

114 Acres m/l

Floyd County Land Auction

Tuesday November 19th @ 10:30 AM

**Nora Springs Community Center
16 South Summit, Nora Springs, Iowa**

**NW 1/4 NE 1/4 & S 1/2 NE 1/4 except 5.71
acres, Rock Grove Township, Floyd County
(intersection of 110th Street & Dancer
Avenue)**

CSR2 of 90.6

Plenty of tile!

110.52 Tillable Acres; \$3,066.00 RE taxes per year

Seller: Dennis C. Hartwig

BenchmarkAgribusiness.com

Fred Greder 641-425-0080

FoxAuctionCompany.com

Frank Fox 641-420-3243

SPECIAL PROVISIONS:

The buyers will reimburse the sellers for Fall tillage and for the actual expense of the Fall fertilizer program.

A new field approach onto Dancer Avenue will be installed at the seller's expense.

The South boundary will be surveyed at the seller's expense.

There will be a deed restriction placed on the property that will prohibit the construction of confined animal feeding operations.

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

Benchmark Agribusiness, Inc. & Fox Auction Company are agents for the Seller.

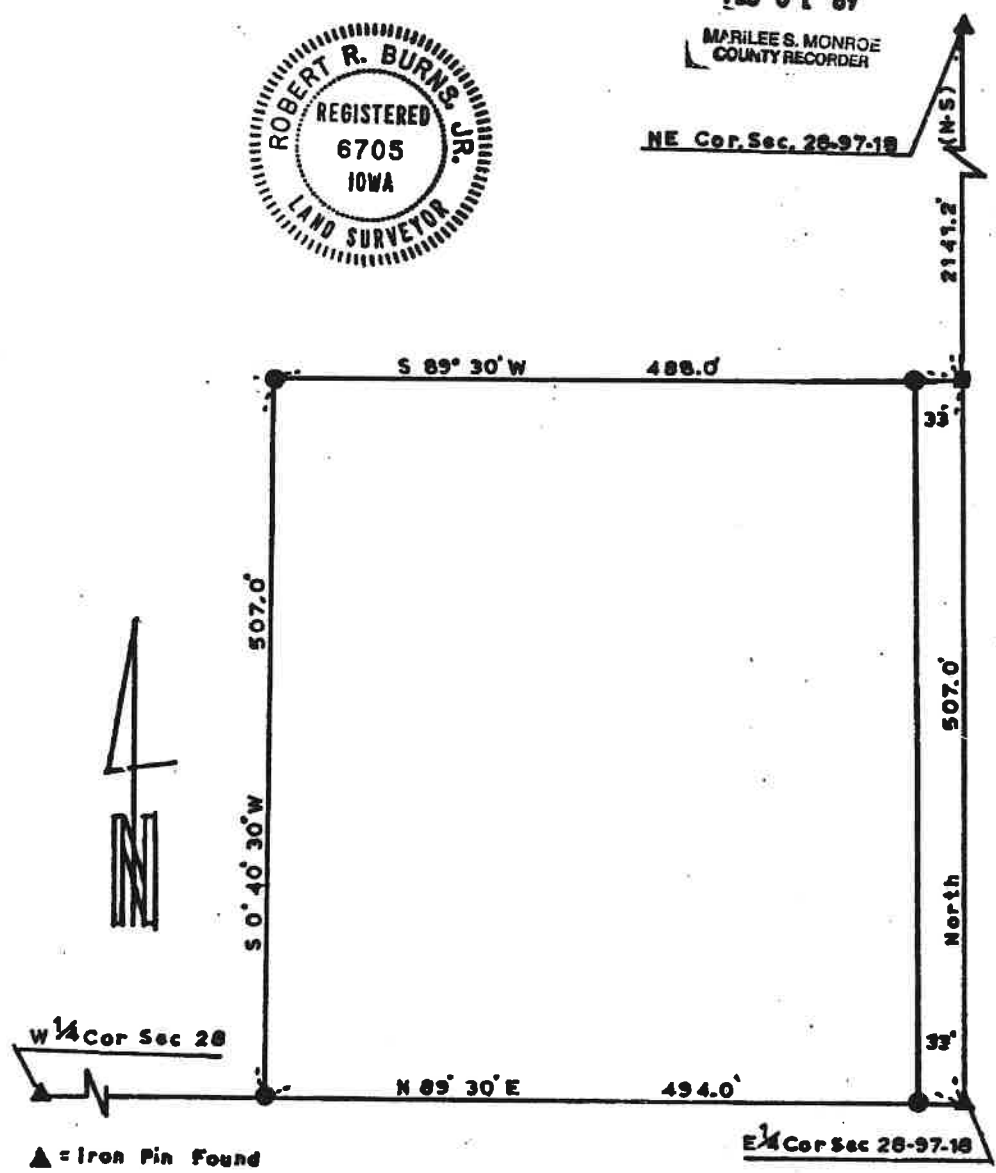
SURVEY FOR H. DEVERE HARTWIG

A parcel of land located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 97 North, Range 18 West of the 5th P.M., Floyd County, Iowa, more particularly described as follows: Beginning at the E $\frac{1}{4}$ Corner of said Section 28, thence North 507.0 feet along the East line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$, thence S 89° 30' W 488.0 feet, thence S 0° 40' 30" W 507.0 feet to the South line of said SE $\frac{1}{4}$ -NE $\frac{1}{4}$, thence N 89° 30' E 494.0 feet along said South line to the point of beginning, containing 5.71 Acres. The East line of the NE $\frac{1}{4}$ of Section 28-97-18 is assumed to bear North and South.



Time 11:15
FEB 01 89
 MARILEE S. MONROE
 COUNTY RECORDER

NE $\frac{1}{4}$ Cor. Sec. 28-97-18



▲ = Iron Pin Found
 ● = Pipe w/cap Set
 ■ = Iron Pin Set
 Scale 1" = 100'

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.
 Date 12-26 1988
 ROBERT R. BURNS, JR., L.S. No. 6705



United States
Department of
Agriculture

Floyd County, Iowa



Legend

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

Wetland Determination Identifiers

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

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.

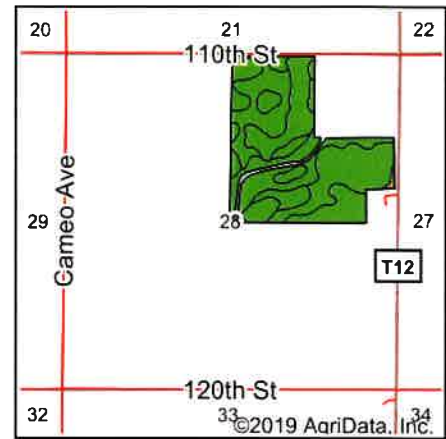
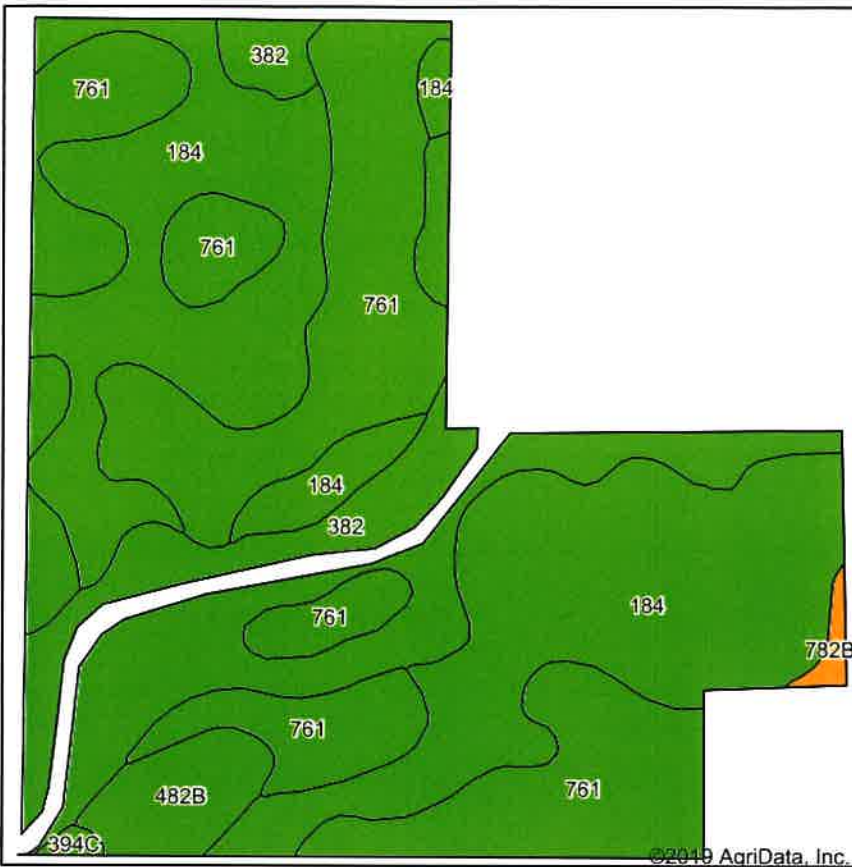
2019 Program Year

Map Created May 02, 2019

Farm 2528

Tract 9608

Soils Map



State: **Iowa**
 County: **Floyd**
 Location: **28-97N-18W**
 Township: **Rock Grove**
 Acres: **110.52**
 Date: **9/9/2019**



Soils data provided by USDA and NRCS.

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

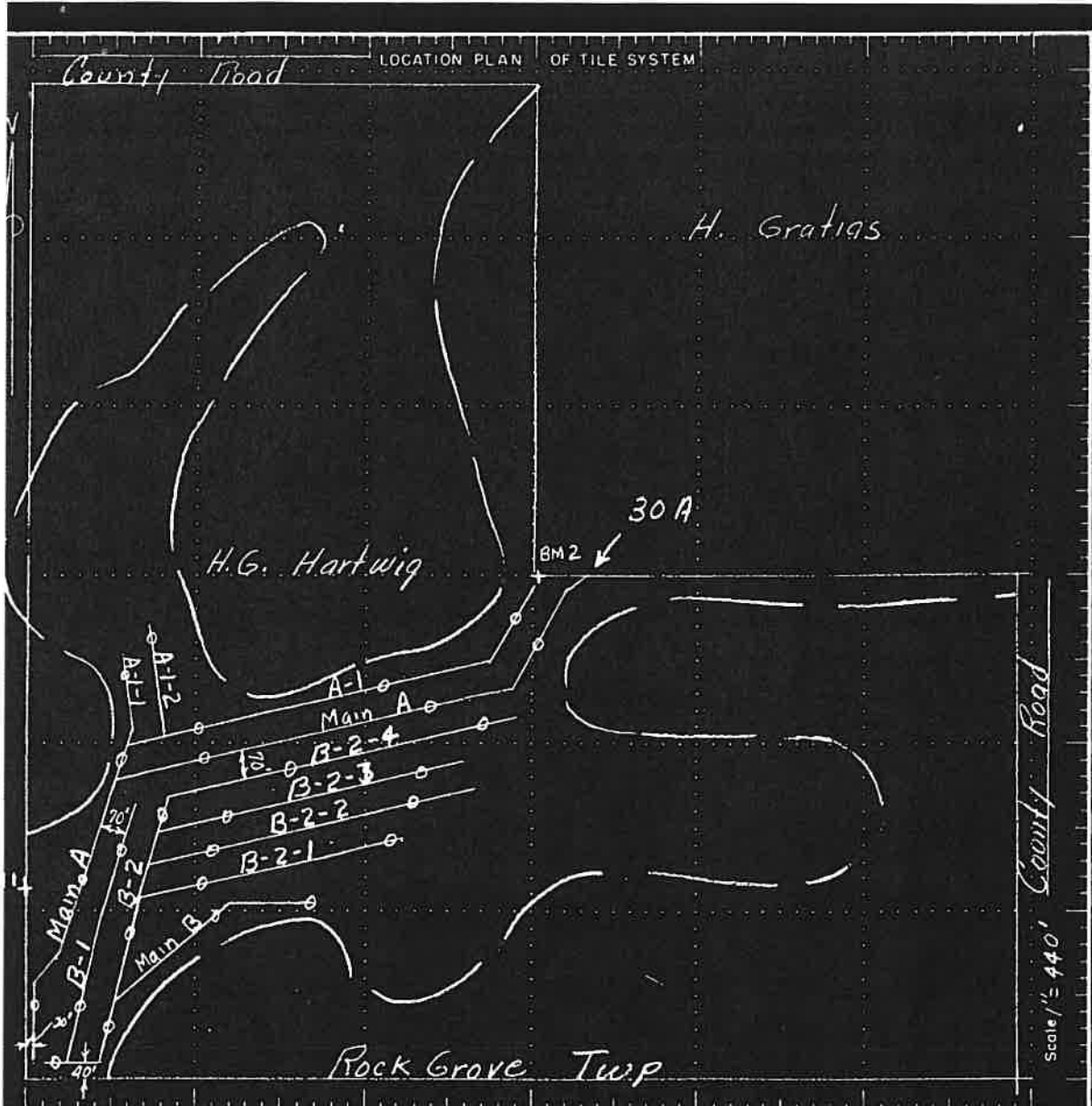
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
184	Klinger silty clay loam, 1 to 4 percent slopes	44.66	40.4%		lw	240	69.6	95	95
761	Franklin silt loam, 0 to 3 percent slopes	40.48	36.6%		lw	224	65	85	90
382	Maxfield silty clay loam, 0 to 2 percent slopes	20.69	18.7%		llw	230.4	66.8	94	90
482B	Racine loam, 2 to 5 percent slopes	3.81	3.4%		lle	212.8	61.7	84	79
782B	Donnan loam, 2 to 5 percent slopes	0.57	0.5%		lle	177.6	51.5	62	50
394C	Ostrander loam, 5 to 9 percent slopes	0.31	0.3%		llle	209.6	60.8	84	69
Weighted Average						231	67	90.6	91.4

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

*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.



— LEGEND —

Farm Boundary	— — — — —
Permanent Fence	— * * * —
Existing Tile Line	— ○ —
Proposed Tile Line	— — — — —
New Tile Installed	— — — — —
Existing Deep Ditch	— : : —
Proposed Deep Ditch	— — — — —
Existing Shallow Ditch	— > > —
Proposed Shallow Ditch	— > > —
Watershed Boundry	— — — — —

SECTION NE 1/4 Sect 28
 TOWNSHIP 97N RANGE 18W
 COUNTY Floyd STATE Iowa

COOPERATOR H. G. Hartwig
 COOPERATING WITH Iowa S.C.D. #85
 SURVEYED BY Frevert & Simmons

CONSTRUCTION REPORT
 Date Installed August 1953
 Contractor Glen Shaw
 Work Done By Frevert Simmons
 Amount of Tile Installed 8941 ft

TILE DRAINAGE PLAN

U. S. DEPARTMENT OF AGRICULTURE
 SOIL CONSERVATION SERVICE
 ROBERT M. SALTER, CHIEF

Remarks: Class D
H. G. Frevert
 SIGNATURE DATE

REFERENCE Field Book #4

CARTOGRAPHIC APPROVAL		TECHNICAL APPROVAL	
DESIGNED	DRAWN	CHECKED	DATE
<u>Frevert</u>	<u>Frevert</u>	<u>G.S.</u>	<u>8/25/53</u>
DRAWING NO. <u>3-N-37145</u>			SHEET <u>7</u> OF <u>7</u>

DE VERE HARTWIG

ROCK GROVE

SECT 28

HOFER TILING

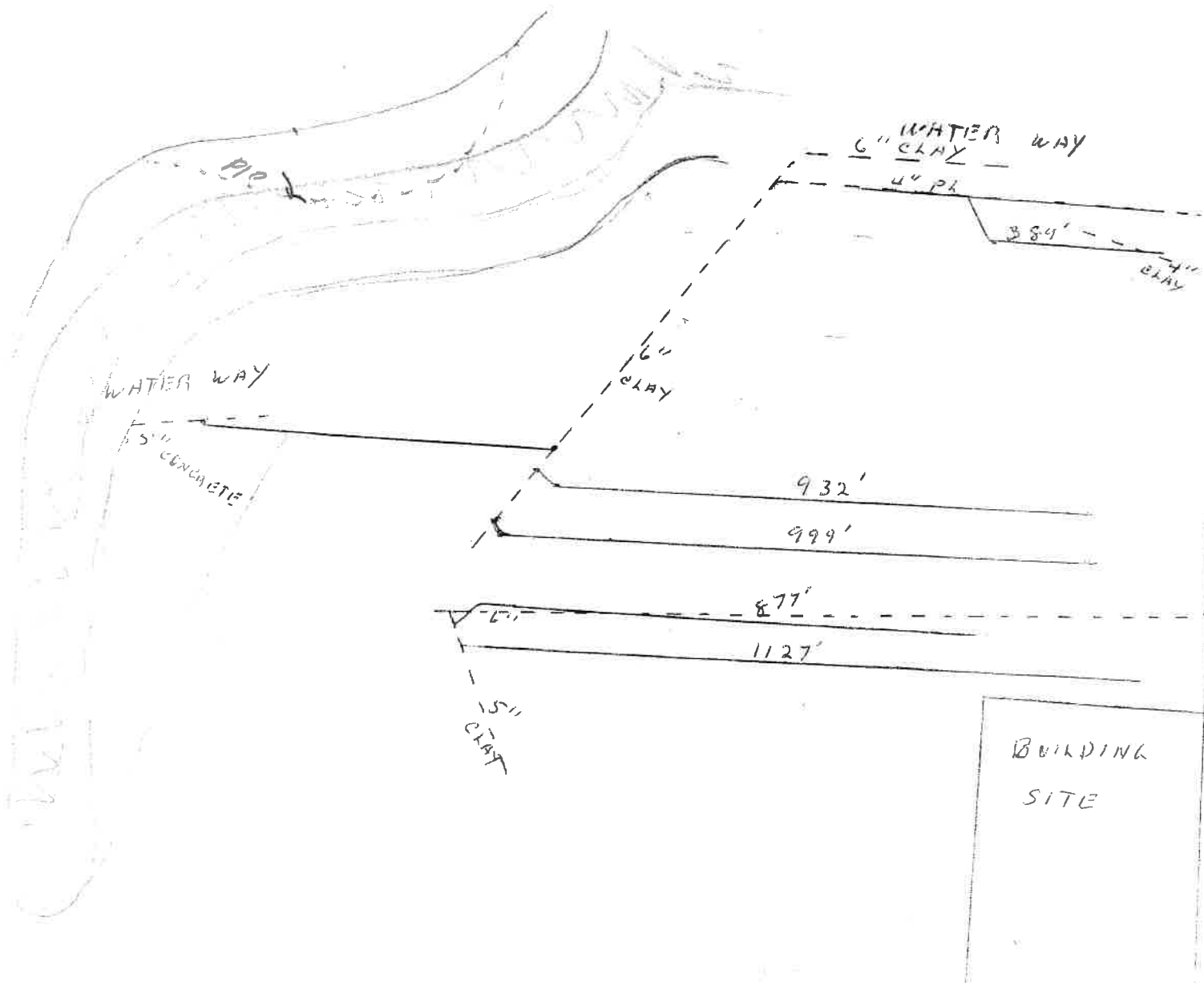
NOV. 1984

568' 6" PLASTIC

4324' 4" PLASTIC

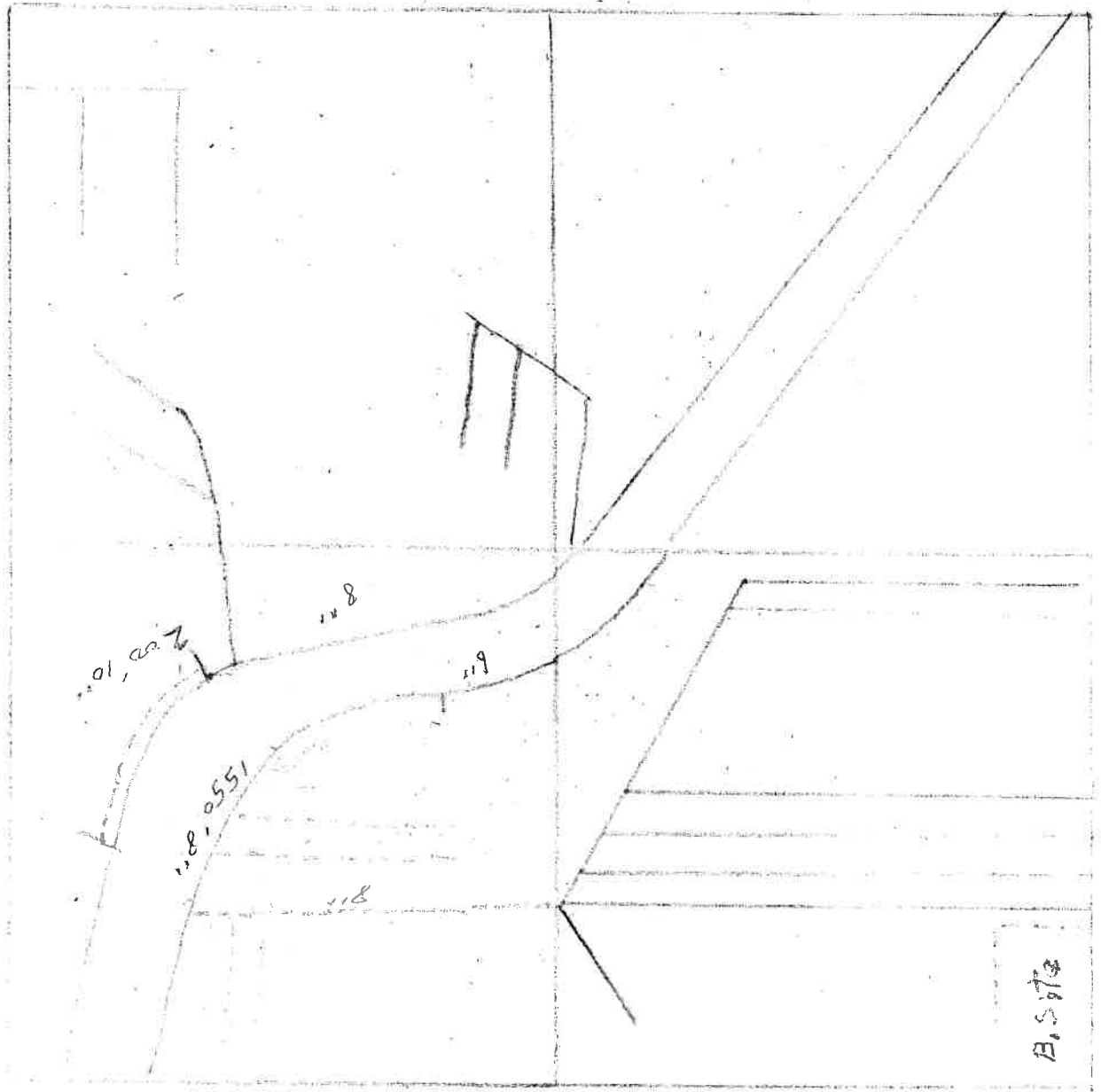


SCALE 1CM=100'



N

W



S

B. Site





Overview



Legend

-  Corporate Limits
-  Political Township
-  Parcels
-  Roads

Date created: 9/24/2019
Last Data Uploaded: 9/23/2019 11:08:17 PM

Developed by  Schneider
GEOSPATIAL

Address or Location Dancer Avenue, Nora Springs, Iowa Section 28, Rock Grove Township, Floyd County

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

What will be the basis of this sale? Gross Acres 114.05 Net Acres 112.43

What School District is the property with? Central Springs 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
not applicable

4. Name of the Electric Company that provides service to this location: not applicable

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 NO CAFOS

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
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
Files
Other

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?

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

Additional Remarks: (use back side for more information)

Seller: [Signature]

Date: 9/10/13

Buyers: _____

Date: _____