

Berk Farm for Sale



160.0 Gross Acres +/-; 112.68 tillable acres

NE ¼ Section 25, Owen Township;

All in T99N-R19W, Cerro Gordo County

Closing date is negotiable

Subject to lease for 2020 growing season

R E Taxes - \$4,188.00

Asking Price - \$795,000.00



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

CAN BE BOUGHT ALONG WITH THE 200.0 ACRES

**~37.0 Acres permanent pasture with good fences
and access to the buildings**

Active well at the building site

80.62 Acres are HEL- Conservation Plan is attached

Actual cropland cash rent - \$200/acre

Actual pasture cash rent - \$60/acre

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.

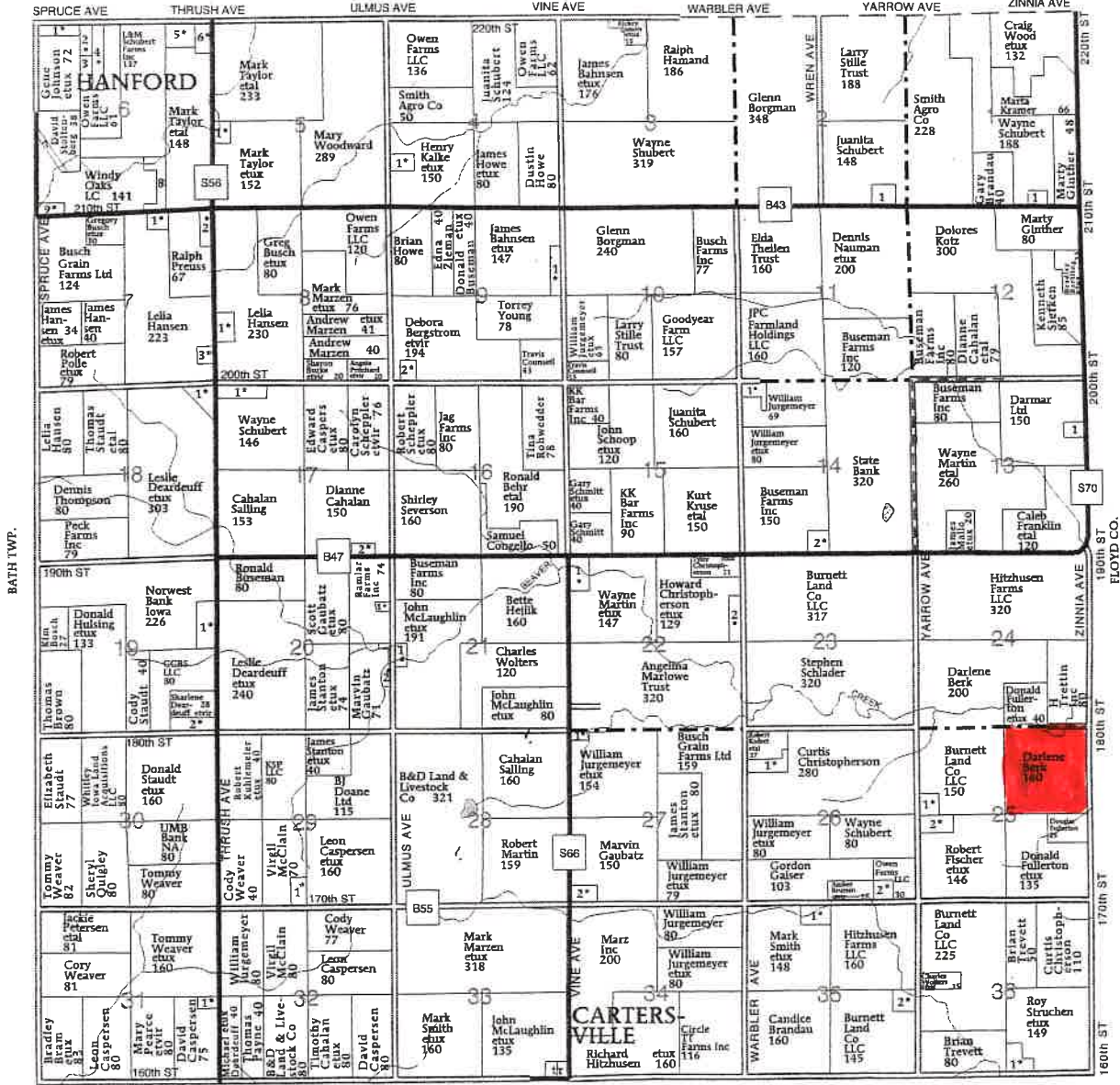
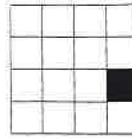
T-95-N

OWEN PLAT

(Landowners)

PORTLAND TWP.

R-19-W



BATH TWP.

FLOYD CO.

DOUGHERTY TWP.



0 100 200 400 Feet
 1 inch = 345.564009 feet

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

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

**Farm #
 Owen 25
 Tract #**



Cerro Gordo FSA

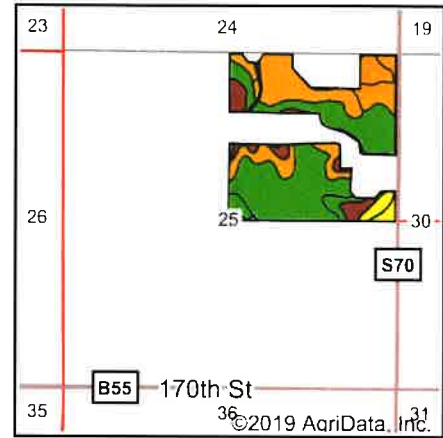
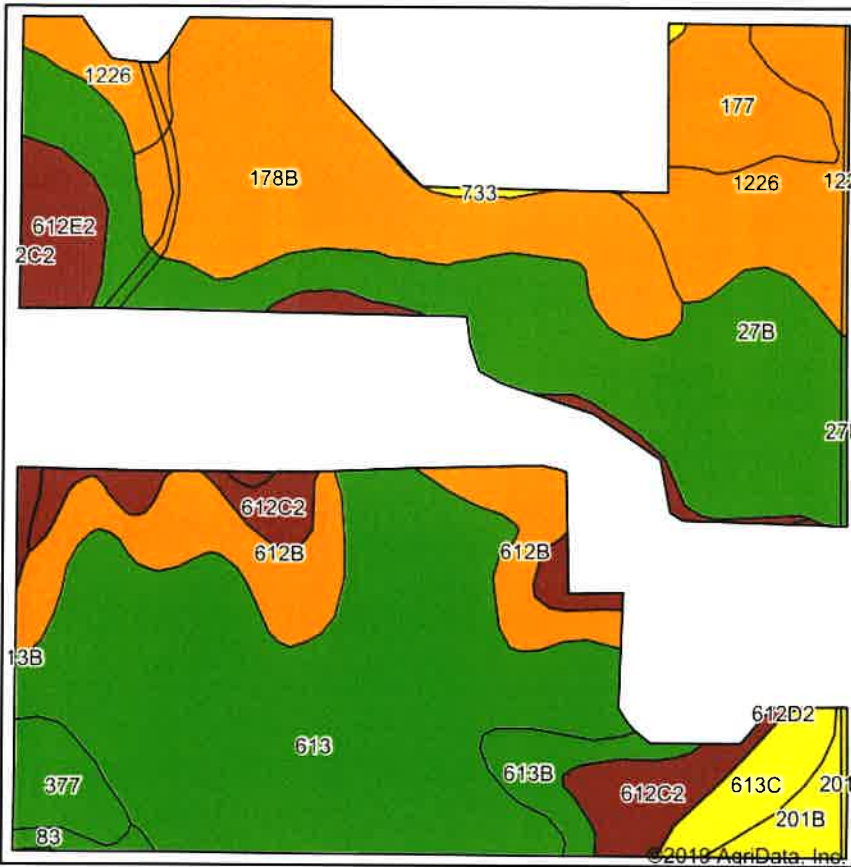
Map Printed:

September 25, 2019

Owen 25

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your

Soils Map



State: **Iowa**
 County: **Cerro Gordo**
 Location: **25-95N-19W**
 Township: **Owen**
 Acres: **113.28**
 Date: **9/4/2019**



Soils data provided by USDA and NRCS.

Archived Soils Ending 11/27/2017
 Area Symbol: IA033, Soil Area Version: 19
 Area Symbol: IA067, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CS R
613	Rossfield silt loam, 0 to 2 percent slopes	33.18	29.3%		le	233.6	67.7	94	83
27B	Terril loam, 2 to 6 percent slopes	20.49	18.1%		lle	224	65	87	85
178B	Waukee loam, 2 to 5 percent slopes	16.93	14.9%		lls	177.6	51.5	64	72
612B	Mottland loam, 2 to 5 percent slopes	9.18	8.1%		lle	177.6	51.5	58	65
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	8.79	7.8%		lls	185.6	53.8	59	71
612C2	Mottland loam, 5 to 9 percent slopes moderately eroded	5.67	5.0%		llle	163.2	47.3	50	50
612E2	Mottland loam, 9 to 18 percent slopes, moderately eroded	4.48	4.0%		IVe	124.8	36.2	21	28
177	Saude loam, 0 to 2 percent slopes	4.19	3.7%		lls	177.6	51.5	60	63
613C	Rossfield silt loam, 5 to 9 percent slopes	2.53	2.2%		llle	209.6	60.8	80	63
613B	Rossfield silt loam, 2 to 5 percent slopes	2.30	2.0%		lle	225.6	65.4	85	78
377	Dinsdale silty clay loam, 0 to 2 percent slopes	2.27	2.0%		le	240	69.6	99	93
201B	Coland-Terril complex, 1 to 4 percent slopes	1.64	1.4%		llw	208	60.3	76	62
83	Kenyon loam, 0 to 2 percent slopes	0.53	0.5%		ls	233.6	67.7	91	88
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.31	0.3%		lls	177.6	51.5	59	71
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.28	0.2%		llw	204.8	59.4	78	75
27B	Terril loam, 2 to 5 percent slopes	0.24	0.2%		lle	224	65	88	87
201B	Coland-Terril complex, 1 to 5 percent slopes	0.19	0.2%		llw	208	60.3	76	64
612D2	Mottland loam, 9 to 14 percent slopes, moderately eroded	0.08	0.1%		IVe	144	41.8	21	
Weighted Average						204	59.2	75.4	*-

**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 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA
 CERRO GORDO
 Form: FSA-156EZ



FARM :
 Prepared : Sep 25, 2019
 Crop Year : 2020

Abbreviated 156 Farm Record

Tract Land Data

Tract Number : 9295
Description : Part in N1/2 NE1/4 25 95 19 Owen
FSA Physical Location : IOWA/CERRO GORDO
ANSI Physical Location : IOWA/CERRO GORDO
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DARLENE BERK
Other Producers : None
Recon ID : 19-033-2018-34

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
26.23	3.03	3.03	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	3.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	1.55	0.00	108
Soybeans	1.15	0.00	32
TOTAL	2.70	0.00	

NOTES

Tract Number : 9297
Description : Part S1/2 S1/2 SW1/4 24 95 19 Owen
FSA Physical Location : IOWA/CERRO GORDO
ANSI Physical Location : IOWA/CERRO GORDO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DARLENE BERK
Other Producers : None
Recon ID : 19-033-2018-35

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
18.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

NOTES

IOWA
CERRO GORDO
Form: FSA-156EZ



FARM :
Prepared : Sep 25, 2019
Crop Year : 2020

See Page 4 for non-discriminatory Statements

Abbreviated 156 Farm Record

Tract Number : 8281

Description : S2NE4 25-95-19 OWEN
FSA Physical Location : IOWA/CERRO GORDO
ANSI Physical Location : IOWA/CERRO GORDO
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DARLENE BERK
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
47.50	26.00	26.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	26.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	12.80	0.00	106
Soybeans	8.20	0.00	27
TOTAL	21.00	0.00	

NOTES

Tract Number : 8282

Description : S2NE4 25-95-19 OWEN
FSA Physical Location : IOWA/CERRO GORDO
ANSI Physical Location : IOWA/CERRO GORDO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DARLENE BERK
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
32.03	32.03	32.03	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	32.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	15.80	0.00	108
Soybeans	10.10	0.00	32
TOTAL	25.90	0.00	

NOTES

IOWA
 CERRO GORDO
 Form: FSA-156EZ



FARM :
 Prepared : Sep 25, 2019
 Crop Year : 2020

Abbreviated 156 Farm Record

Tract Number : 9296
Description : Part in N1/2 NE1/4 25 95 19 Owen
FSA Physical Location : IOWA/CERRO GORDO
ANSI Physical Location : IOWA/CERRO GORDO
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DARLENE BERK
Other Producers : None
Recon ID : 19-033-2018-34

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
51.59	51.59	51.59	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	51.59	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	26.45	0.00	108
Soybeans	19.65	0.00	32
TOTAL	46.10	0.00	

NOTES



MASON CITY SERVICE CENTER
 1415 S MONROE AVE STE B
 MASON CITY, IA 50401
 (641) 424-4452

Tony W. Moore
 District Conservationist

Conservation Plan

9296

CYRUS L BERK
8596B ZINNIA AVE
ROCKFORD, IA 50468
Operator: Steve Schlader

Crop

Tract: 6876

Conservation Crop Rotation

Grow crops in a planned rotation for biodiversity and to provide adequate amounts of organic material for erosion reduction, nutrient balance and sustained soil organic matter.

Field	Planned Amount	Month	Year	Applied Amount	Date
1a	5 ac	5	2005	5 ac	5/1/2005
2	53.5 ac	5	2005	53.5 ac	5/1/2005
Total:	58.5 ac			58.5 ac	

Conservation Crop Rotation

Rotation is corn, corn, oat, meadow, meadow.

Field	Planned Amount	Month	Year	Applied Amount	Date
1b	3.2 ac	5	2005	3.2 ac	5/1/2005
Total:	3.2 ac			3.2 ac	

Nutrient Management

Manage the amount, form, placement and timing of plant nutrient application.

Field	Planned Amount	Month	Year	Applied Amount	Date
1a	5 ac	5	2006		
1b	3.2 ac	5	2006		
2	53.5 ac	5	2006		
Total:	61.7 ac			61.7 ac	10-13-05

Pest Management

Manage infestations of weeds, insects and disease to reduce adverse effects on plant growth, crop production and material resources.

Field	Planned Amount	Month	Year	Applied Amount	Date
1a	5 ac	5	2006		
1b	3.2 ac	5	2006		
2	53.5 ac	5	2006		
Total:	61.7 ac			61.7 ac	10-13-05

Residue Management, Mulch Till

This system consists of a CORN SOYBEAN rotation. Corn stalks are tilled to leave at least 40% ground cover after planting soybeans. Soybean stubble is lightly spring tilled to leave at least 30% ground cover after planting corn.

Field	Planned Amount	Month	Year	Applied Amount	Date
1a	5 ac	5	2006		
2	53.5 ac	5	2006		
Total:	58.5 ac			58.5 ac	10-13-05

CERTIFICATION OF PARTICIPANTS

Steven Schlader 9/12/05
 Steven Schlader Date

CERTIFICATION OF:

District Conservationist
Tony W. Moore 9-12-05
 Tony W. Moore Date

CONSERVATION DISTRICT

 CERRO GORDO SOIL & WATER Date

NONDISCRIMINATION STATEMENT

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To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice and TDD). USDA is an equal opportunity provider and employer.

Address or Location 8596B Zinnia Avenue, Rockford, Iowa Sections 24 & 25, Owen Tsp, Cerro Gordo County

Zoning Agriculture Does zoning currently allow for the intended use? Yes No

What will be the basis of this sale? Gross Acres 360.0 Net Acres 353.99

What School District is the property with? RRMR Community Schools

1. Are buildings present on the property?

Yes No

2. Water Availability:

Rural
Well - active
Combination
None

3. What types of Sewage Disposal Systems are present at this location?

City Sewer
Septic
None

If septic is checked, is the system in compliance with County regulations?

Yes No If no, explain

House is abandoned

4. Name of the Electric Company that provides service to this location: Alliant Energy REC

5. What type of fuel is available at this location?

LP Gas -
Natural Gas
Other
None

6. Are there any Easements or other encumbrances on file for the location? Yes No

If yes, provide a brief description of such.

None reported

7. Are there any proposed Easements for the location? Yes No Possibly

8. Will a property survey be required? Yes No

If yes, who is responsible for the cost?

Seller Buyer

8. Will it be necessary to build a driveway to access the Property? Yes No

10. Have covenants been established for this property?

Yes No

11. Encroachments?

Yes No None Apparent

12. Special assessments?

Yes No Amount?

13. Is there a Private road located on the property?

Yes No

14. Are fences present around the property?

Yes No partial

If yes, what is the condition of the property line fences?

New
Properly Maintained - surrounding the pastures
No longer functional

Are the fences accurate in comparison to property line fences?

Yes No Assumed

15. What type(s) of improvements are present to this property?

Terraces
Tiles
Other - fences

16. Is there currently a Tenant on this property?

Yes No

If yes, has the tenant been provided with a termination notice?

Yes No Will be

What are the terms of the current agreement?

\$200/tillable Acres & \$60/pasture acre Cash rent

17. Is the land enrolled in any Government Programs?

Yes No

CRP -
Agriculture Risk Coverage - County (ARC-CO)
Conservation Agreements
Wetlands
Forest Service
Other _____

18. What type(s) of Environment Concerns are present on this property? (circle applicable)

Feedlots
Landfills Burial Grounds
Underground Storage Tanks
Illegal Dump Sites
None
Other - wetlands

Additional Remarks (use back side for more information)

Seller Andra J. Grawner POA Date 9-24-19

Buyers: _____ Date: _____