

Henriksen Farm for Sale



116.76 Gross Acres +/-; 113.78 tillable acres

**W ½ NE ¼ & SE ¼ NW ¼ Section 20, except 3.24 Acres in
the SE corner thereof;**

Falls Township; All in T97N-R19W

Cerro Gordo County

Closing date is negotiable

R E Taxes - \$2,382.00

Asking Price - \$845,000.00



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

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

www.benchmarkagribusiness.com * Email – benchmarkag@mchsi.com

Approximately 0.9 Acres of the building lot in the Southeast corner is also owned by the Henriksen Trusts. Refer to the attached building lot plot.

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.

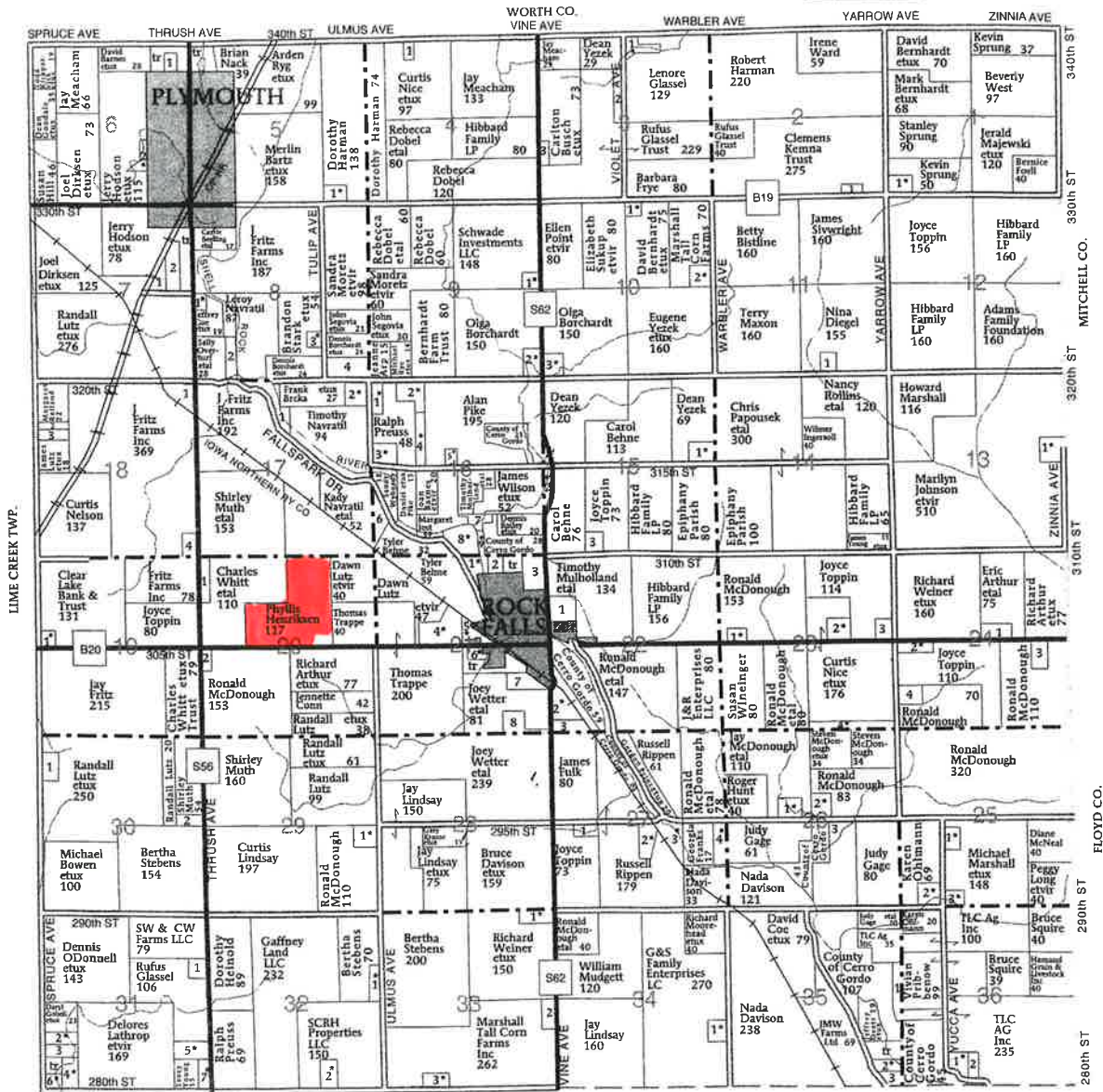
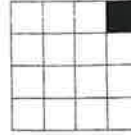
Benchmark Agribusiness, Inc. is an agent for the Seller.

T-97-N

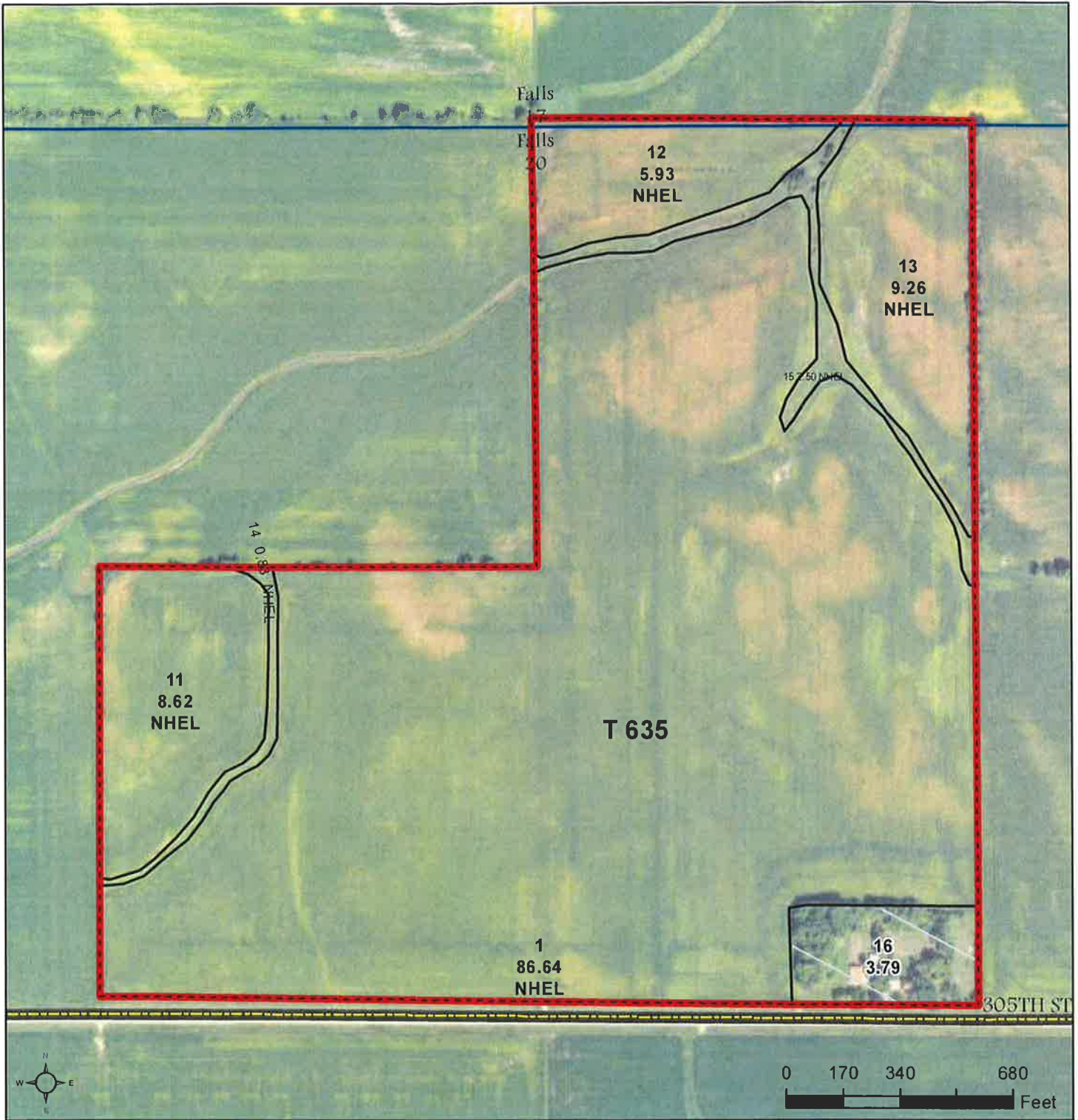
FALLS PLAT

(Landowners)

R-19-W



PORTLAND TWP.



Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	Iowa Roads

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

Tract Cropland Total: 113.78 acres

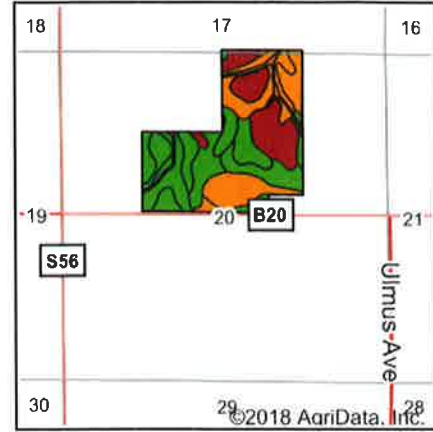
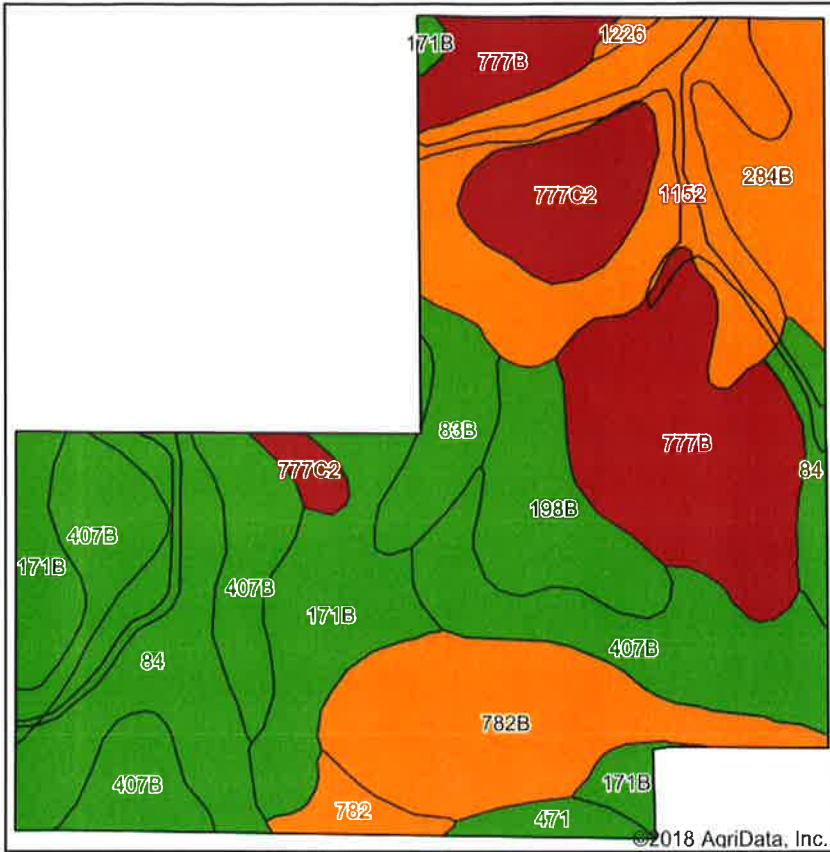
2018 Program Year
 Map Created May 11, 2018
Farm 342
Tract 635

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).



HENRIKSEN BUILDING LOT AERIAL PHOTO

Soils Map



State: **Iowa**
 County: **Cerro Gordo**
 Location: **20-97N-19W**
 Township: **Falls**
 Acres: **113.78**
 Date: **7/20/2018**



Soils data provided by USDA and NRCS.

Archived Soils Ending 11/27/2017

Area Symbol: IA033, Soil Area Version: 19

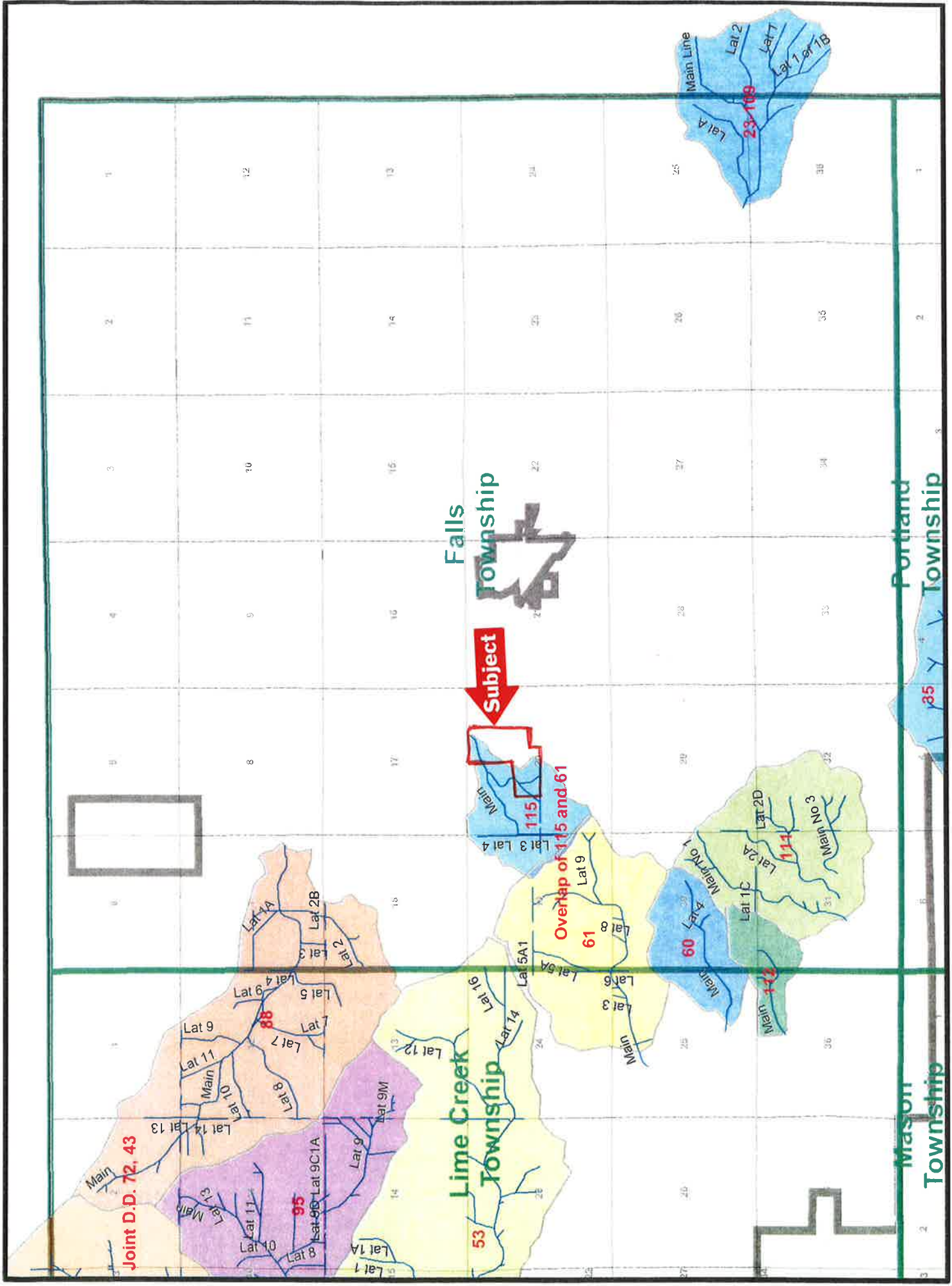
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Corn	Oats	Soybeans
407B	Schley loam, 1 to 4 percent slopes	19.72	17.3%		Ilw	196.8	57.1	81	73			
777B	Wapsie loam, 2 to 5 percent slopes	16.48	14.5%		Ile	155.2	45	47	53			
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	14.55	12.8%		Ilw	166.4	48.3	54	67			
84	Clyde silty clay loam, 0 to 3 percent slopes	12.66	11.1%		Ilw	224	65	88	78	193.5	76.5	56
171B	Bassett loam, 2 to 5 percent slopes	12.40	10.9%		Ile	212.8	61.7	85	78	215	92	62
782B	Donnan loam, 2 to 5 percent slopes	12.24	10.8%		Ile	177.6	51.5	62	50			
777C2	Wapsie loam, 5 to 9 percent slopes, moderately eroded	6.52	5.7%		IIle	134.4	39	39	28			
198B	Floyd loam, 1 to 4 percent slopes	6.28	5.5%		Ilw	222.4	64.5	89	78			
284B	Flagler sandy loam, 2 to 5 percent slopes	5.88	5.2%		IIIle	193.6	56.1	51	37			
83B	Kenyon loam, 2 to 5 percent slopes	3.86	3.4%		Ile	225.6	65.4	90	83	210	91	61
782	Donnan loam, 0 to 2 percent slopes	1.57	1.4%		Ilw	185.6	53.8	67	55			
471	Oran silt loam, 1 to 3 percent slopes	1.33	1.2%		Ile	217.6	63.1	81	83			
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.29	0.3%		Ils	185.6	53.8	59	71			
Weighted Average						188.3	54.6	68.3	64	52.1	21.6	15.1

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

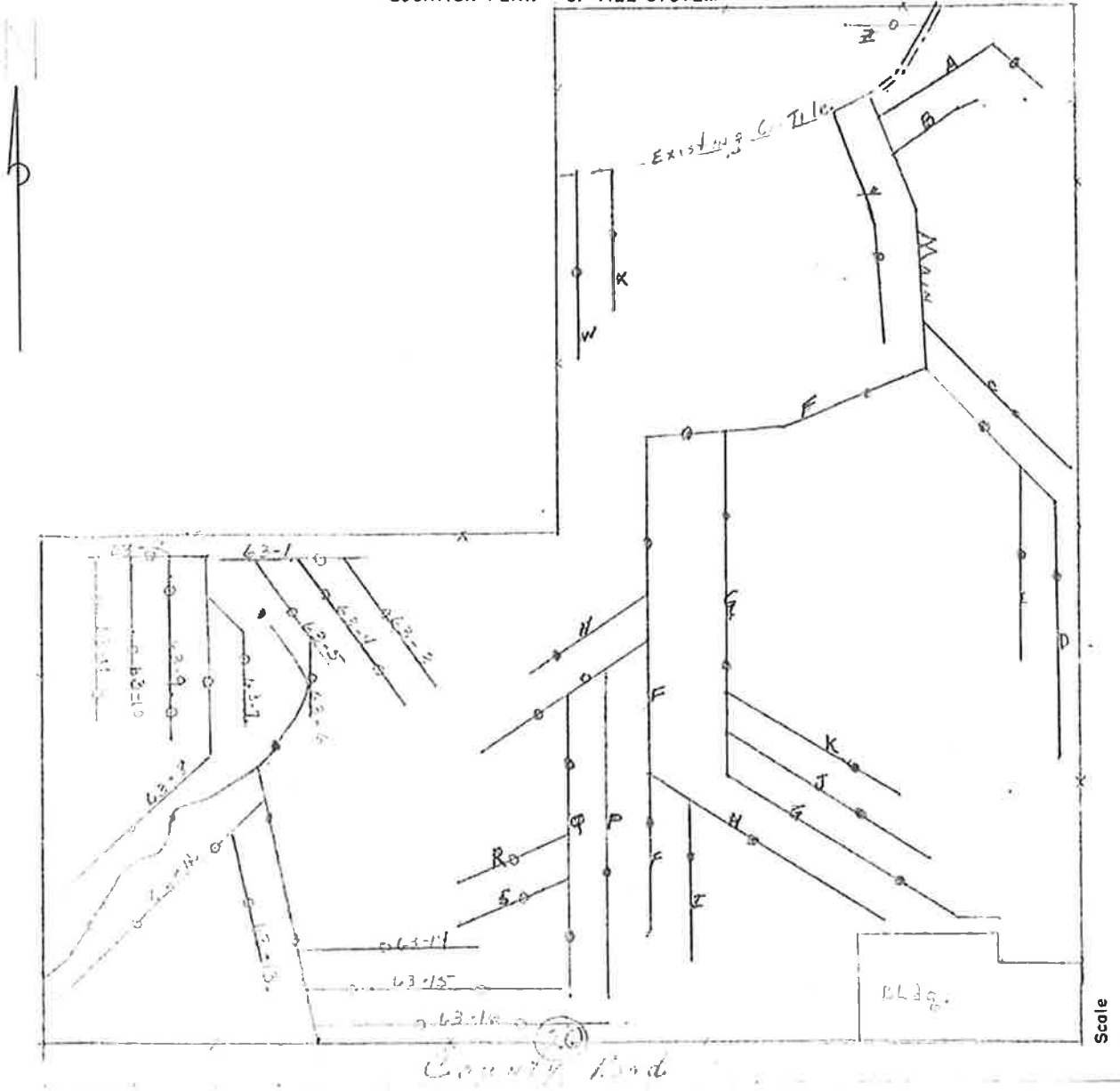
*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS



LOCATION PLAN OF TILE SYSTEM



— LEGEND —

Farm Boundary	---
Permanent Fence	--- x --- x --- x ---
Existing Tile Line	--- o --- o --- o ---
Proposed Tile Line	--- ● --- ● --- ● ---
New Tile Installed	--- ● --- ● --- ● ---
Existing Deep Ditch	--- :: --- :: --- :: ---
Proposed Deep Ditch	--- == --- == --- == ---
Existing Shallow Ditch	--- > --- > --- > ---
Proposed Shallow Ditch	--- > --- > --- > ---

SECTION 20
 TOWNSHIP Falls RANGE 1
 COUNTY Cerro Gordo STATE Iowa
 COOPERATOR Walt Swanson
 COOPERATING WITH Cerro Gordo ACP # 128
 SURVEYED BY Mullins Checked By Hurdley

CONSTRUCTION REPORT

Date Installed Oct. 1961
 Contractor Alitz
 Staked By Mullins
 Amount of Tile Installed 1367.5 FT

Remarks: Parts of boundary in Non-Cropland Not Eligible For ACP Assistance.
Mark B. Hurdley
 SIGNATURE DATE 1-18-62

W/2NE1/4SE1/4
TILE DRAINAGE PLAN

**U. S. DEPARTMENT OF AGRICULTURE
 SOIL CONSERVATION SERVICE**

Designed <u>Mullins</u>	Date <u>10-61</u>	Approved by <u>Walt Swanson</u>
Drawn <u>Odde</u>	Title <u>W/2NE1/4SE1/4</u>	
Traced	Sheet	Drawing No.
Checked <u>Hurdley</u>	No. of	

FARM: 342

Iowa
Cerro Gordo
Report ID: FSA-156EZ

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

Prepared: 8/14/18 10:01 AM
Crop Year: 2018
Page: 1 of 1

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: FETT GRAIN & LIVESTOCK INC
Farm Identifier:
Recon Number:

Farms Associated with Operator:
3598, 6310, 6311, 6986, 7935

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
117.57	113.78	113.78	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	113.78	0.0	0.0	0.0			

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

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	85.0		152	0.0
SOYBEANS	28.78		42	0.0
Total Base Acres:	113.78			

Tract Number: 635 Description: SE4NW4 & W2NE4 20-97-19 FALLS

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
117.57	113.78	113.78	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	113.78	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	85.0		152	0.0
SOYBEANS	28.78		42	0.0
Total Base Acres:	113.78			

Owners: RONALD & PHYLLIS HENRIKSEN FAMILY TRUST

HENRIKSEN CREDIT SHELTER TRUST

Other Producers: None

Address or location 305th Street, Rock Falls, Iowa

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

What will be the basis of this sale? Gross Acres 160.0 Net Acres _____

What School District is the property with? Central Springs Community Schools

1. Are buildings present on the property?

Yes No
See elsewhere _____

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

8. Will a property survey be required? Yes No

If yes, who is responsible for the cost?

Seller Buyer

9. 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
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 _____

16. Is there currently a Tenant on this property?

Yes No _____

If yes, provide Tenants name & phone number - _____

If yes, has the tenant been provided with a termination notice? Yes No

What are the terms of the current agreement? _____

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 ~~X~~ Phyllis J Lemm Date: 8/13/18

Buyers: _____ Date: _____