

Trettin Trust Farm for Sale



72.22 Gross Acres; 68.75 tillable acres

West half Southwest quarter (W ½ SW ¼) except survey parcel

“C” containing 7.78 Gross acres; Section 14, Union Township;

All in T98N-R19W

Worth 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 72.22 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 \$60,000 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 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 \$9,315.00. The sellers will keep the rent already paid on April 1, 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.

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 – ~68.75 Acres (estimated by Benchmark)

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 - \$2,174.00 (estimated by County Treasurer – may vary)

IMPROVEMENTS – bare land – no buildings

EXISTING LEASE TERMS - \$270/Tillable acre; expires 02/28/2022; first half of rent was paid on April 1st, 2021.

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.

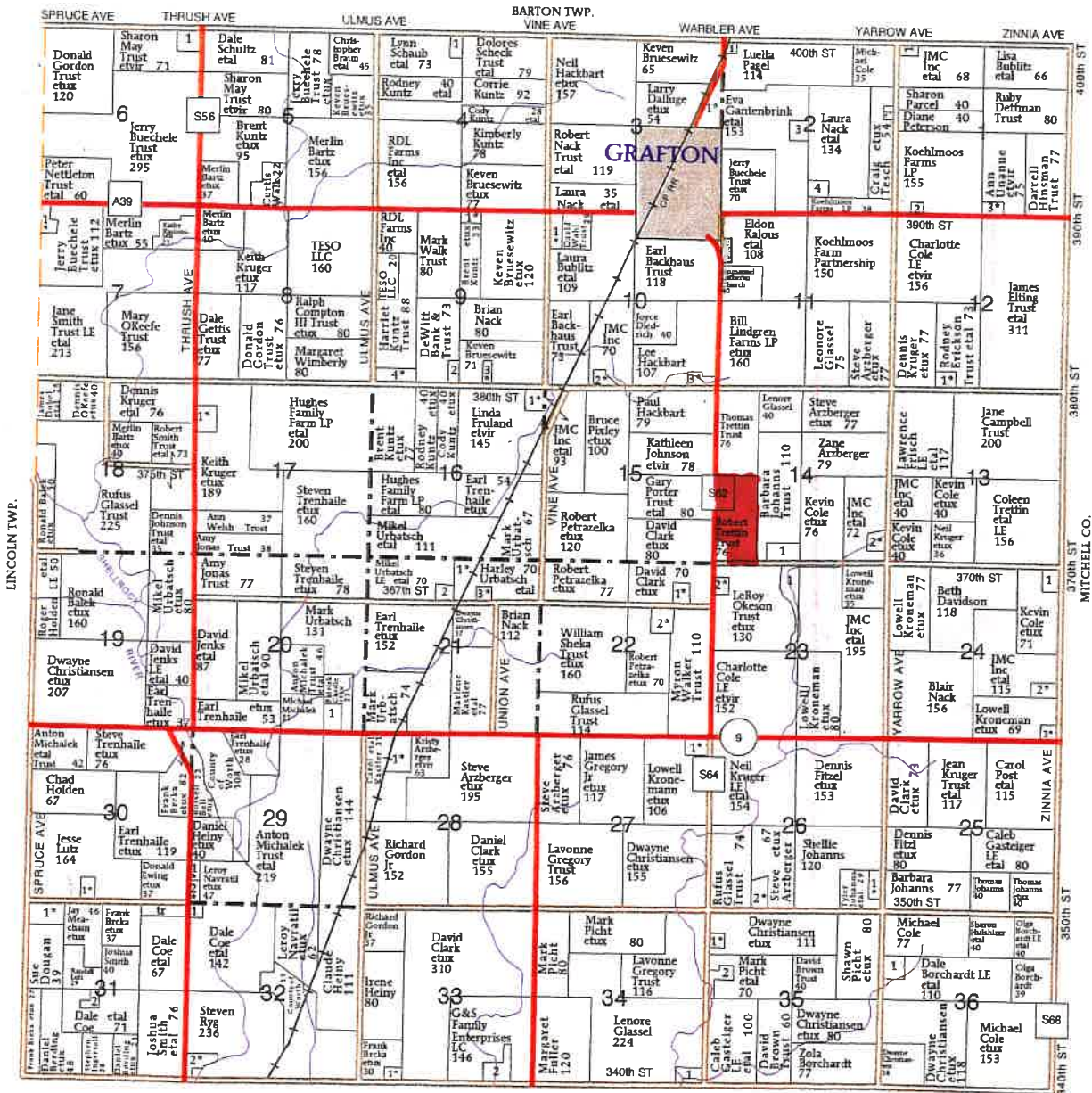
Benchmark Agribusiness, Inc. is an agent for the Seller.

T-98-N

UNION PLAT

R-19-W

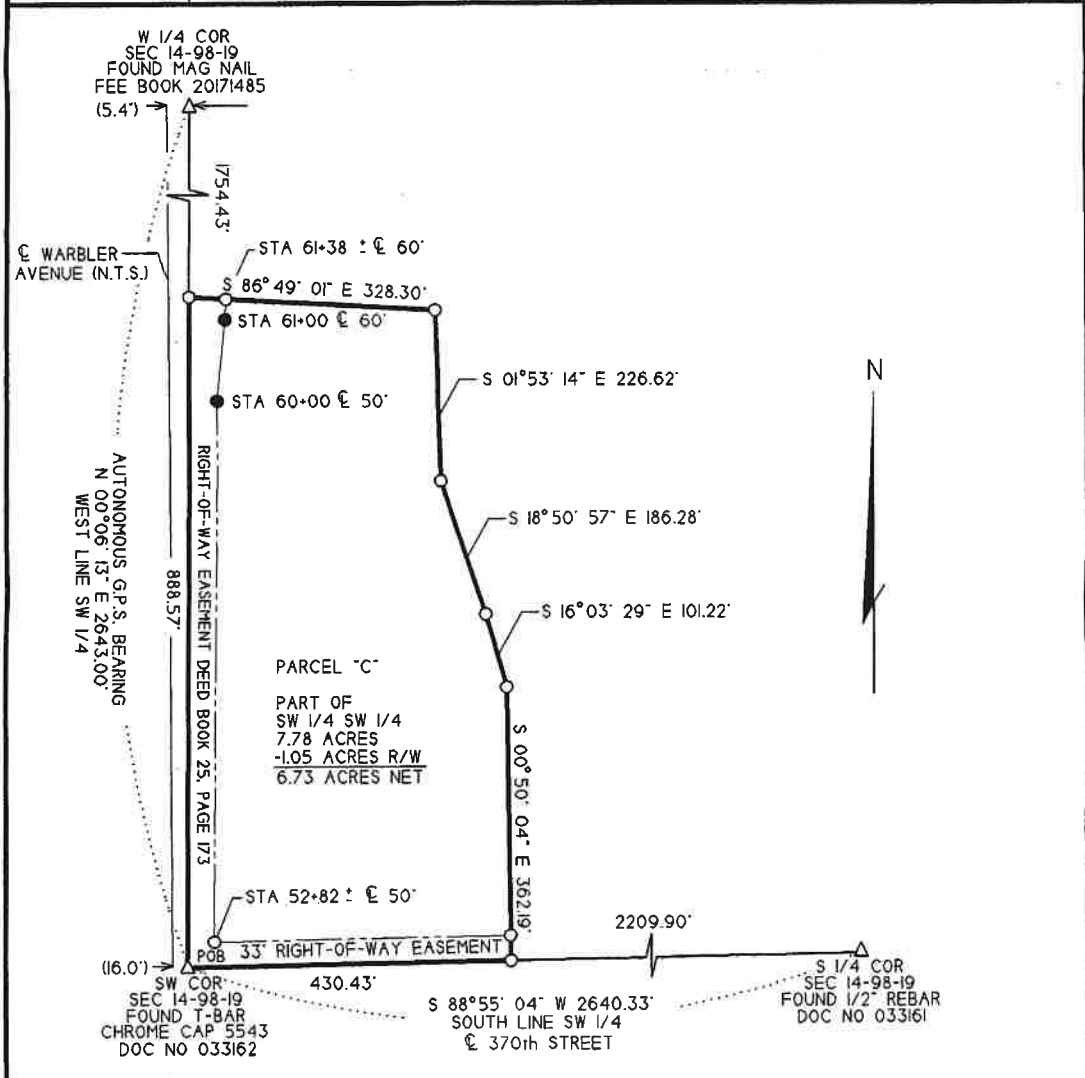
(Landowners)



CERRO GORDO CO.

PLAT OF SURVEY	
LOCATION	COUNTY: WORTH ALLOUOT PART SW 1/4 SW 1/4 SECTION: 14 TOWNSHIP: T98N RANGE: R19W
PROPRIETOR	ROBERT E. TRETTIN TRUST
REQUESTED BY	JAMES HACKBART
SURVEYOR	MIRANDA K. EILDERS
SURVEY COMPANY	STARK SURVEYING
PHONE NUMBER	641-423-7947
RETURN TO:	STARK SURVEYING 1622 SOUTH TAFT AVENUE MASON CITY, IA. 50401

Fee Book: 20200724
 08/03/2020 10:07 AM Total Pages: 1
 DSP SURVEYORS PLAT
 Fees: \$7.00
 TERESA OLSON, COUNTY RECORDER, WORTH IA



***** DESCRIPTION *****
 A PARCEL OF LAND DESIGNATED AS PARCEL "C" LOCATED IN PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 98 NORTH, RANGE 19 WEST OF THE 5th P.M., WORTH COUNTY, IOWA DESCRIBED AS:
 BEGINNING AT THE SOUTHWEST CORNER (SW COR) OF SAID SECTION 14; THENCE ON AN AUTONOMOUS G.P.S. BEARING N 00° 06' 13" E 888.57 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 14; THENCE S 86° 49' 01" E 328.30 FEET; THENCE S 01° 53' 14" E 226.62 FEET; THENCE S 18° 50' 57" E 186.28 FEET; THENCE S 16° 03' 29" E 101.22 FEET; THENCE S 00° 50' 04" E 362.19 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE S 88° 55' 04" W 430.43 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SAID PARCEL "C" CONTAINS 7.78 ACRES INCLUDING 1.05 ACRES IN PUBLIC RIGHT-OF-WAY EASEMENT AND IS SUBJECT TO ANY OTHER EASEMENTS RECORDED OR OTHERWISE.

- SCALE 1" = 200'
- 0 200'
- △ - SECTION CORNER AS NOTED
 - - FOUND ROW RAIL
 - - SET 1/2 REBAR PPC 22293
 - PPC - PURPLE PLASTIC CAP
 - (00) - RECORD DIMENSION
 - POB - POINT OF BEGINNING
 - N.T.S. - NOT TO SCALE

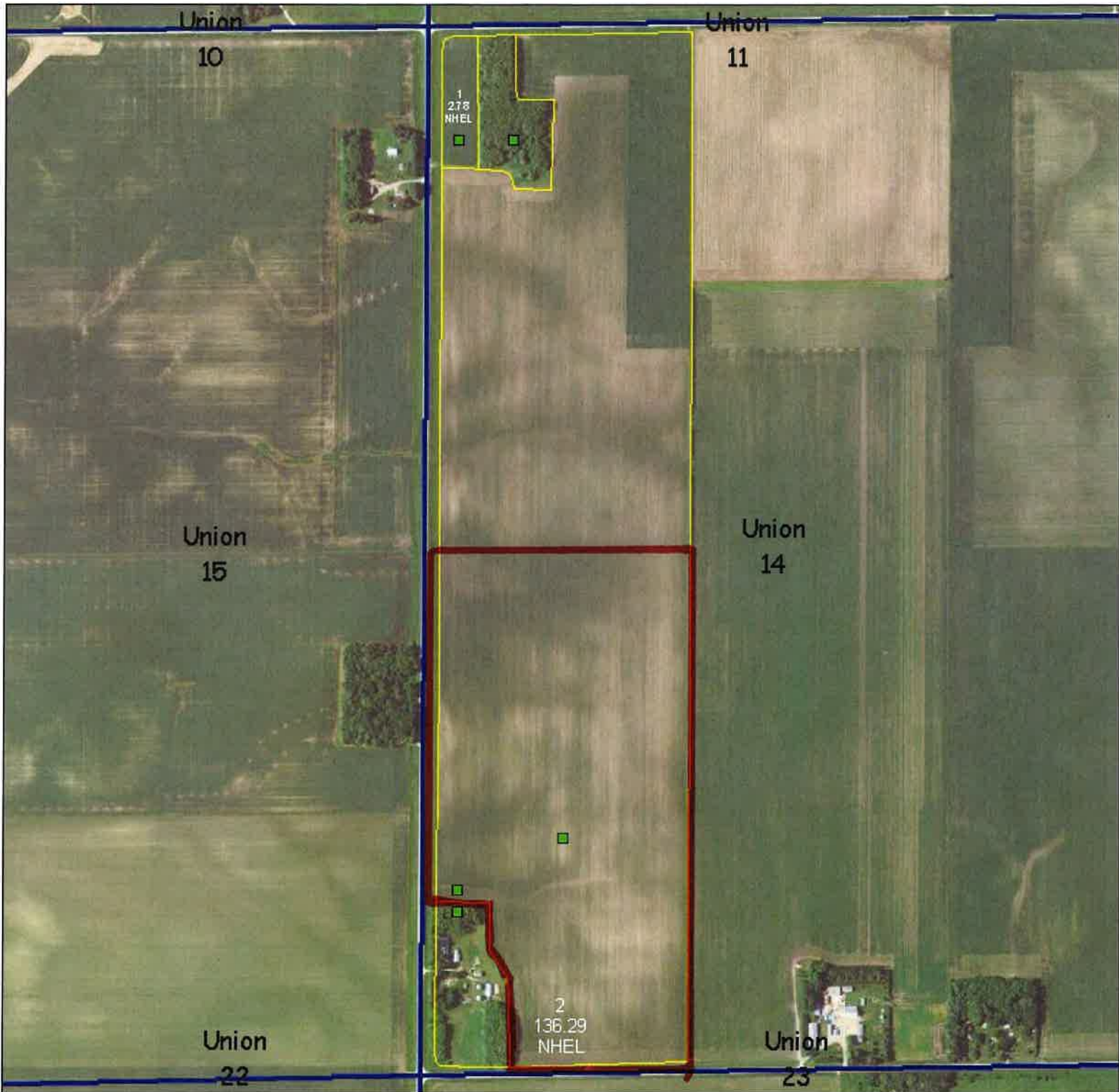


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Miranda K. Elders 8/3/2020
 MIRANDA K. EILDERS DATE
 LICENSE NUMBER 22293
 MY LICENSE RENEWAL DATE IS DECEMBER 31 2021
 PAGES OR SHEETS COVERED BY THIS SEAL: 1

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

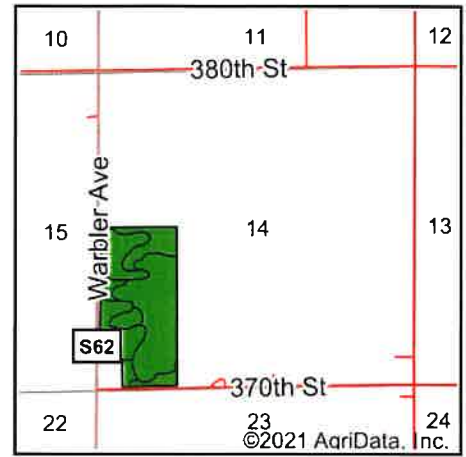
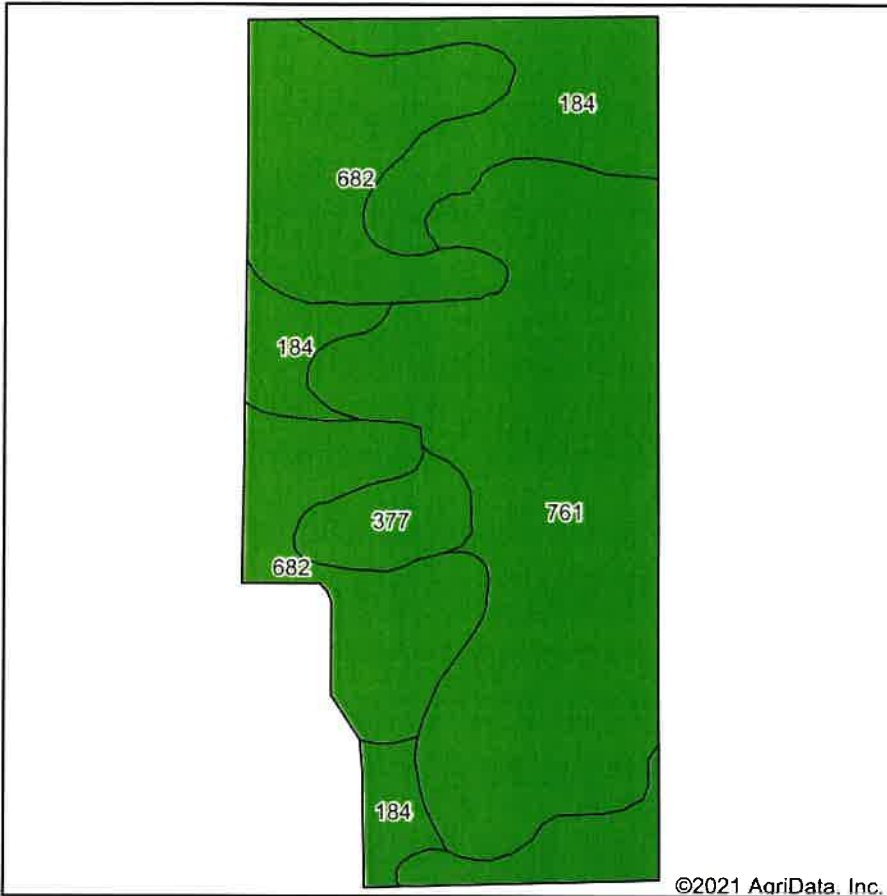
CROP YEAR: _____

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: **68.75**
 Date: **4/12/2021**



Archived Soils Ending 7/27/2020		Area Symbol: IA195, Soil Area Version: 23											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Corn	Oats	Soybeans	
761	Franklin silt loam, 1 to 3 percent slopes	31.36	45.6%			lw	224	65	85	90	221	88	64
682	Maxfield silt loam, 0 to 2 percent slopes	21.97	32.0%			llw			83				
184	Klinger silty clay loam, 1 to 4 percent slopes	12.52	18.2%			lw	240	69.6	95	93			
377	Dinsdale silt loam, 0 to 2 percent slopes	2.90	4.2%			l	240	69.6	100	93			
Weighted Average							156	45.3	86.8	*-	100.8	40.1	29.2

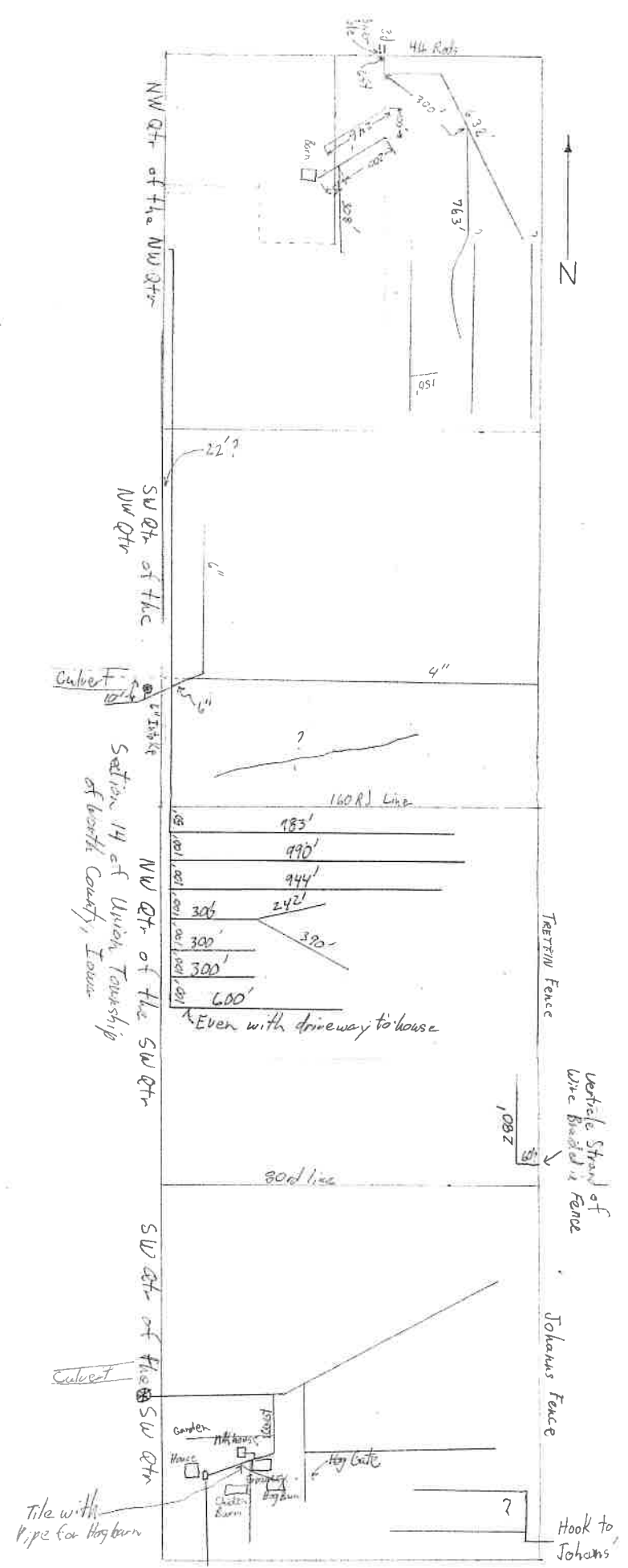
**IA has updated the CSR values for each county to CSR2.

*- 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.

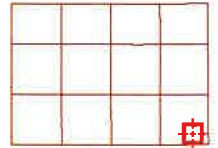
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





Overview



Legend

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

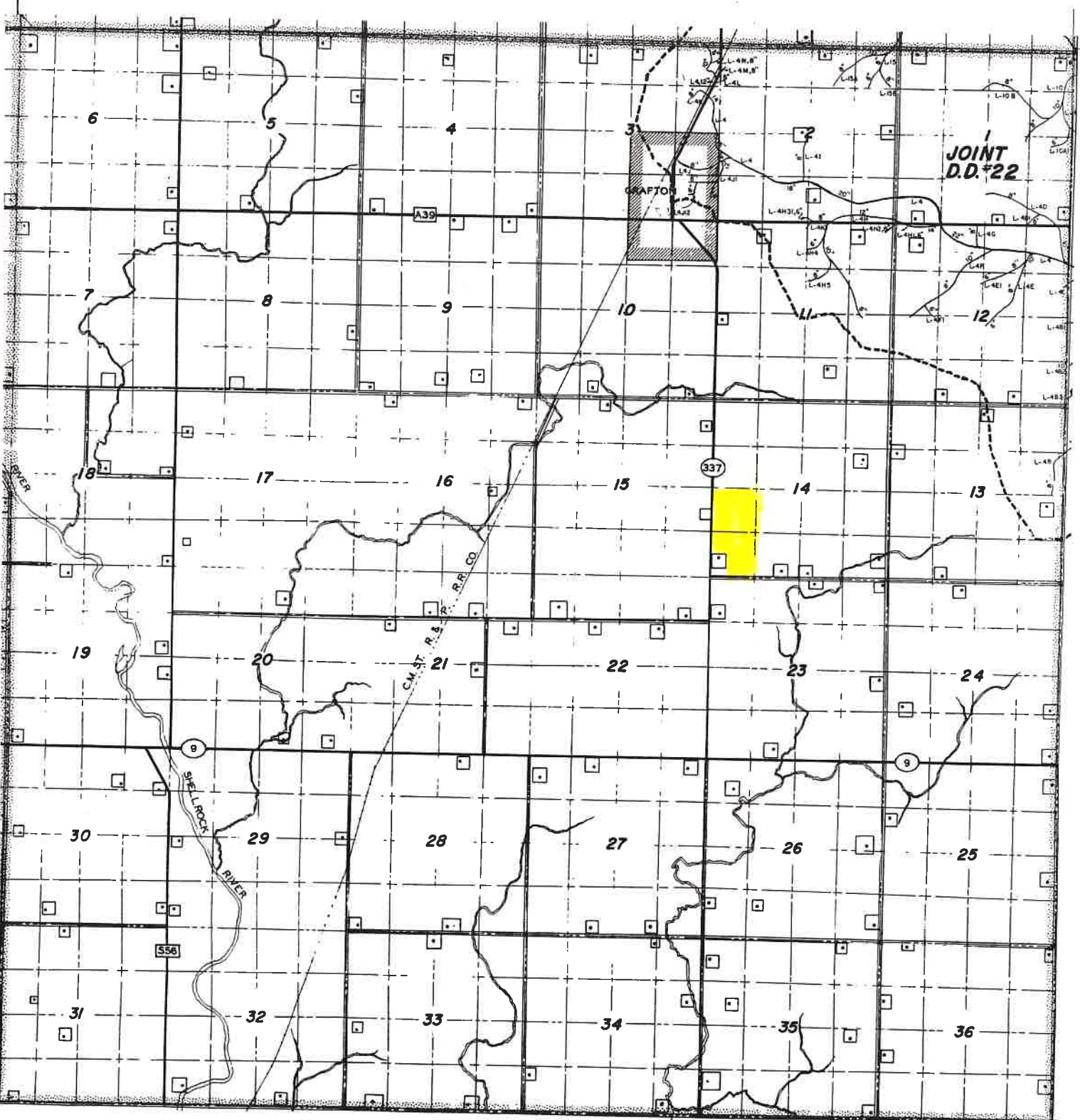
Date created: 4/12/2021
 Last Data Uploaded: 4/12/2021 10:17:46 PM

Developed by  **Schneider**
 GEOSPATIAL

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

FAV/WR
 History
 N

BIA Range Unit Number:

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



BID FORM

**72.22 Gross Acres
Robert E. Trettin Trust**

LEGAL DESCRIPTION: West half Southwest quarter (W ½ SW ¼) except survey parcel "C" containing 7.78 Gross acres Section 14, Union Township; All in T98N- R19W; Worth County

I hereby offer \$ _____/Acre (multiplier of 72.22 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 \$60,000.00 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
641-424-6983 * Fax 641-424-0318 * cell – 641-425-0080
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