

Prime Cropland · Floyd County, Iowa

FARMLAND AUCTION!

Monday, Sept. 20th at 10:30am

Colwell Community Center

offered by the

Norma M. Breitbach Trust

60.00 Gross Acres Prime Cropland

WEST 60.0 ACRES S1/2 SW 1/4 SEC. 29, CEDAR WEST TWP;
ALL IN T97N-R15W, FLOYD COUNTY, IOWA

*For questions and more information, please contact Auctioneer Frank Fox
or Closing Broker Fred Greder*

LIVE AUCTION + ONLINE BIDDING

In-person sale with online bidding available



Closing Broker Fred Greder

ph: 641-424-6983 · cell: 641-425-0080

www.benchmarkagribusiness.com · email: fred@benchmarkagribusiness.com

Licensed Real Estate Broker in the State of Iowa



Auctioneer Frank Fox

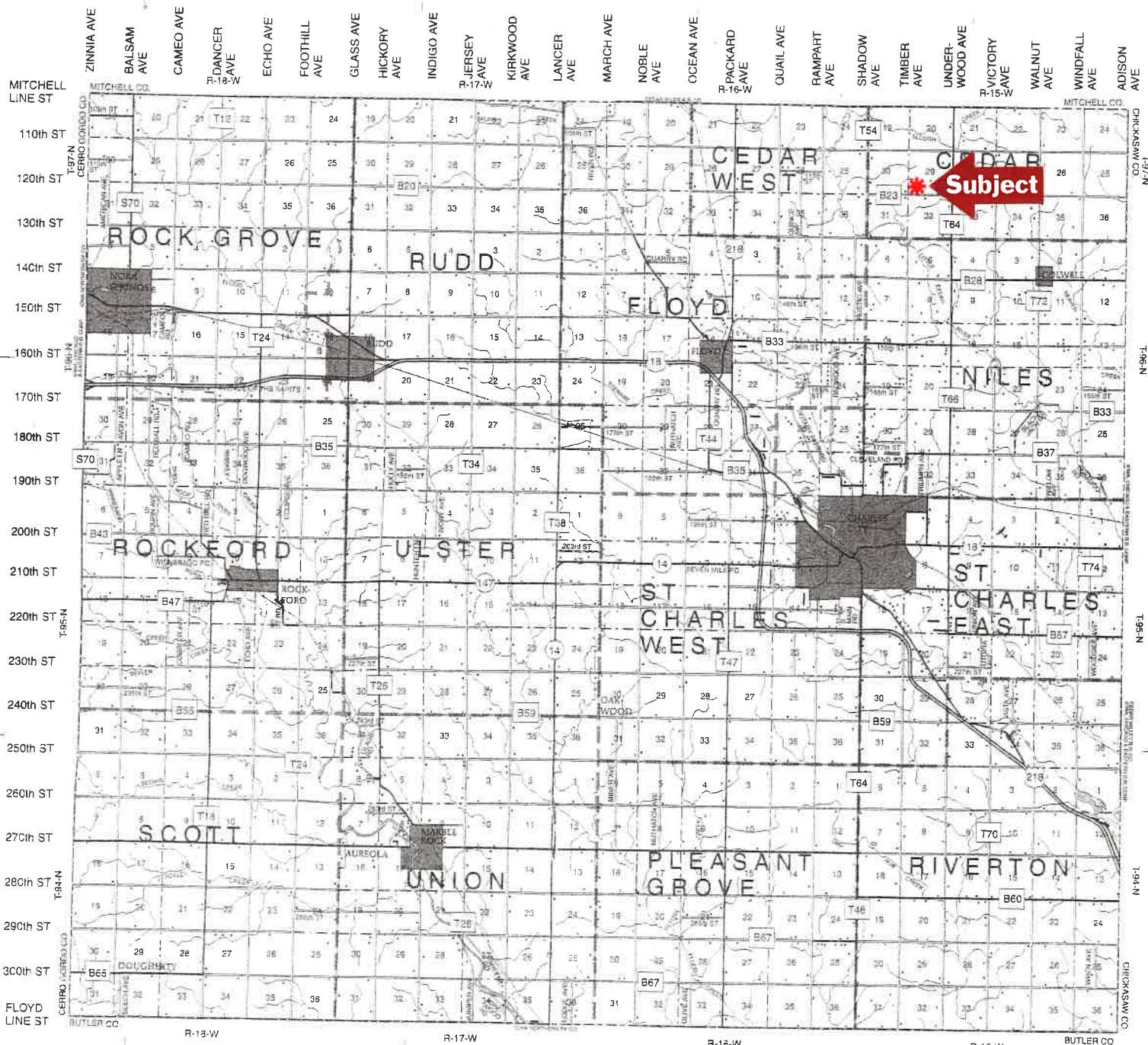
641-420-3243

foxauctioncompany.com

SPECIAL PROVISIONS:

- 1) An earnest money deposit of \$40,000.00 is required.
- 2) Closes by November 10, 2021.
- 3) Being sold subject to the existing lease for the 2021 growing season. The tenant must ask for permission to do any fall tillage or fall application of inputs after harvest.
- 4) The seller will retain all of the 2021 cash rent.
- 5) The seller has terminated the existing lease prior to August 31, 2021.
- 6) This sale is not subject to financing.
- 7) The cropland has been enrolled in the ARC/PLC program for the 2021 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 (when applicable) to the buyers.
- 8) Real Estate taxes will pro-rated to date of closing. Unpaid special assessment to be paid by the seller. The semi-annual installment due September 30, 2021 will be paid by the Seller. There will be a credit to the buyer to pay the semi-annual installment due March 31, 2022.
- 9) If a buyer wants to get on the property prior to the closing, which is scheduled to be before November 10th, 2021, for fencing, excavation, demolition, etc., **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.** Again, the buyer must contact and coordinate any activity on the premises with the current cropland tenant.
- 10) 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.

Floyd County, IA

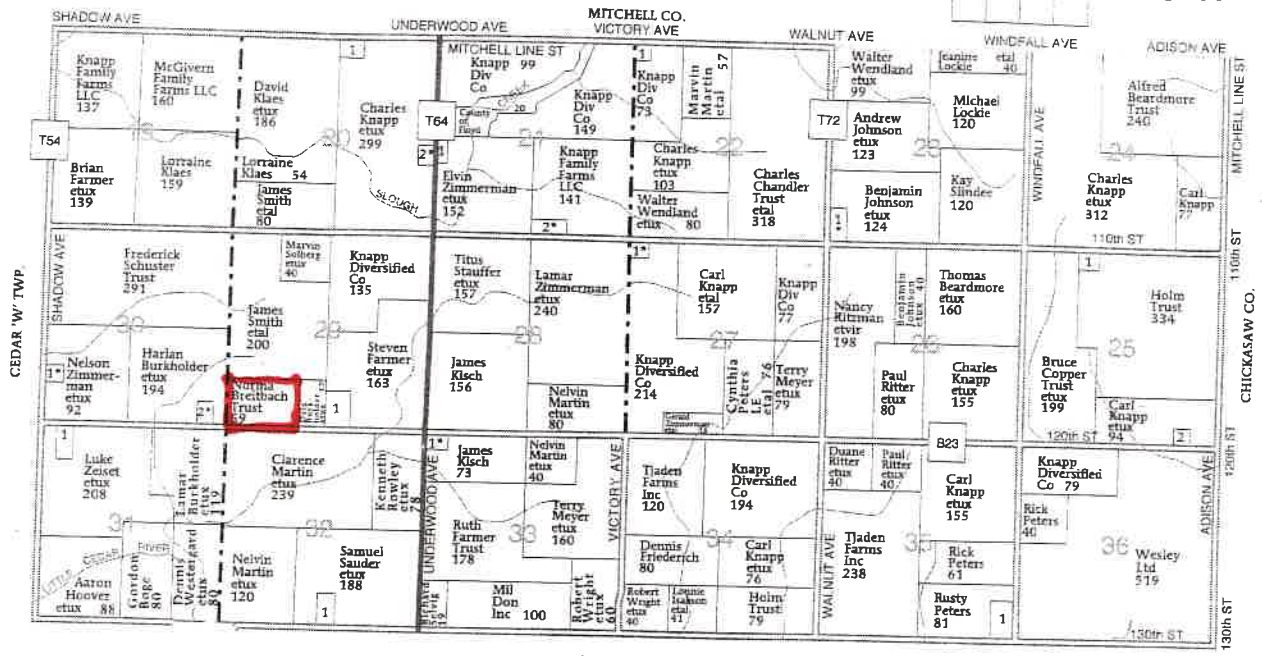


T-97-N

CEDAR 'E' PLAT

(Landowners)

R-15-W



NILES TWP.

TRACT INFO

SIZE – 60.0 Gross Acres - bare prime cropland

**LEGAL DESCRIPTION - West 60.0 Acres S ½ SW ¼ Section 29,
Cedar East Township; All in T97N-R15W, Floyd County**

REAL ESTATE TAXES - \$1,574.00

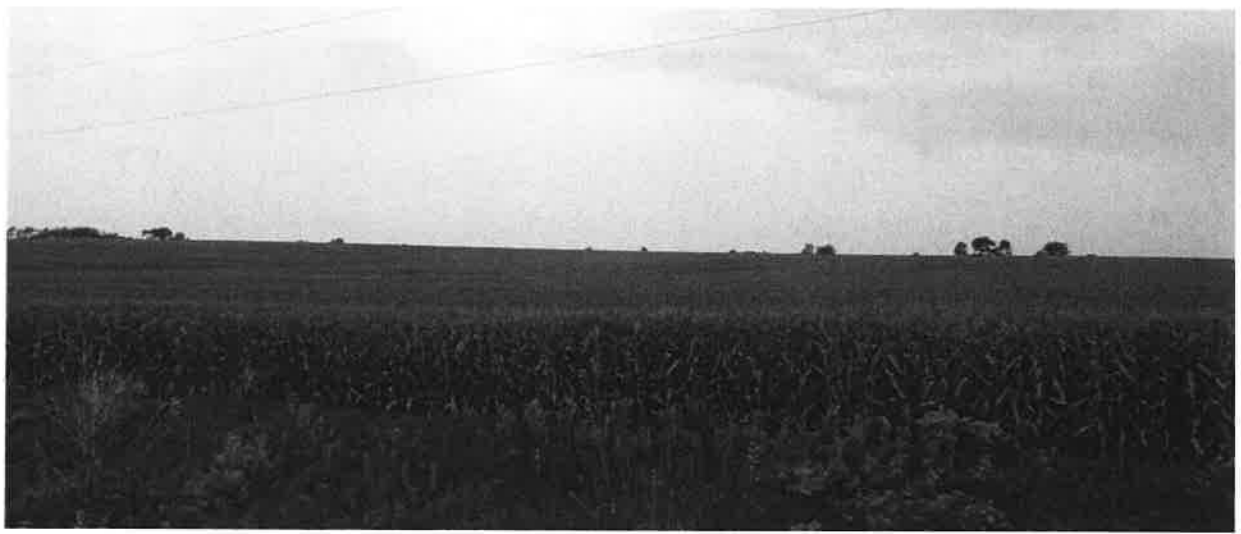
TILLABLE ACRES – 57.19 Acres

DRAINAGE – refer to the attached tile evidence in the aerial photos; FSA Form 156EZ says “Tract does not contain a wetland.”

IMPROVEMENTS – None

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

POSSESSION - Sold subject to the existing cash rent lease for the 2021 growing season. Outright possession will be available to the buyer for the 2022 growing season.



**Northwesterly view of the cropland
Taken from the South side gravel road**



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary
 - Iowa PLSS
 - Iowa Roads

- Wetland Determination**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 57.19 acres

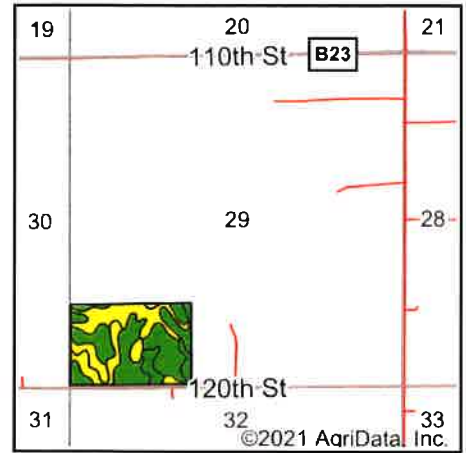
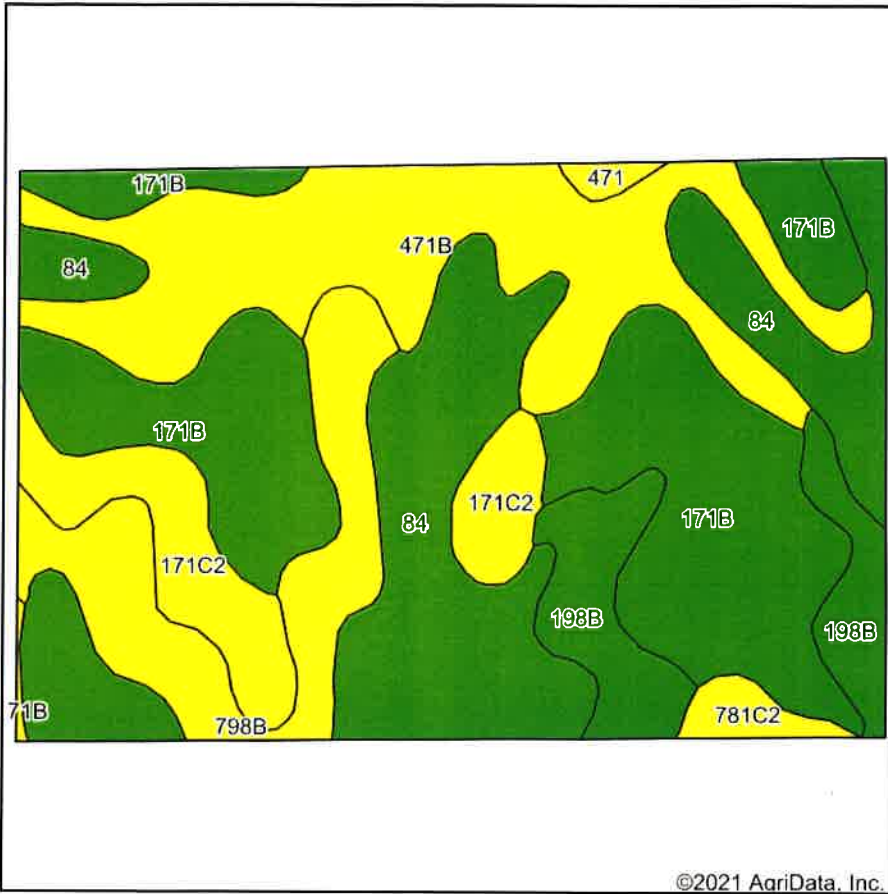
2021 Program Year
Map Created March 12, 2021

Farm 54
Tract 1417

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).

USDA is an equal opportunity provider, employer, and lender.

Soils Map



State: **Iowa**
 County: **Floyd**
 Location: **29-97N-15W**
 Township: **Cedar**
 Acres: **57.19**
 Date: **8/5/2021**



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	Corn	Oats	Soybeans
171B	Bassett loam, 2 to 5 percent slopes	15.44	27.0%		lle	212.8	61.7	85	79	215	92	62
84	Clyde silty clay loam, 0 to 3 percent slopes	13.95	24.4%		llw	224	65	88	77	193.5	76.5	56
471B	Oran loam, 2 to 5 percent slopes	11.89	20.8%		lw	209.6	60.8	74	79			
798B	Protivin loam, 1 to 4 percent slopes	5.92	10.4%		lle	193.6	56.1	61	55			
171C2	Bassett loam, 5 to 9 percent slopes, eroded	4.62	8.1%		llle	192	55.7	77	62	174	88.5	50
198B	Floyd loam, 1 to 4 percent slopes	4.33	7.6%		llw	222.4	64.5	89	74			
781C2	Lourdes loam, 5 to 9 percent slopes, moderately eroded	0.75	1.3%		llle	80	23.2	68	35			
471	Oran loam, 0 to 2 percent slopes	0.29	0.5%		lw	217.6	63.1	79	84			
Weighted Average						210.2	61	80.4	73.7	119.3	50.6	34.4

**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.

Iowa
Floyd

U.S. Department of Agriculture
Farm Service Agency

Prepared: 8/18/21 11:18 AM
Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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 MEYER, TERRY LEE Farm Identifier

Farms Associated with Operator:
42, 3935

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
57.19	57.19	57.19	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	57.19	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	NONE	CORN	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	57.0	132	0.00
Total Base Acres:	57.0		

Tract Number: 1417 Description 29-97-15 Cedar East

FSA Physical Location : Floyd, IA ANSI Physical Location: Floyd, IA

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
57.19	57.19	57.19	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	57.19	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	57.0	132	0.00
Total Base Acres:	57.0		

Owners: NORMA BREITBACH TRUST

Other Producers: None

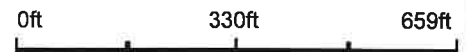
2013 Aerial Map - tile evidence



©2021 AgriData, Inc.



Map Center: 43° 11' 8.19, -92° 39' 0.7



29-97N-15W
Floyd County
Iowa



8/24/2021

Maps Provided By



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Field borders provided by Farm Service Agency as of 5/21/2008.

This information has been gathered from reliable sources but, Fox Auction Company & Benchmark Agribusiness, Inc. do 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.

Fox Auction Company & Benchmark Agribusiness, Inc. is an agent for the Sellers.