

Zimmer Farm for Sale



54.0 Gross Acres; 53.98 tillable acres

**The NW ¼ NE ¼ & the West 14 acres
NE ¼ NE ¼ Section 7;
All in T96N-R16W; Floyd County**

Outright possession available for 2023

**FOR SALE BY SEALED BID PRIVATE
AUCTION**

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. 50401. Bids sent by USPS must be received by Noon, Tuesday, November 1st. Emailed bids or hand delivered bids must also be received by Noon CDT on Tuesday, November 1st, 2022. The email address is fred@benchmarkagribusiness.com.

All bids should state "Zimmer farm – Farm sale bid" on the outside of the envelope.

The bids must be submitted as \$/gross acre. The multiplier will be 54.0 Acres.

All of those who submit a bid will be invited to raise their bid at a meeting at 1:30 PM on November 1st. The location of the meeting will be at Courtside Offices, 23 Third Street NW in Mason City. 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 any and all bids and modify the bidding requirements at the seller's sole discretion.

Per Iowa law, the successful bidder will be required to make an earnest money deposit of \$75,000 into the Benchmark Agribusiness, Inc. Real Estate Trust account within five business days after November 1st.

SPECIAL PROVISIONS

The sale will close on, or about, December 21st, 2022.

The offer must not be subject to a financing contingency or any other contingencies.

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

Real Estate taxes will be pro-rated to date of closing. Unpaid special assessments to be paid by the seller. The semi-annual installments due September 30, 2022 and March 31st, 2023 have already been paid by the seller. All subsequent semi-annual installments will be paid by the buyer.

The 2023 lease had been terminated. The parcel will be bought subject to the existing lease for the 2022 growing season. The final cash rent payment will be paid to the Seller.

The property is being sold “ as is”.

The cropland has been enrolled in the ARC/PLC program for the 2022 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.

PROPERTY INFORMATION:

TILLABLE ACRES – 53.98 Acres

No Highly erodible (NHEL)

DRAINAGE - note the attached tile maps; FSA Form 156EZ says, “wetlands determinations are not complete.” 30% of the soil types have good, natural internal drainage.

USDA Farm Service Agency –

Corn Base – 30.8 bu./Acre – PLC yield 159 bu/acre

Bean Base – 23.38 bu./Acre – PLC yield 43 bu/acre

**None of the acres have been designated highly erodible.
(NHEL)**

**CRP INFORMATION – No acres are enrolled in the
Conservation Reserve Program (CRP).**

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

REAL ESTATE TAXES - \$1,872.00

IMPROVEMENTS – bare land – no buildings.

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.



ZIMMER FARM BID FORM

54.0 Gross Acres

LEGAL DESCRIPTION: The NW $\frac{1}{4}$ NE $\frac{1}{4}$ & the West 14 acres NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 7;
All in T96N-R16W; Floyd County

I hereby offer \$_____ /Acre (multiplier of 54.0 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 November 1st, 2022.

SIGNED _____ Date _____

Print Name _____

Address _____

City _____ State _____ ZIP code _____

Telephone # _____ Cell phone # (if different) _____

Email _____

Return no later than Noon on Tuesday, November 1st, 2022 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 * Email – fred@benchmarkagribusiness.com

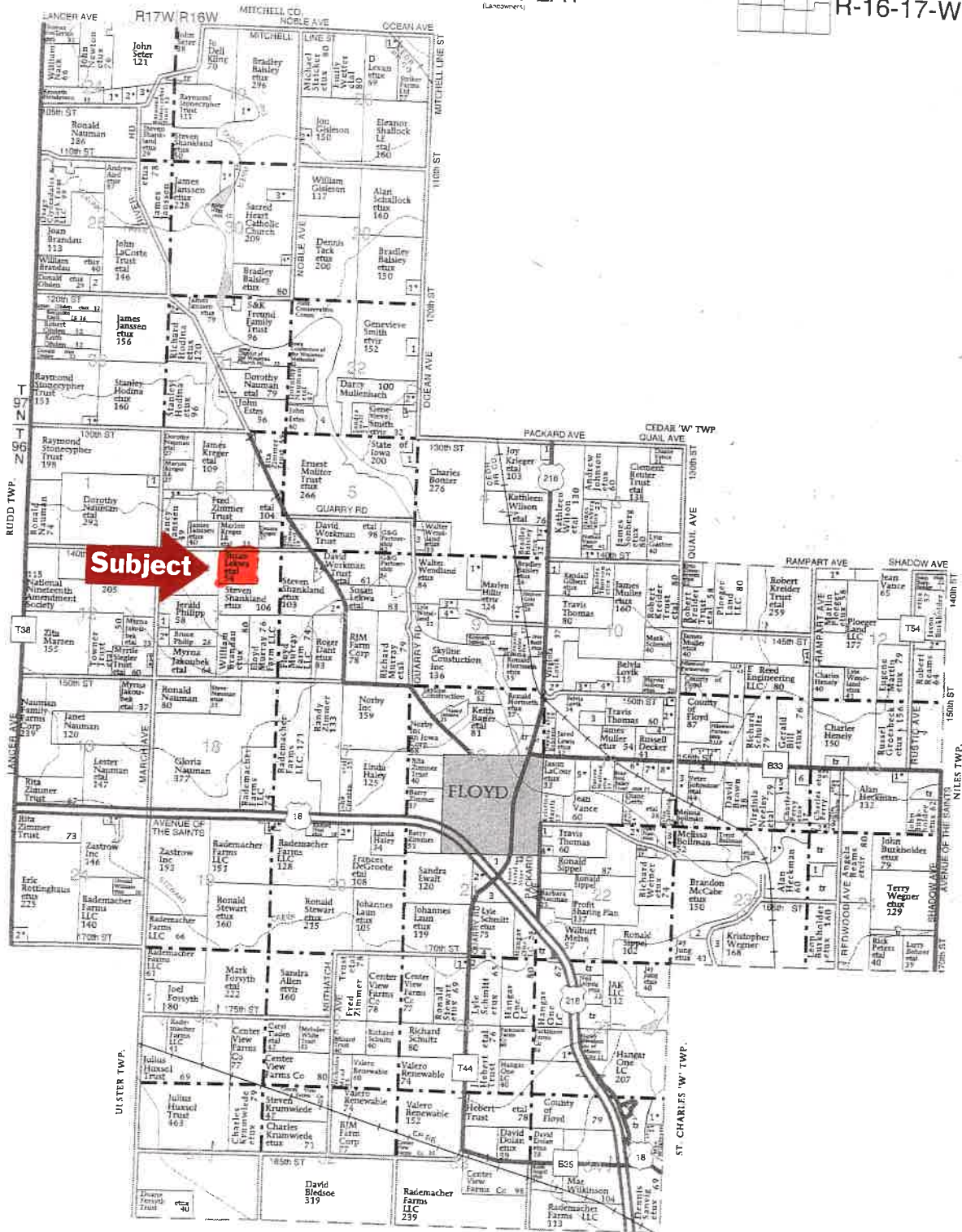
T-96-97-N

FLOYD PLAT

(Landowner)



R-16-17-W



Subject

FLOYD

ST CHARLES 'W' TWP



Common Land Unit

Cropland
 Non-cropland
 CRP

Farm 8591
Tract 1218

Wetland Determination Identifiers

- Restricted Use**
- Limited Restrictions**
- Exempt from Conservation Compliance Provisions**

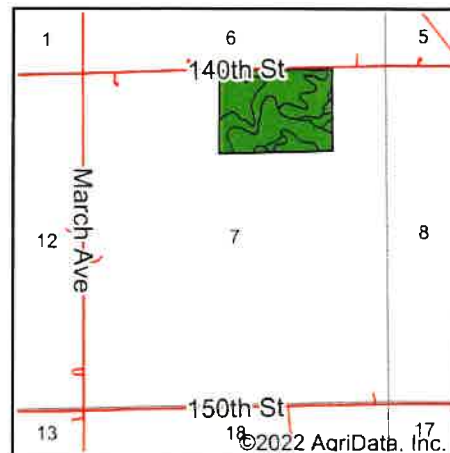
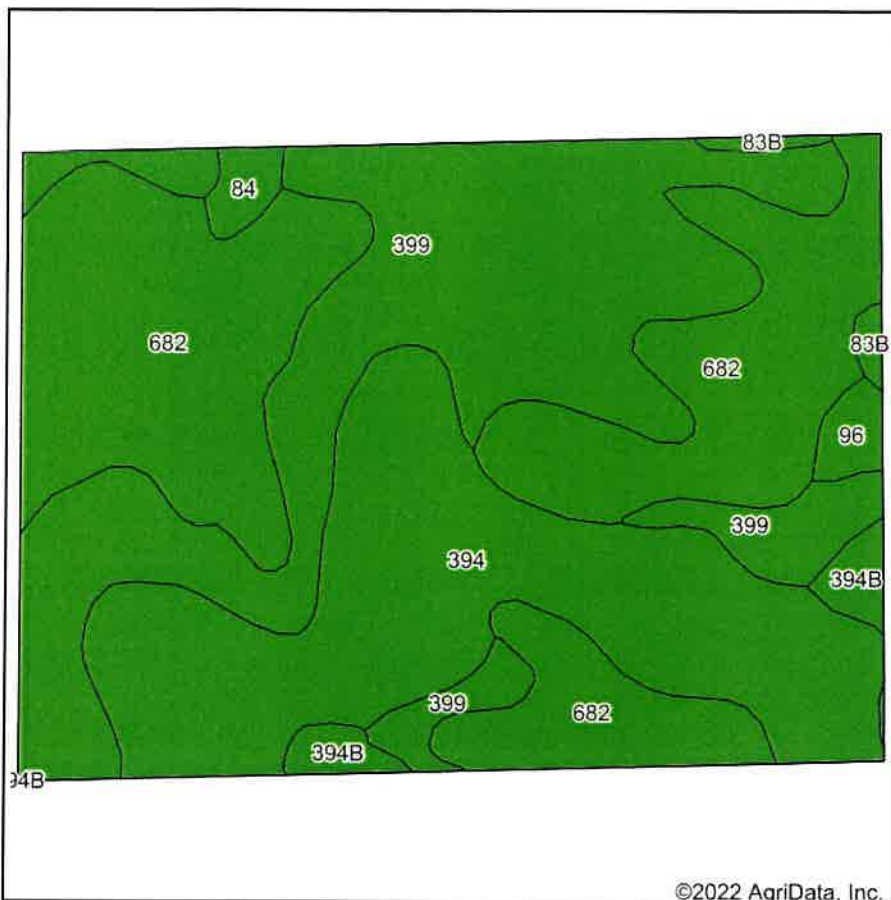
2022 Crop Year



Tract 1 of 2

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).

Soils Map



State: **Iowa**
 County: **Floyd**
 Location: **7-96N-16W**
 Township: **Floyd**
 Acres: **53.98**
 Date: **9/13/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Corn Bu	Oats Bu	Soybeans Bu	
682	Maxfield silt loam, 0 to 2 percent slopes	18.81	34.8%		llw			83					
399	Readlyn silt loam, 1 to 3 percent slopes	18.36	34.0%		lw	220.8	64.0	91	89				
394	Ostrander loam, 0 to 2 percent slopes	14.42	26.7%		ls	233.6	67.7	94	89				
394B	Ostrander loam, 2 to 5 percent slopes	0.98	1.8%		lle	225.6	65.4	88	84				
96	Turlin loam, 0 to 2 percent slopes	0.54	1.0%		llw	225.6	65.4	94	90				
84	Clyde silty clay loam, 0 to 3 percent slopes	0.52	1.0%		llw	224.0	65.0	88	77	193.5	76.5	56	
83B	Kenyon loam, 2 to 5 percent slopes	0.35	0.6%		lle	225.6	65.4	90	84	210	91	61	
Weighted Average						1.39	147.5	42.7	89	*-	3.2	1.3	0.9

**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.

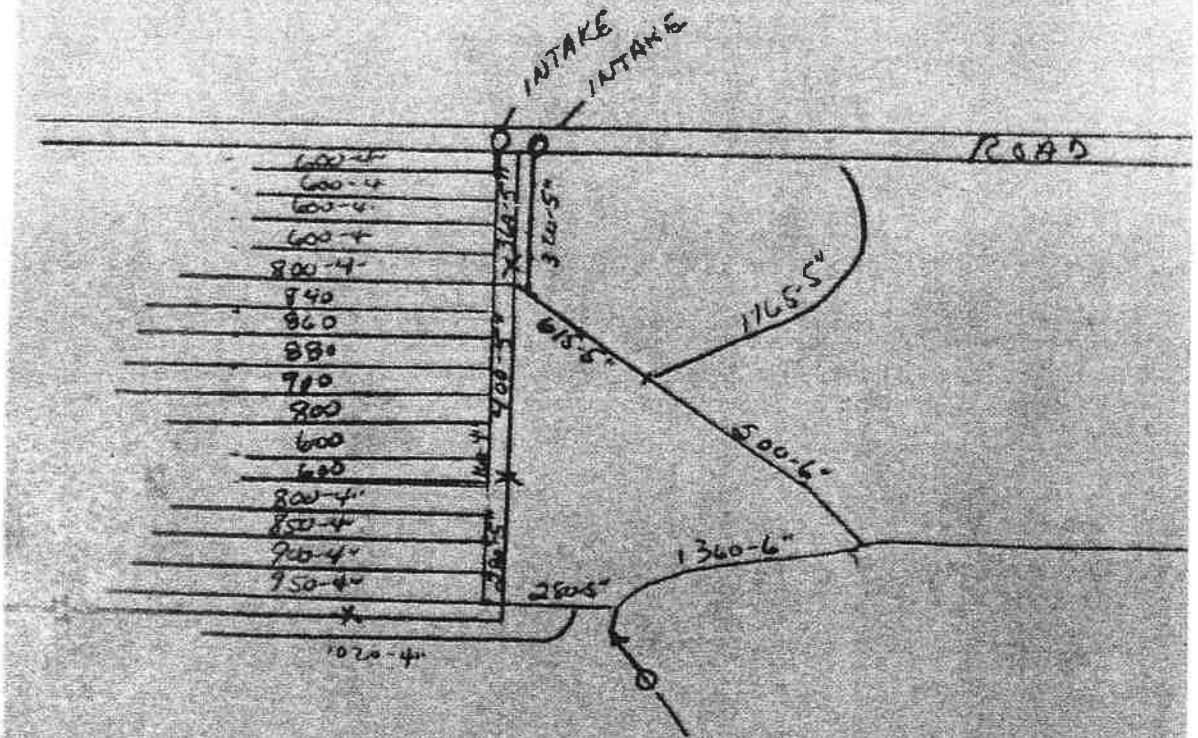
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Sheffield Brick & Tile Company

Sheffield, Iowa, 50475

Phone (515)
Iowa WATS 8



Mutual -
1860 - 6" 72
895 - 5"

Shankland
1485 - 5"
1020 - 4" 40

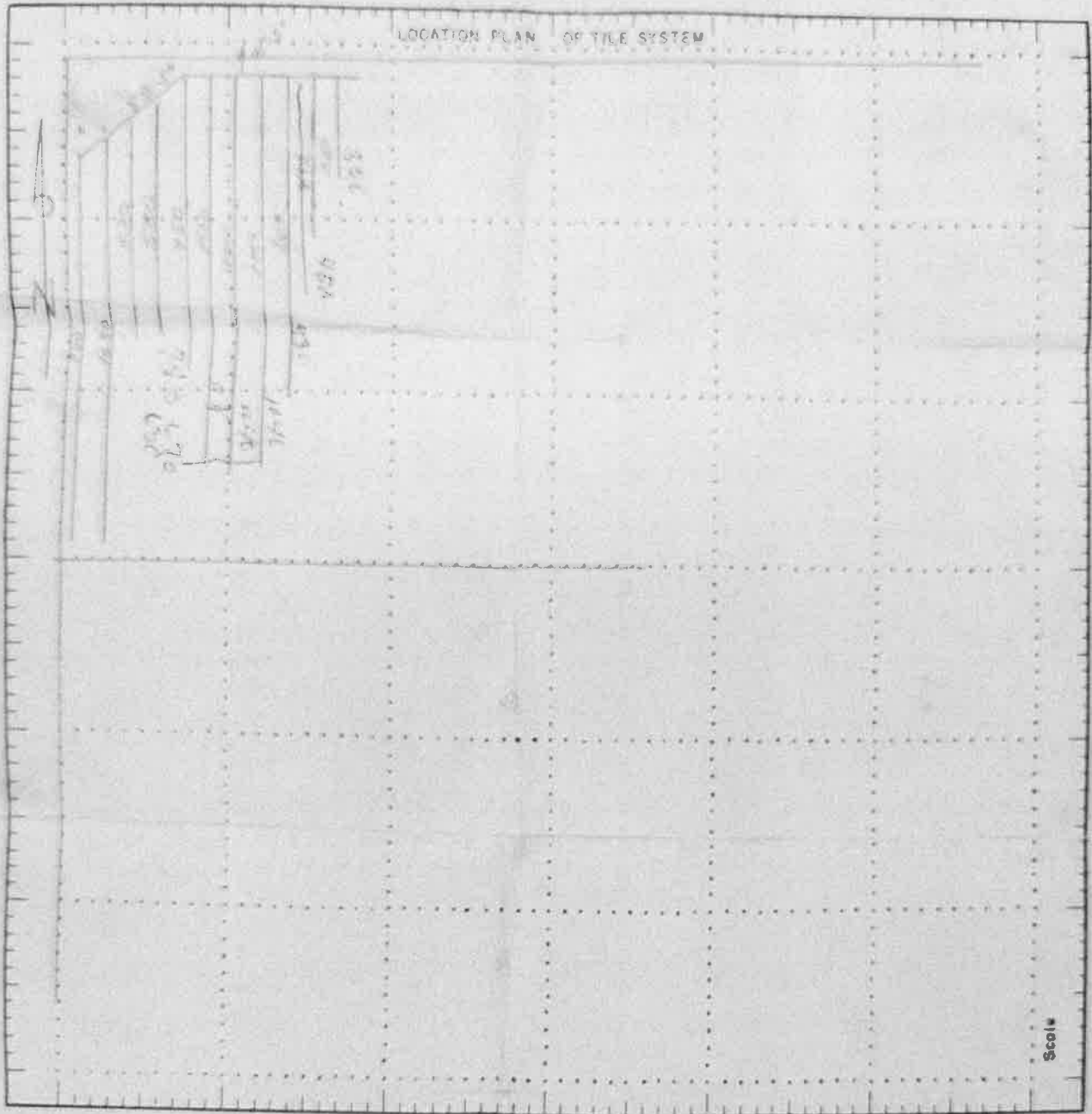
Zimmer

1040 - 5"
12340 - 4" 40

TILE RECORD MAP

North

LOCATION PLAN OF TILE SYSTEM



026
 319
 710
 3
 400
 450
 930
 104
 615
 107
 001
 086
 069
 0901
 2864
 3

NAME Lee Zimmer

Section _____ Township _____ County Floyd

Contractor _____ Date Installed _____

Amount of Tile Installed: 5" 890' 6" _____ 8" _____
 4" 8340' 10" _____ 12" _____ Larger _____

Regular inspection of the tile system is essential. Prompt repair of any failure will keep the system in working order and maintenance costs low.

Iowa
Floyd

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

FARM: 8591
Prepared: 9/13/22 8:30 AM
Crop Year: 2022
Page: 1 of 2

Report ID: FSA-156EZ

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: ZIMMER, BARRY J
Farm Identifier: 4374 8590 8591 (2022)
Recon Number: 2022 - 89

Farms Associated with Operator:
121, 7196, 7197, 8104, 8293

ARC/PLC G//F Eligibility: Eligible

Tract Number: 1218 Description: 7-96-16 Floyd
FSA Physical Location: Floyd, IA ANS Physical Location: Floyd, 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
53.98	53.98	53.98	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	53.98	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	30.6	159	0.00
SOYBEANS	23.38	43	0.00
Total Base Acres:	53.98		

Owners: ZIMMER, DARLYCE R