

Tozier/Hartwig Farm for Sale



80.0 Gross Acres; 77.94 tillable acres

**South half Northwest quarter (S ½ NW ¼)
Section 27, Rock Grove Township; All in T97N-R18W
Floyd 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

Written bids must be submitted to Benchmark Agribusiness, Inc. Bids may be submitted by either email or regular USPS delivery or hand delivered. The USPS address is: 23 Third Street NW, Mason City, Iowa. Bids sent by USPS must be received by May 10th, 2021. Emailed bids or hand delivered bids must be received by 5:00 PM CDT on May 10th, 2021. The email address is fred@benchmarkagribusiness.com.

The bids must be submitted as \$/gross acre. The multiplier will be 80.0 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 May 11th, 2021. Per Iowa law, an earnest money deposit of \$75,000 must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after May 11th.

SPECIAL PROVISIONS

The sale will close on, or about, June 10th, 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.

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 paid by the seller

The buyer will assume the existing lease for the 2021 growing season. The buyer will receive a credit for \$125/tillable acres toward the rent that was already been paid as of March 1st, 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 31st, 2021.

PROPERTY INFORMATION:

TILLABLE ACRES – ~77.94 Acres

No Highly erodible (NHEL)

DRAINAGE – mostly pattern tiled; see attached maps.

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

REAL ESTATE TAXES - \$1,844.00

IMPROVEMENTS – bare land – no buildings

EXISTING LEASE TERMS - \$250/Tillable acre; expires 02/28/2022; a rent was paid on March 1st, 2021.

R-18-W





UNITED STATES DEPARTMENT OF AGRICULTURE



FARM: 8332
TRACT: 12654
SECTION: 27-97-18
TWP: ROCK GROVE

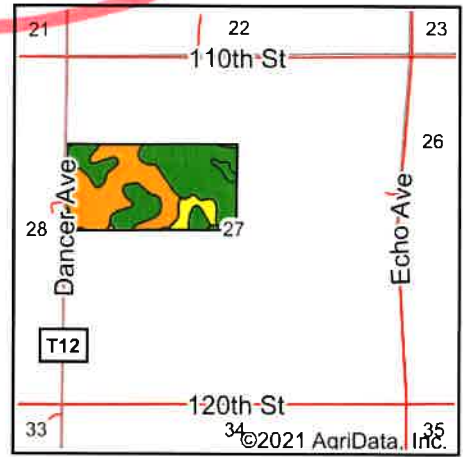
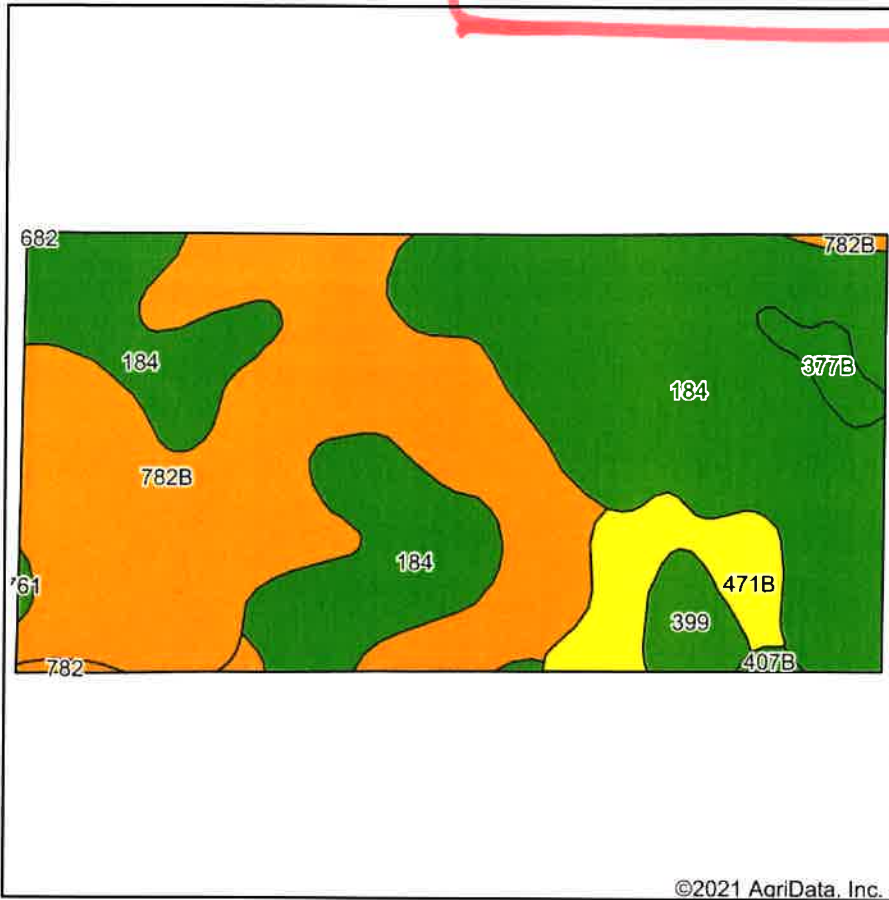
0 345 690 1,380 Feet
1 inch = 660 feet

CROP YEAR _____

PRINTED
March 05, 2021
BY FLOYD CO FSA

Disclosure: United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program Administration only. This map does not represent a local 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 of FSA Programs. Wetland transfers do not represent the size, shape or specific determination of the area. Refer to your original determination (ICR-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resource Conservation Service (NRCS).

Soils Map with CSR2 as of 2021



State: **Iowa**
 County: **Floyd**
 Location: **27-97N-18W**
 Township: **Rock Grove**
 Acres: **77.94**
 Date: **4/8/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
184	Klinger silty clay loam, 1 to 4 percent slopes	37.84	48.6%		Iw	240	69.6	95	95
782B	Donnan loam, 2 to 5 percent slopes	31.31	40.2%		Ile	80	23.2	43	50
471B	Oran loam, 2 to 5 percent slopes	4.62	5.9%		Iw	209.6	60.8	74	79
399	Readlyn silt loam, 1 to 3 percent slopes	1.93	2.5%		Iw	220.8	64	91	89
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	1.36	1.7%		Ile	232	67.3	94	90
782	Donnan loam, 0 to 2 percent slopes	0.41	0.5%		Ilw	80	23.2	48	55
407B	Schley silt loam, 1 to 4 percent slopes	0.25	0.3%		Ilw	196.8	57.1	81	69
761	Franklin silt loam, 0 to 3 percent slopes	0.16	0.2%		Iw	224	65	85	90
682	Maxfield silt loam, 0 to 2 percent slopes	0.06	0.1%		Ilw			83	
Weighted Average						172.1	49.9	72.4	*-

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

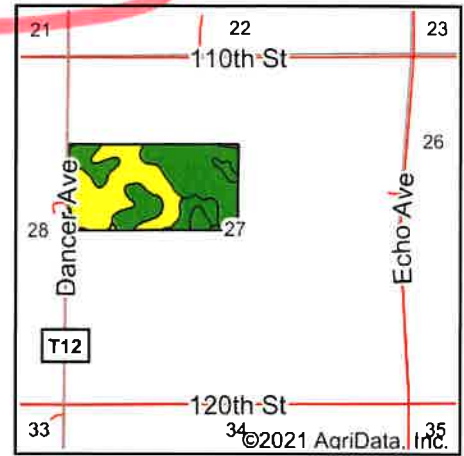
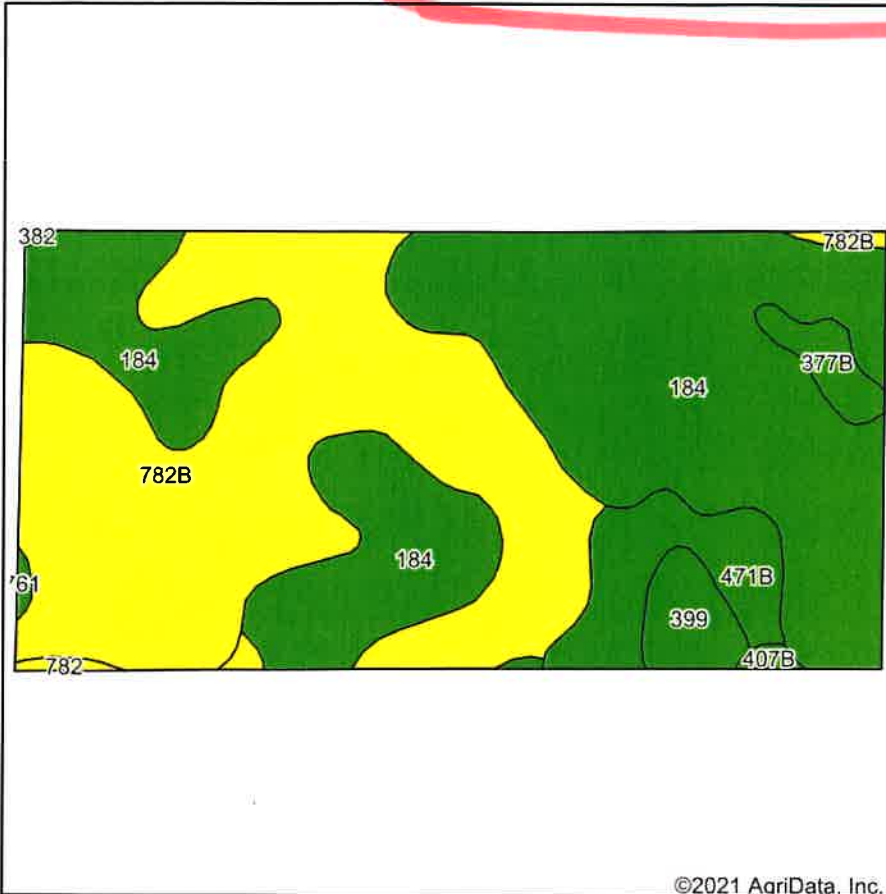
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.

Soils Map with CSR2 as of 10/15/18



State: **Iowa**
 County: **Floyd**
 Location: **27-97N-18W**
 Township: **Rock Grove**
 Acres: **77.94**
 Date: **4/8/2021**



Soils data provided by USDA and NRCS.

Archived Soils Ending 10/15/2018 Area Symbol: IA067, Soil Area Version: 23									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
184	Klinger silty clay loam, 1 to 4 percent slopes	37.85	48.6%		Iw	240	69.6	95	95
782B	Donnan loam, 2 to 5 percent slopes	31.31	40.2%		Ile	80	23.2	62	50
471B	Oran loam, 2 to 5 percent slopes	4.61	5.9%		Ile	209.6	60.8	81	79
399	Readlyn loam, 1 to 3 percent slopes	1.93	2.5%		Iw	220.8	64	91	89
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	1.36	1.7%		Ile	232	67.3	94	90
782	Donnan loam, 0 to 2 percent slopes	0.41	0.5%		Ilw	80	23.2	67	55
407B	Schley silt loam, 1 to 4 percent slopes	0.25	0.3%		Ilw	196.8	57.1	81	69
761	Franklin silt loam, 0 to 3 percent slopes	0.16	0.2%		Iw	224	65	85	90
382	Maxfield silty clay loam, 0 to 2 percent slopes	0.06	0.1%		Ilw	230.4	66.8	94	90
Weighted Average						172.3	50	80.6	75.4

**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.

27 97N 18W
Size

110th.St

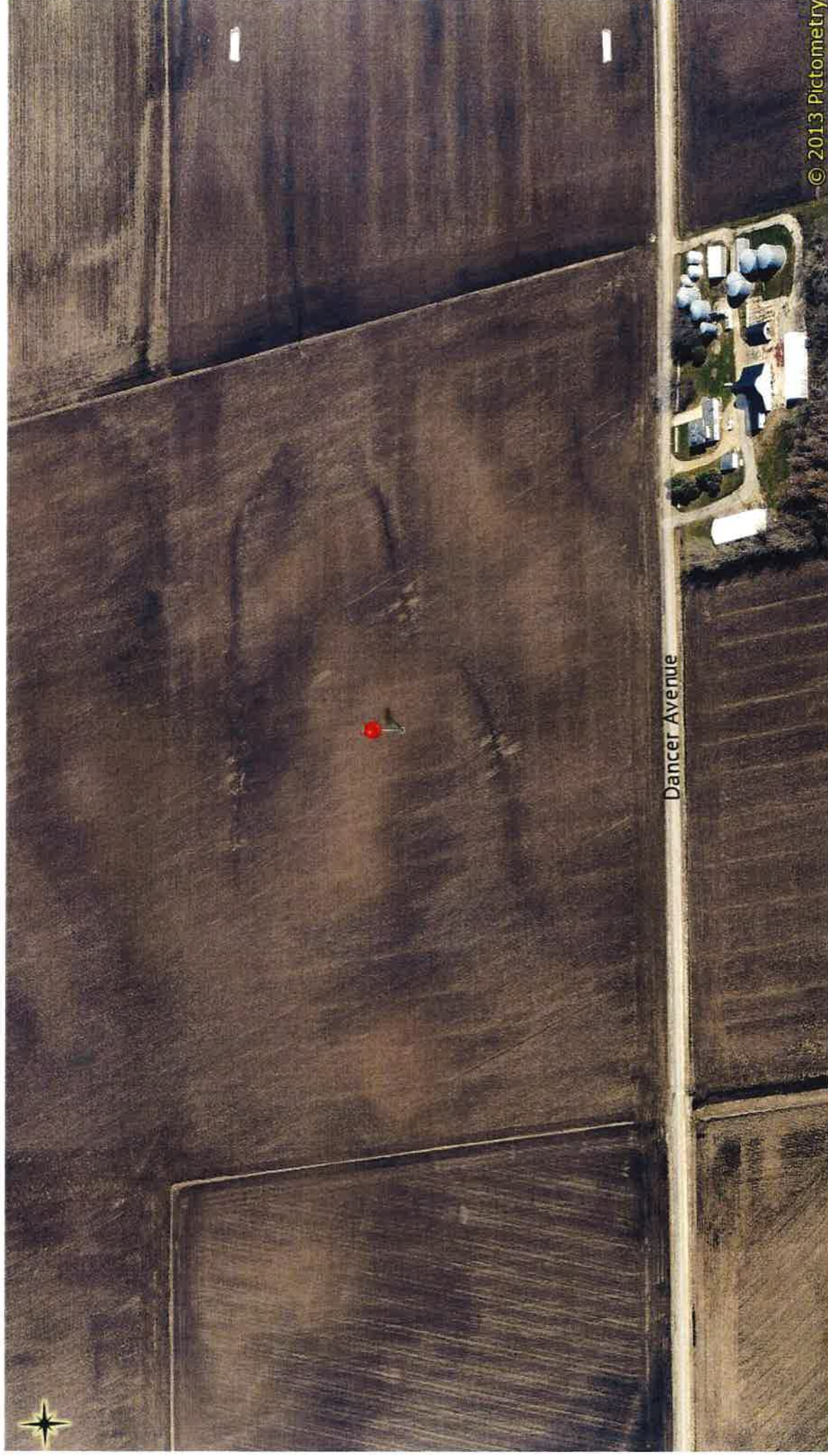
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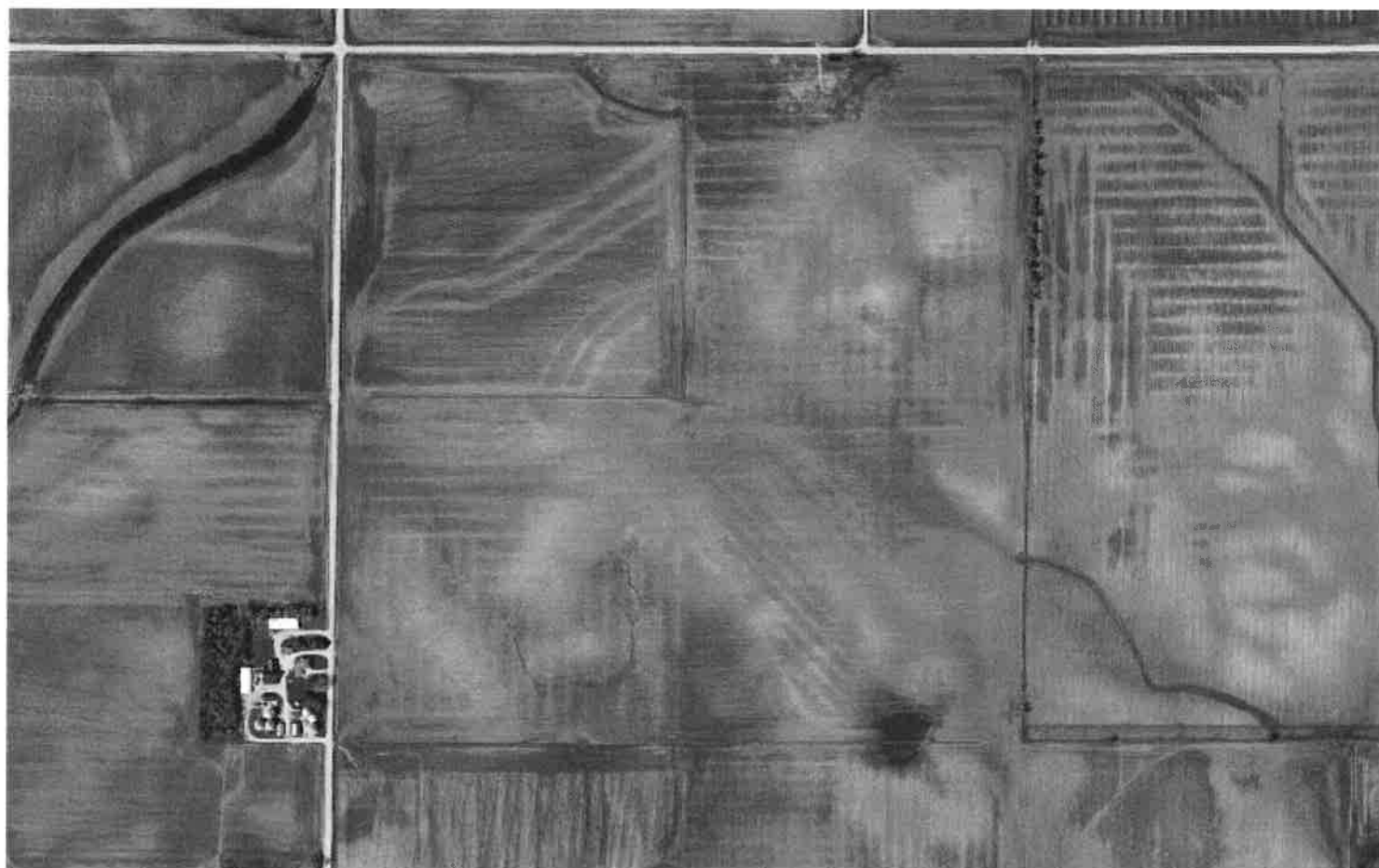
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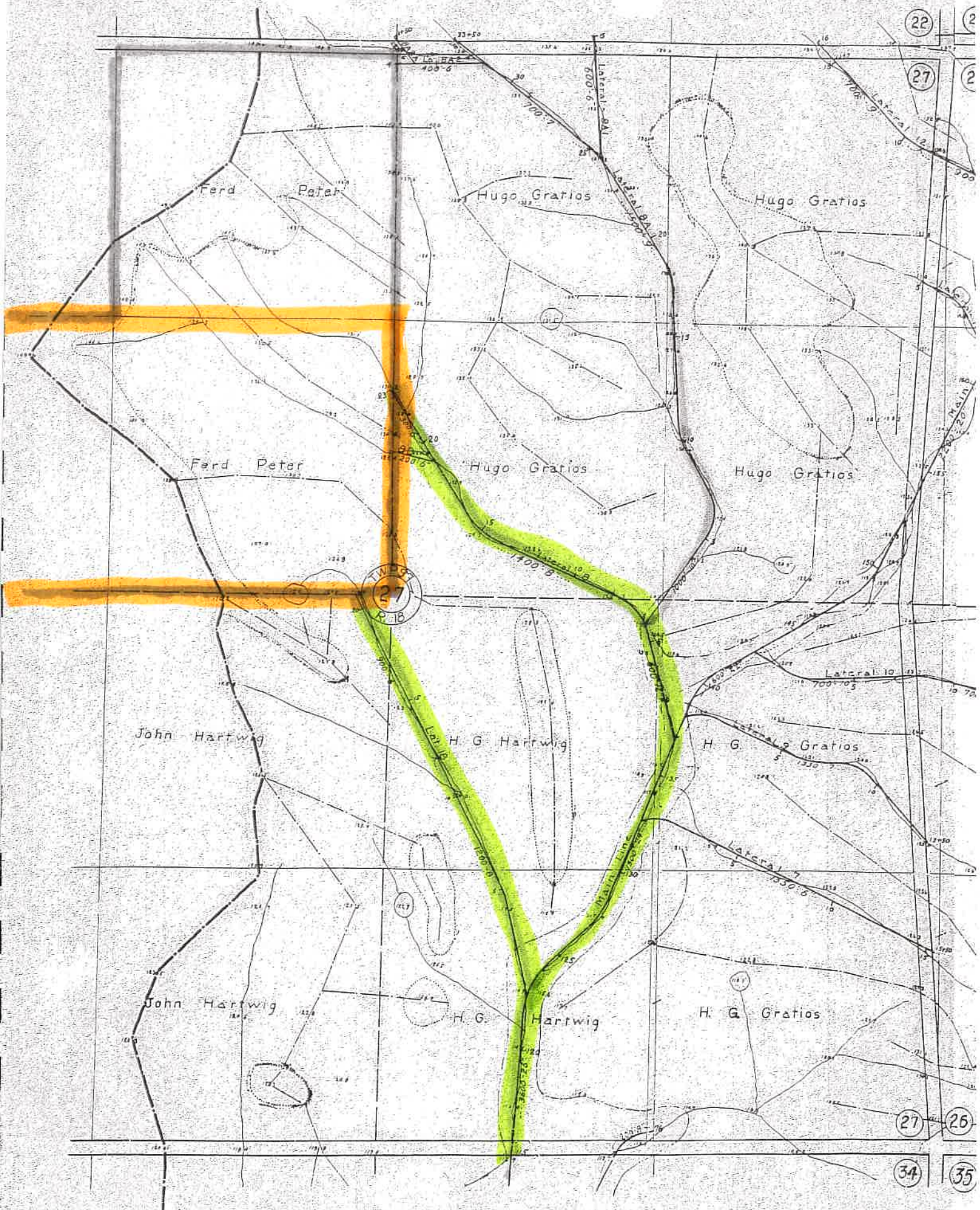
5.00 in	1500.00 ft
5.00 in	1387.25 ft
4.00 in	57213.01 ft

0 500 1000
feet

Hartwig - Section 27 - 2013 aerial







Iowa

Floyd

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 8332

Prepared: 3/5/21 5:27 AM

Crop Year: 2021

Page: 1 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.

Operator Name

SHANKS, BRAD ALAN

Farm Identifier

2528 8331 8332 8333 (2020)

Recon Number

2020 - 47

Farms Associated with Operator:

799, 4015, 5990, 7985, 8333, 8414, 8415, 8416

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
107.94	107.94	107.94	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	107.94	0.0	0.0	0.0				

ARC/PLC

PLC
NONEARC-CO
CORN , SOYBNARC-IC
NONEPLC-Default
NONEARC-CO-Default
NONEARC-IC-Default
NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	70.07	155	0.00
SOYBEANS	37.87	43	0.00
Total Base Acres:	107.94		

Tract Number: 12654 Description 27-97-18 ROCK GROVE

FSA Physical Location : Floyd, IA

ANSI Physical Location: Floyd, IA

BIA Range Unit Number:

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

Recon Number

Wetland Status: Tract does not contain a wetland

2020 - 46

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
107.94	107.94	107.94	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	107.94	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	70.07	155	0.00
SOYBEANS	37.87	43	0.00
Total Base Acres:	107.94		

Owners: TOZIER, DEBRA CHRISTINE

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.



BID FORM

80.0 Gross Acres
Debra Hartwig/Tozier Estate

LEGAL DESCRIPTION: South half Northwest quarter (S ½ NW ¼)
Section 27, Rock Grove Township; All in T97N-R18W
Floyd County

I hereby offer \$ _____/Acre (multiplier of 80.0 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 \$75,000.00 which, per Iowa law, must be in the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after May 11th.

SIGNED _____ Date _____

Print Name _____

Address _____

City _____ State _____ ZIP code _____

Telephone # _____ Cell phone # (if different) _____

Email _____

Return no later than Monday, May 10, 2021 to:

Courtside Offices * 23 Third Street NW * Mason City, Iowa 50401
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