

Thomas K.Trettin Trust Farm for Sale



80.0 Gross Acres; 70.1 tillable acres

**West half Northwest quarter (W ½ NW ¼) Section 14,
Union Township; All in T98N-R19W
Worth County**

Possession subject to the lease for 2021.



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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 be 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 the cash rent to be paid on December 15, 2021 in the amount of \$9,463.50. The sellers will keep the rent already paid.

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.

The sellers are not warranting any future wetlands determinations. The buyer must independently verify whether any of the cropland would be determined by the NRCS to be a designated wetland.

PROPERTY INFORMATION:

LOCATION - one half mile of County Highway S62 frontage

TILLABLE ACRES – ~70.1 Acres

No Highly erodible (NHEL)

DRAINAGE – some tile; see attached maps
According to the FSA 156 EZ, the wetlands determinations are incomplete. The buyer must request a wetlands determination before starting a tile project.

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

REAL ESTATE TAXES - \$2,452.00/year

IMPROVEMENTS – bare land – no buildings

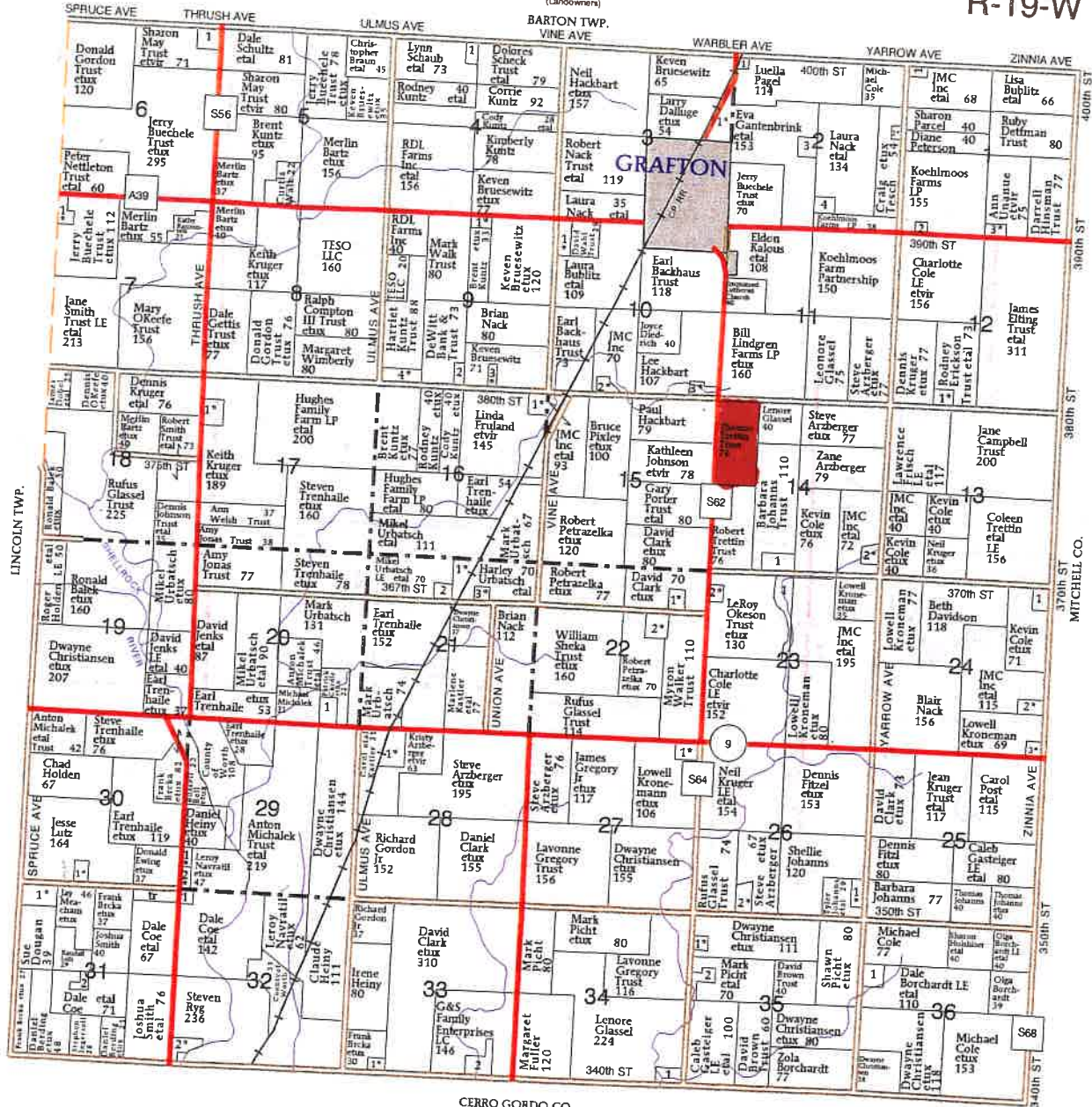
EXISTING LEASE TERMS - \$270/Tillable acre; expires 02/28/2022; first half of rent for 2021 season is already paid.

ENVIRONMENTAL ISSUES – there is an abandoned well in the idle wooded building site at the North end; the farm generated solid waste in the grove includes asphalt shingles & isolated tire. The property is being sold “as is” with no warranties about hazardous or toxic material. It wasn’t possible to observe any stressed vegetation or stained soils because of the early Spring dormancy.

T-98-N

UNION PLAT

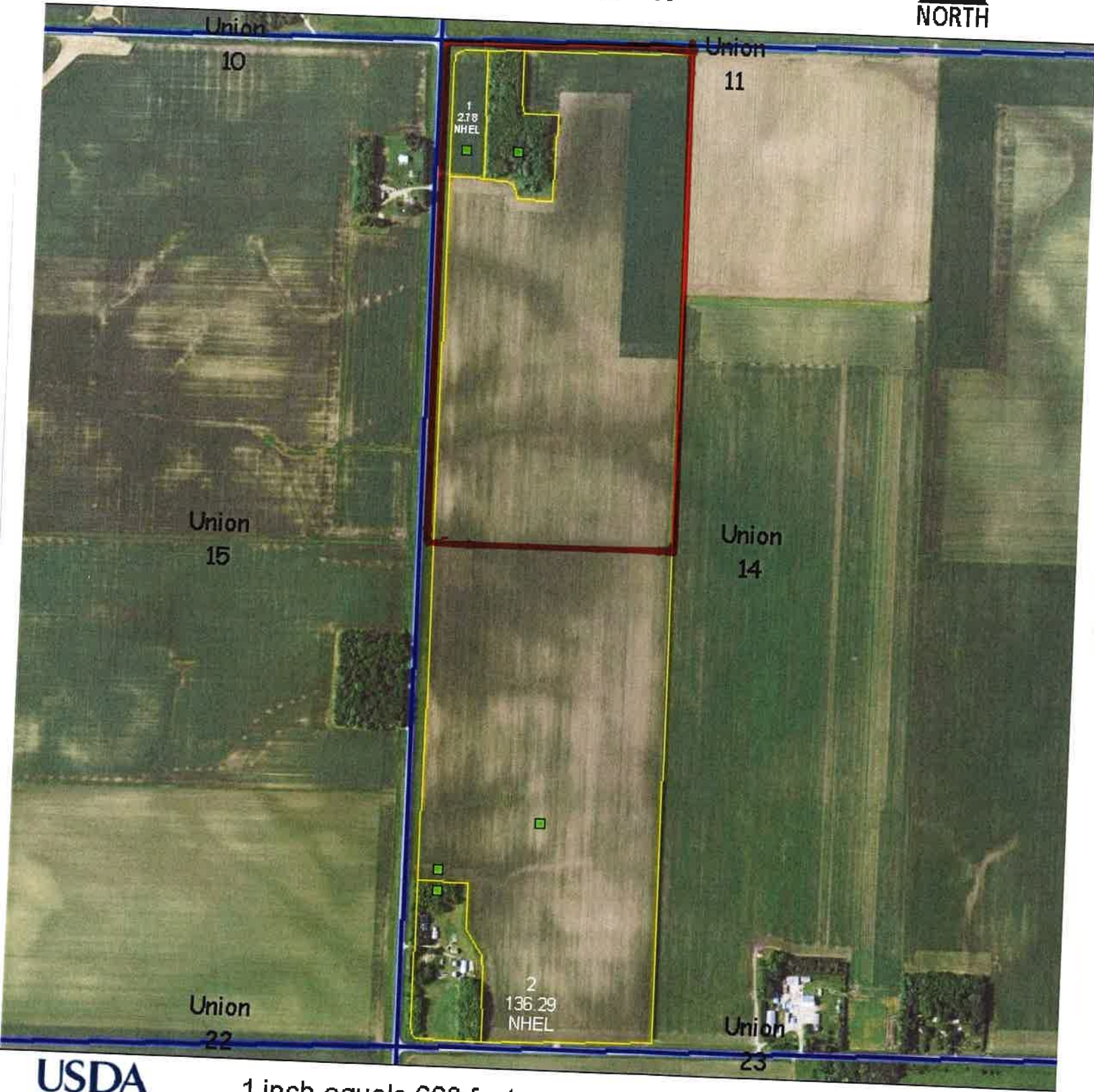
R-19-W



CERRO GORDO CO.

Farm# 5010
Tract# 903

14 & 23 UNION



1 inch equals 660 feet

Legend

- Field Boundary
- Wetland Determination**
- Wetland Determination Identifiers
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Prepared by FSA

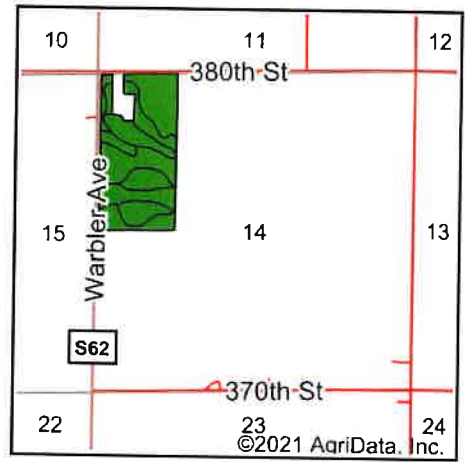
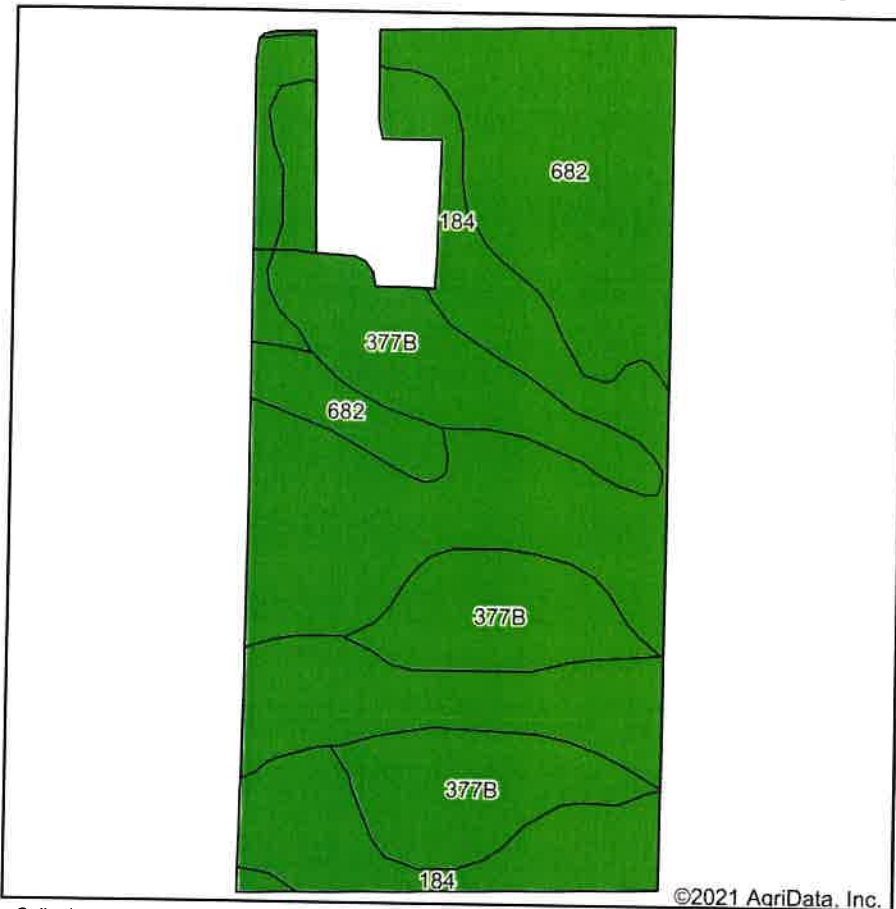
CROP YEAR: _____

IMAGERY YEAR: 2011

Map Printed: June 01, 2012

Disclaimer: 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 wetland boundaries and determinations or contact NRCS.

Soils Map



State: **Iowa**
 County: **Worth**
 Location: **14-98N-19W**
 Township: **Union**
 Acres: **70.1**
 Date: **4/20/2021**



Maps Provided By



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www.AgriDataInc.com



Soils data provided by USDA and NRCS.

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Area Symbol: IA195, Soil Area Version: 24

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	26.74	38.1%		lw	240	69.6	95	93
682	Maxfield silt loam, 0 to 2 percent slopes	23.97	34.2%		llw			83	
377B	Dinsdale silt loam, 2 to 5 percent slopes	19.39	27.7%		lle	232	67.3	95	88
Weighted Average						155.7	45.2	90.9	*.

**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.

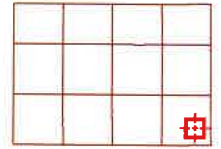
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Overview



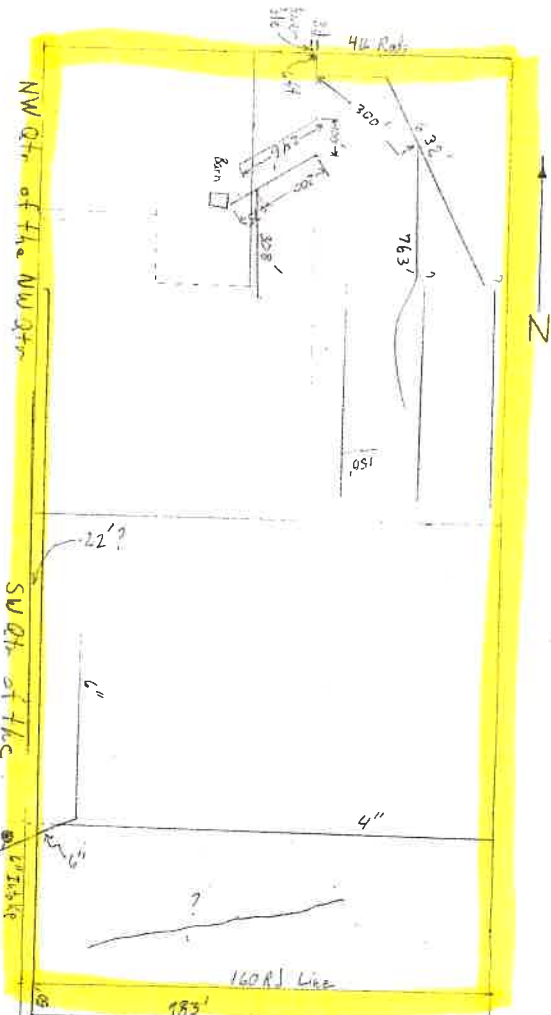
Legend

- Parcels
- Roads
- Corporate Limits
- Political Township
- Sections

Parcel ID	121410003	Alternate ID	142300003	Owner Address	TRETTIN, THOMAS K TRUST
Sec/Twp/Rng	14-98-19	Class	A		16601 DULUTH TRL
Property Address		Acreage	38.33		LAKEVILLE, MN 55044
District	UNSA				
Brief Tax Description	SECTION:14 TOWNSHIP:98 RANGE:19 SW NW UNION				
	(Note: Not to be used on legal documents)				

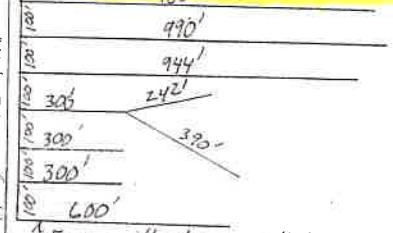
Date created: 4/20/2021
 Last Data Uploaded: 4/19/2021 10:28:02 PM

Developed by **Schneider**
 GEOSPATIAL



Colbert

Section 14 of Union Township
of Worth County, Iowa



TRETTIN Fence

Vertical Strand of
Wire Braided Fence

Johans Fence

Colbert



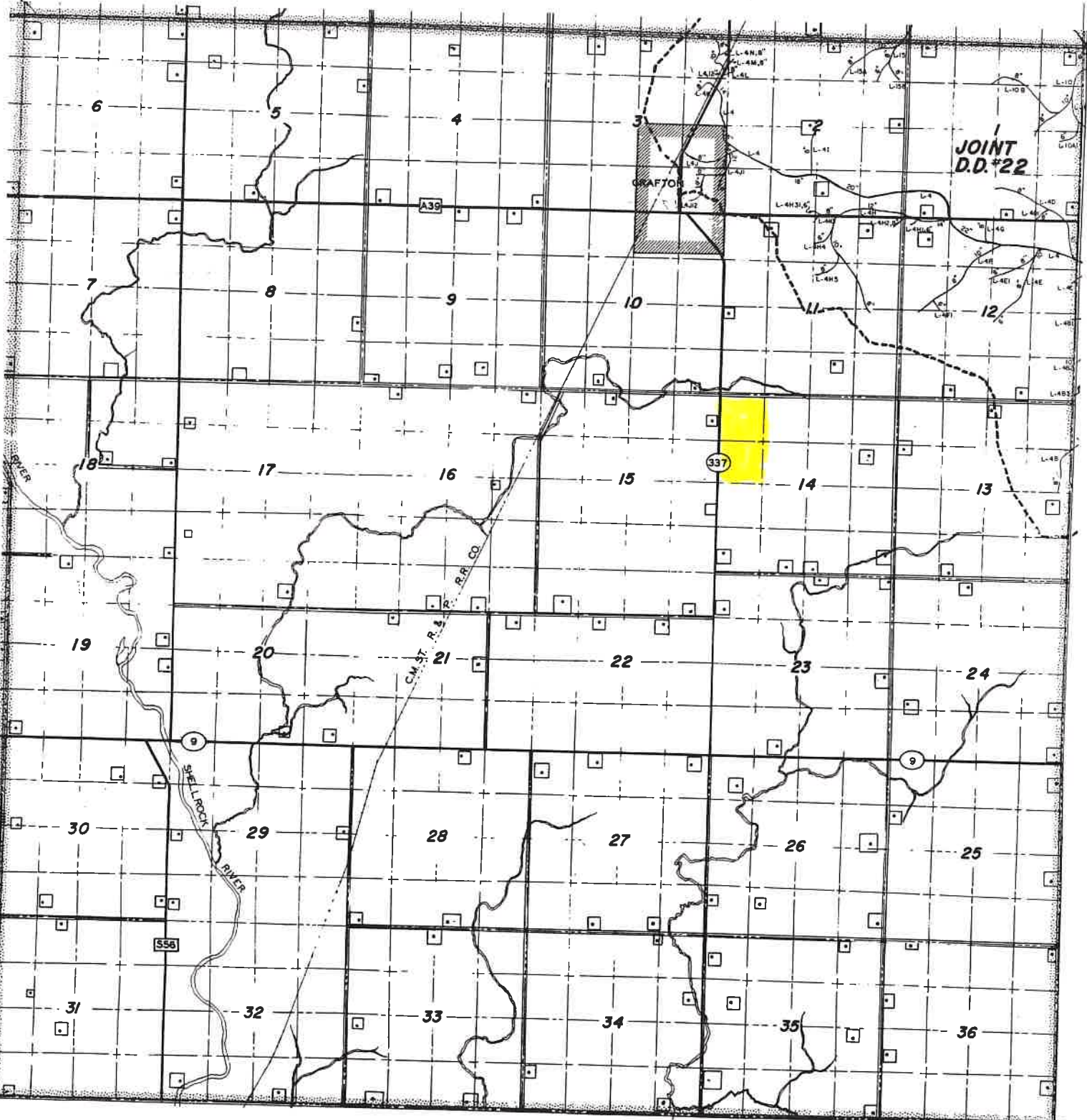
Tile with
Pipe for Hog barn

Hook to
Johans'

UNION TWP

T 98 N

R 19 W



Iowa
 Worth
 Report ID: FSA-156EZ

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

FARM: 5010
 Prepared: 6/1/12 4:26 PM
 Crop Year: 2012
 Page: 2 of 2

Tract Number: 903 Description NW SW 14 UNION

BIA Range Unit Number:

FAV/WR
 History
 N

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
160.0	139.1	139.1	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	139.1	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	75.7	124	124	0.0	0.0	0	0.0	0.0
SOYBEANS	62.8	34	34	0.0	0.0	0	0.0	0.0
Total Base Acres:	138.5							

Owners: OLIVE TRETTIN

Other Producers: None

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.

The sellers reserve the right to reject any and all bids.