

# Harris Land for Sale



**~44.0 Gross Acres +/-; 34.0 tillable acres**

**Surveyed parcel in NW ¼ Section 15 & NE ¼ Section 16  
Rockford Township; All in T95N-R18W**

**Floyd County**

**Building site for sale separately but, can be combined  
7.0 Ac CRP @ \$131.62/Acre through 2023 (CP21)**

**Closing date - ASAP**

**R E Taxes - \$460.00 - estimated**

**Asking Price - \$185,000.00**



Courtside Offices \* 23 Third Street NW \* Mason City, Iowa 50401

641-424-6983 \* Fax 641-424-0318

www.benchmarkagribusiness.com \* Email – [benchmarkag@mchsi.com](mailto:benchmarkag@mchsi.com)

**One half mile of frontage on the Winnebago River.**

**2,000' of frontage on the Public Recreation trail that connects Rockford to Prairie/Fossil Park**

**Buyer must assume the CRP contract or otherwise be responsible for any termination penalties.**

**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.**

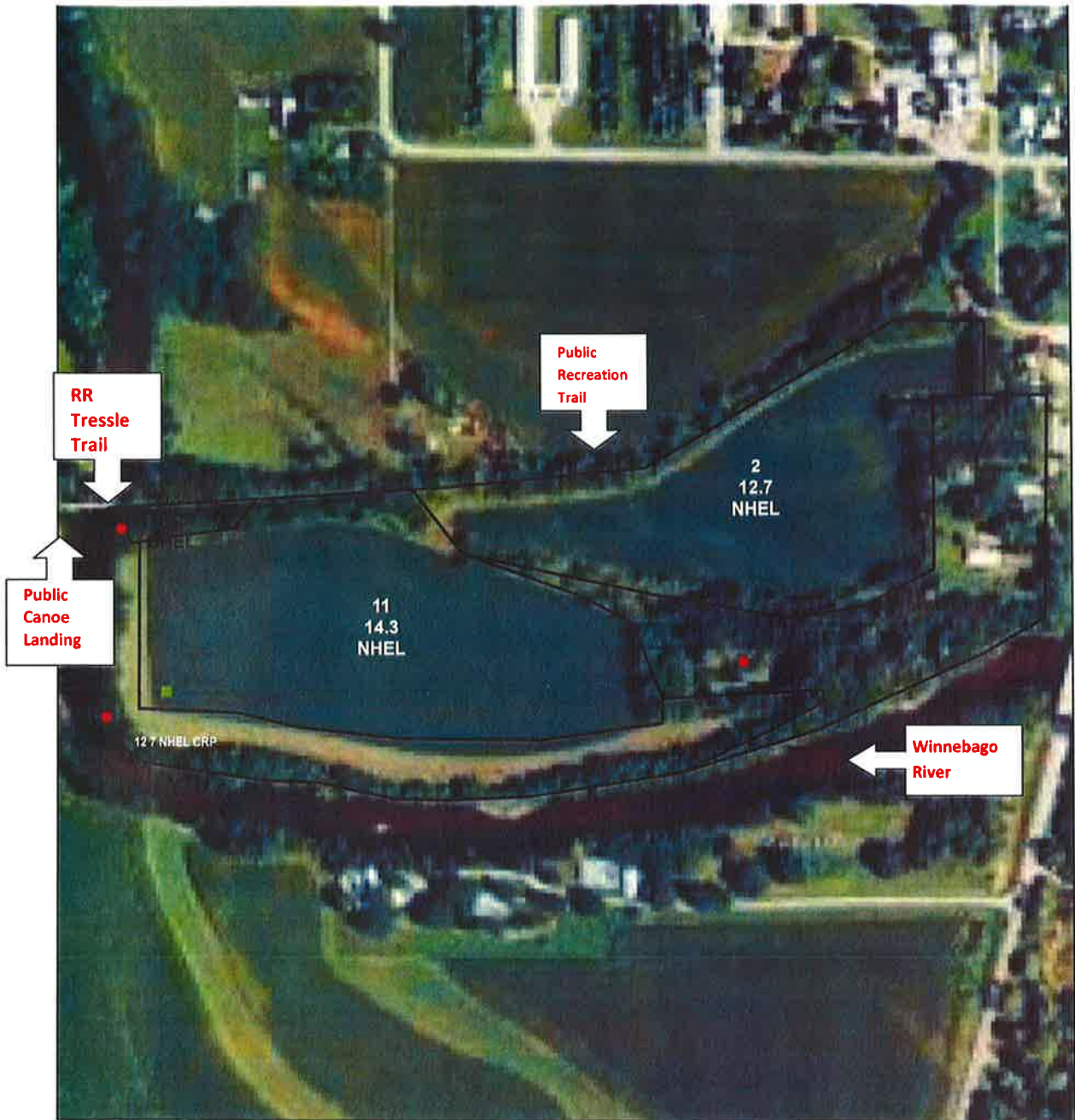
**This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.**

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









United States Department of Agriculture  
Farm Service Agency

September 07, 2017

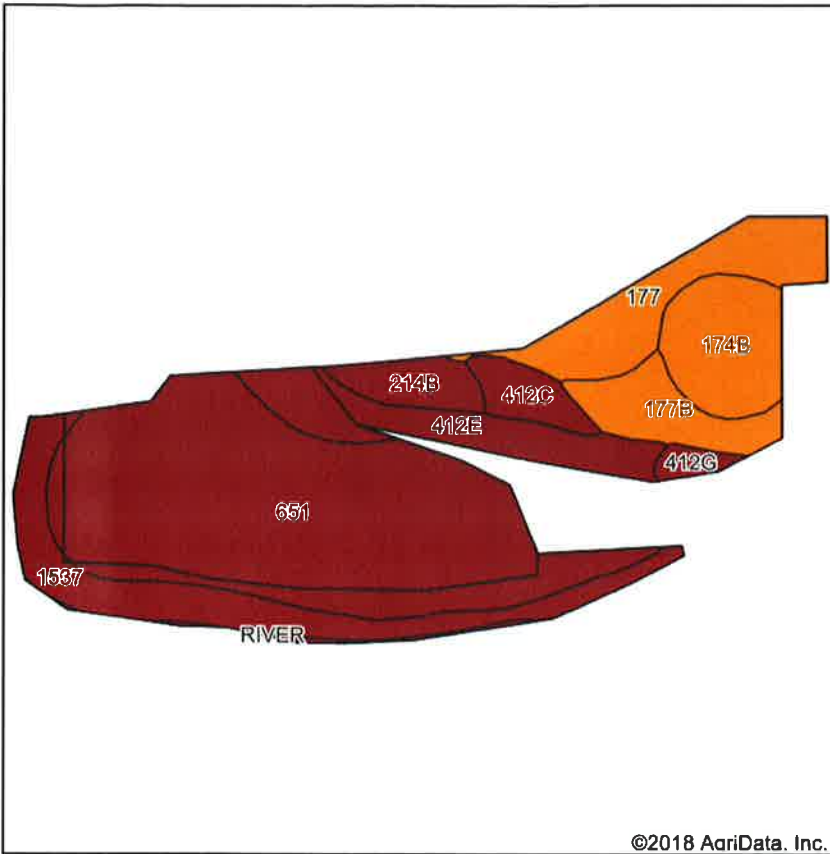
Farm: 702  
Tract: 373

**Floyd County, IA**  
1:4,020

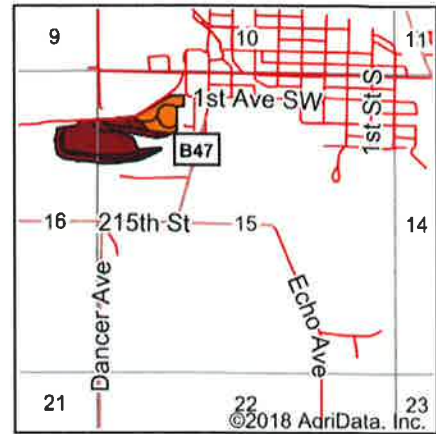


Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Floyd**  
 Location: **15-95N-18W**  
 Township: **Rockford**  
 Acres: **34**  
 Date: **6/6/2018**



Area Symbol: IA067, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
651	Faxon silty clay loam, 0 to 2 percent slopes	15.81	46.5%		IIIw	80	23.2	48	57
1537	Du Page-Shellwood-Calco complex, channeled, 0 to 3 percent slopes	4.25	12.5%		IIw	120	34.8	24	25
177	Saude loam, 0 to 2 percent slopes	3.35	9.9%		IIs	80	23.2	60	63
412E	Emeline loam, 9 to 18 percent slopes	3.13	9.2%		VIIs	88	25.5	5	5
174B	Bolan loam, 2 to 5 percent slopes	2.74	8.1%		IIs	164.8	47.8	64	70
177B	Saude loam, 2 to 5 percent slopes	1.94	5.7%		IIs	80	23.2	55	58
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	1.13	3.3%		IIe	80	23.2	47	58
412C	Emeline loam, 2 to 9 percent slopes	1.03	3.0%		IVs	88	25.5	7	13
412G	Emeline loam, 18 to 40 percent slopes	0.38	1.1%		VIIIs	88	25.5	5	5
RIVER	Water, rivers and streams	0.24	0.7%					0	
<b>Weighted Average</b>						<b>92.3</b>	<b>26.8</b>	<b>41.8</b>	<b>*-</b>

\*\*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.

Iowa  
Floyd

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

**FARM: 702**  
Prepared: 5/2/18 10:55 AM  
Crop Year: 2018  
Page: 1 of 1

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: TYLER C CHRISTOPHERSON  
Farm Identifier: \_\_\_\_\_  
Recon Number: \_\_\_\_\_

Farms Associated with Operator:  
7975

CRP Contract Number(s): 2539

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
43.5	34.0	34.0	0.0	0.0	7.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	27.0	0.0	0.0	0.0			

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	27.0		112	7.0
<b>Total Base Acres:</b>	27.0			

Tract Number: 373 Description: 15 & 16-95-18 Rockford

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
43.5	34.0	34.0	0.0	0.0	7.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	27.0	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	27.0		112	7.0
<b>Total Base Acres:</b>	27.0			

Owners: DEANNA L HARRIS

ED E HARRIS

Other Producers: None



This form is available electronically.

<b>CRP-1</b> (03-26-04) <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation <b>CONSERVATION RESERVE PROGRAM CONTRACT</b> <small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>	1. ST. & CO. CODE & ADMIN. LOCATION 19067	2. SIGN-UP NUMBER 36
	3. CONTRACT NUMBER 2539	4. ACRES FOR ENROLLMENT 7.0
7. COUNTY OFFICE ADDRESS (Include Zip Code): FLOYD COUNTY FARM SERVICE AGENCY 611 BECK ST CHARLES CITY, IA 50616-3722	5. FARM NUMBER 0000702	6. TRACT NUMBER(S) 0000373
TELEPHONE NUMBER (Include Area Code): (641)228-4055	8. OFFER (Select one) GENERAL <input type="checkbox"/> FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/> 10/1/2008 09/30/2023	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre	\$131.62	11. Identification of CRP Land				
B. Annual Contract Payment	\$921	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment		0000373	0012	CP21	7.0	\$0.00
(Item 10C applicable only to continuous signup when the first year payment is prorated.)						

<b>12. PARTICIPANTS</b>						
A(1). PARTICIPANTS NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SOCIAL SECURITY NUMBER:			
ED E HARRIS PO BOX 155 ROCKFORD, IA 50468-0155		100.00%	*****1380			
			(4) SIGNATURE		DATE (MM-DD-YYYY)	
			X [Signature]		9-25-08	
B(1). PARTICIPANTS NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SOCIAL SECURITY NUMBER:			
DEANNA L HARRIS PO BOX 155 ROCKFORD, IA 50468-0155		0.00%	*****2364			
			(4) SIGNATURE		DATE (MM-DD-YYYY)	
			X [Signature]		9-25-08	
C(1). PARTICIPANTS NAME AND ADDRESS (Zip Code):		(2) SHARE	(3) SOCIAL SECURITY NUMBER:			
N/A		%	NA			
			(4) SIGNATURE		DATE (MM-DD-YYYY)	

<b>13. CCC USE ONLY</b> - Payments according to the shares are approved		A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
		[Signature]	9/26/08

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

SEP 25 2008

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Original - County Office Copy
  Owner's Copy
  Operator's Copy





506 4th St. S.W. Mason City, IA 50401

Phone: 641-423-5055

Fax: 641-424-9939

Email: [sales@hildebrandrealestate.com](mailto:sales@hildebrandrealestate.com)

[Visit Our Home Page](#)

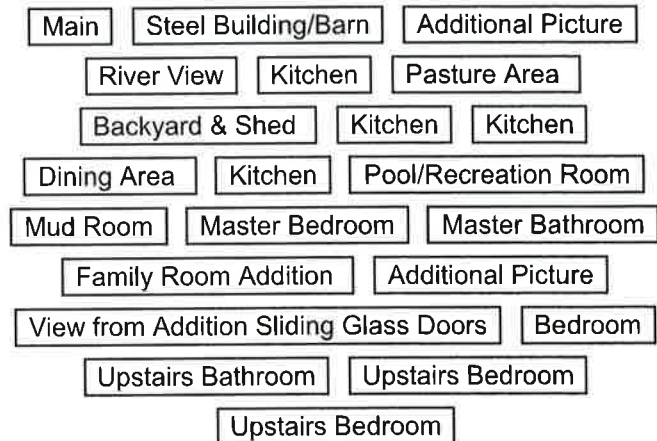
[Return to Search Results](#)  
[New Search - Home Page](#)

[Add to Homes i Like](#)

[Map this Home!](#)



#### Additional Pictures



2121 9th Street SW - Rockford

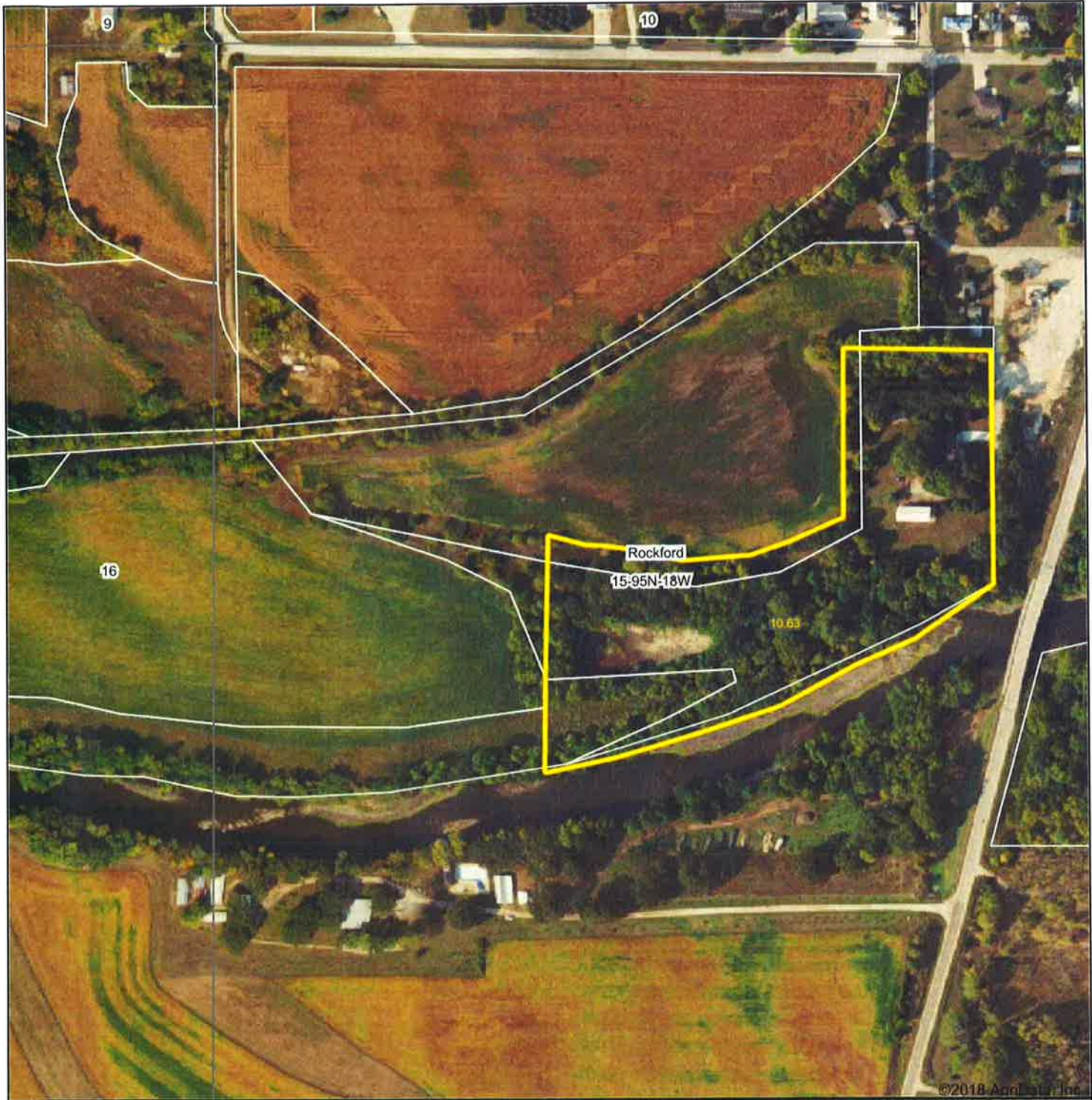
**\$249,000**

**MLS#:** [180378](#)  
**Agent:** Staci Mellman - 641-430-1070  
**Type:** Acreages  
**Style:** Tri-Level  
**Bedrooms:** 4  
**Bathrooms:** 2

<b>Air Conditioning:</b>	Yes
<b>Basement:</b>	Yes
<b>Garage:</b>	2
<b>Square Footage:</b>	3347
<b>Lot Size:</b>	10 acres + or -

**Comments:** Peaceful Country Setting tucked back on the edge of town along the Winnebago River! Spacious home of 4 bedrooms with an attached 2 stall garage. Delightful kitchen with ample cabinets, counter space & wood floors. Dining area has sliding glass doors that open to the patio covered by cedar pergola. Step out of the kitchen into the knotty pine pool room where the fun begins! Take a few steps up to the addition with a master bedroom, 3/4 bath, and a family room with wood burning stone fireplace, oak built-ins & sliding glass doors to the backyard. Upstairs you will find 2 bedrooms, an office/craft room and 3/4 bath. There is a nice mud room off the kitchen leads you out to the 30 X 60 steel building with a 10 ft overhang, once used as a barn with 4 stalls, a hay mound, concrete floors and 18 ft. doors. Maintenance free exterior. New furnace, a/c & water heater in 2015. Home is connected to city sewer and city water connection is available. Sellers will survey off approximately 10 acres to go with homestead.

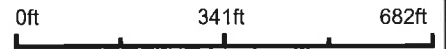
# Aerial Map



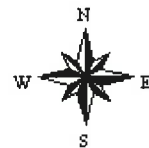
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map center: 43° 2' 58.27, -92° 57' 44.96



15-95N-18W  
Floyd County  
Iowa



5/25/2018