	140.36	149	0.00				
SOYBEANS	0.0	0	4.80				
Total Base Acres:	140.36						

Owners: NUEHRING, TIMOTHY M

Other Producers: None



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. This authority allows 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  
190332. SIGN-UP NUMBER  
46

3. CONTRACT NUMBER

11040

4. ACRES FOR ENROLLMENT  
4.825. FARM NUMBER  
00046716. TRACT NUMBER(S)  
0006850

8. OFFER (Select one)

GENERAL

9. CONTRACT PERIOD  
FROM: TMN TO: TMN  
(MM-DD-YYYY) (MM-DD-YYYY)

ENVIRONMENTAL PRIORITY

10-4-2014

9-30-2024

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

\$295.29

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

B. Annual Contract Payment

\$1423

C. First Year Payment

A. Tract No.

B. Field No.

C. Practice No.

D. Acres

E. Total Estimated  
Cost-Share

0006850

0011

CP8A

4.82

\$0.00

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

## 12. PARTICIPANTS

A(1). PARTICIPANT'S NAME AND ADDRESS (Zip Code):  
TIMOTHY M NUEHRING  
10628 310TH ST  
MASON CITY, IA 50401-9175

(2) SHARE  
100.00%

(3) SOCIAL SECURITY NUMBER:

(4) SIGNATURE  
Timothy M. Nuering

DATE (MM-DD-YYYY)

9-3-14

B(1). 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.)

C(1). 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.)

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

A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE (MM-DD-YYYY)

Marianne L. Vetter, County CEO

09/05/2014

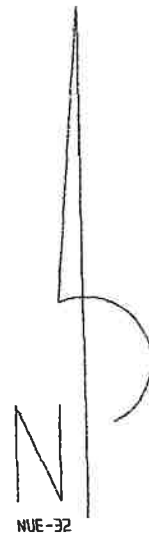
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107 171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue Code (26 USC 6100). 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, generic 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, audiotape, 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





TIM NUEHRING  
N.E. 1/4 SECTION 32 LINCOLN TOWNSHIP  
CERRO GORDO COUNTY IOWA  
850' 5"PL  
8445' 4"PL INSTALLED OCTOBER 1997  
JAY EDGAR CONTRACTOR  
1010' 5"PL  
3400' 4"PL INSTALLED OCTOBER 1997

North

5"

4"

4"

4"

4"

4"

5"

Customer: Tim Nuehring

Location: NE 1/4 section 32 Lincoln Twnsp Cerro Gordo Co. Iowa

Scale: 350 feet

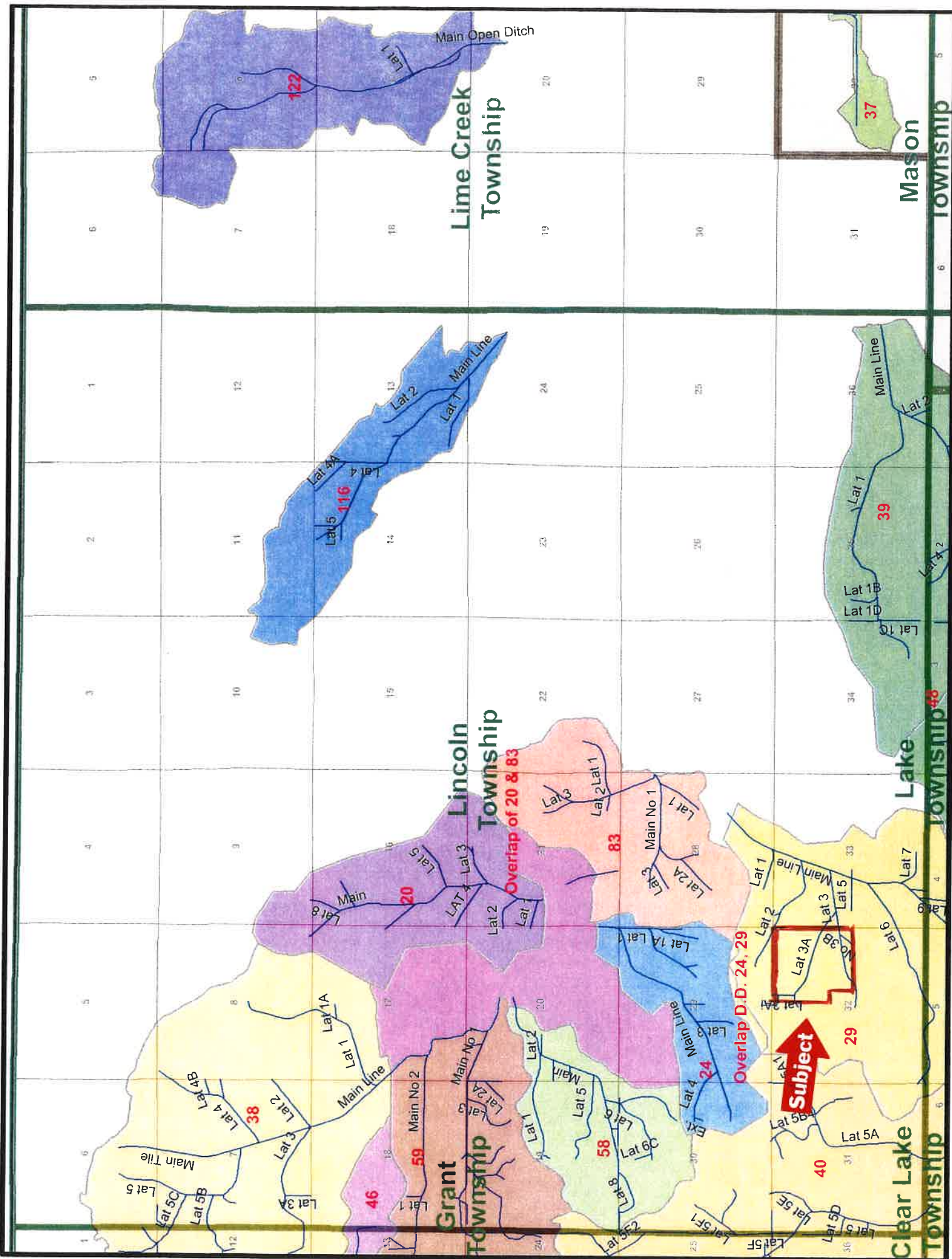
Spacing: 80

Date: October 2013

4 in: 5614 ft

5 in: 1604 ft

law Fdnar contractor



Lime Creek  
Township

Mason  
Township

Lincoln  
Township

Lake  
Township

Grant  
Township

Clear Lake  
Township

**Subject**

Overlap of 20 & 83

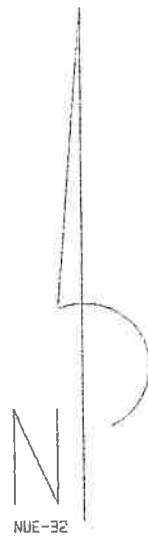
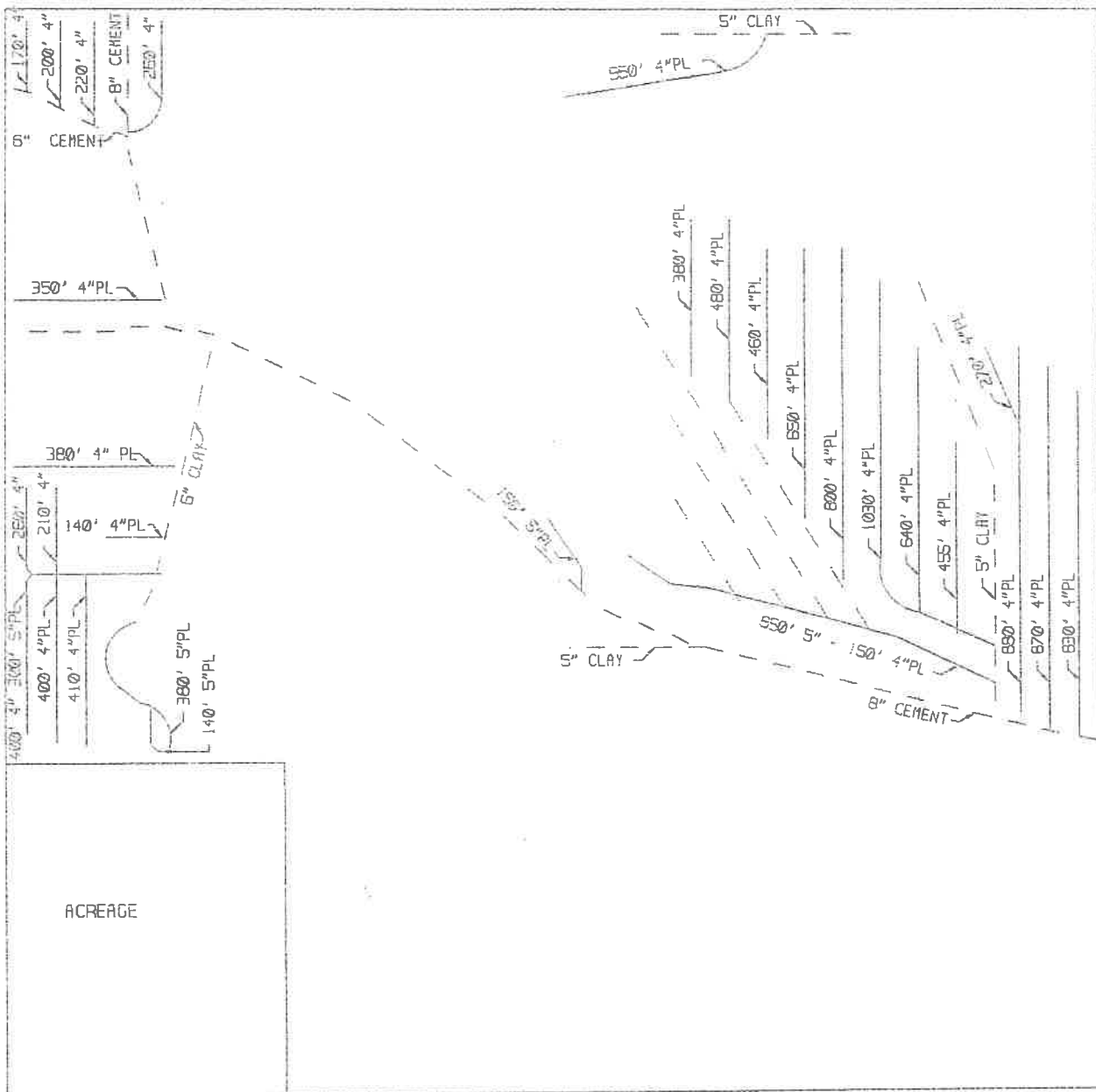
Overlap D.D. 24, 29

**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.**





TIM NUEHRING  
 N. E. 1/4 SECTION 32 LINCOLN TOWNSHIP  
 CERRO GORDO COUNTY IOWA  
 850' 5" PL  
 8445' 4" PL INSTALLED OCTOBER 1997  
 JAY EDGAR CONTRACTOR  
 1010' 5" PL  
 3400' 4" PL INSTALLED OCTOBER 1998