

# Henriksen Farm for Sale



**80.0 Gross Acres +/-; 79.95 tillable acres**

**W ½ SE ¼ Section 7, Grant Township; All in T97N-R22W  
Cerro Gordo County  
Closing date is negotiable**

**R E Taxes - \$1,860.00**

**Asking Price - \$800,000.00**



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**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.**

## **SPECIAL PROVISIONS:**

- 1) Closing date is negotiable.
- 2) Earnest money deposit 10% of sale price.
- 3) The buyer will get outright possession for the 2023 growing season. The 2022 lease will be terminated.
- 4) This sale is not subject to financing.
- 5) The cropland has been enrolled in the ARC/PLC program for the 2022 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 to the buyers.
- 6) The reported tillable acres are based on the Farm Service Agency measurements.
- 7) Real Estate taxes will be pro-rated to date of closing. Unpaid special assessment to be paid by the seller - if applicable. The semi-annual installments due September 30, 2022 and March 31<sup>st</sup>, 2023 will be paid by the seller with closing proceeds. It will be the buyer's responsibility to pay the September 30, 2023 semi-annual payment.
- 8) If the buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., the buyer must get the current tenant's permission. **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.**

# Property Description

**SIZE – ~ 80.0 Gross Acres - bare cropland**

**LEGAL DESCRIPTION – W ½ SE ¼ Section 7, Grant Township; All in T97N-R22W**

**REAL ESTATE TAXES - \$1,860.00 Estimated**

**TILLABLE ACRES – ~ 79.95 tillable; no Conservation Reserve Program (CRP) acres; All acres are designated highly erodible (HEL). The FSA Form 156EZ says the Conservation Plan is being “actively applied”.**

**CSR2 ave. – 70.1**

**DRAINAGE – FSA Form 156EZ says “tract DOES contain a wetland or farmed wetland”.**

**IMPROVEMENTS – None**

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

**POSSESSION - Outright possession available for the 2023 growing season. The 2022 lease will be terminated by the Seller.**

**EASEMENT - None known.**

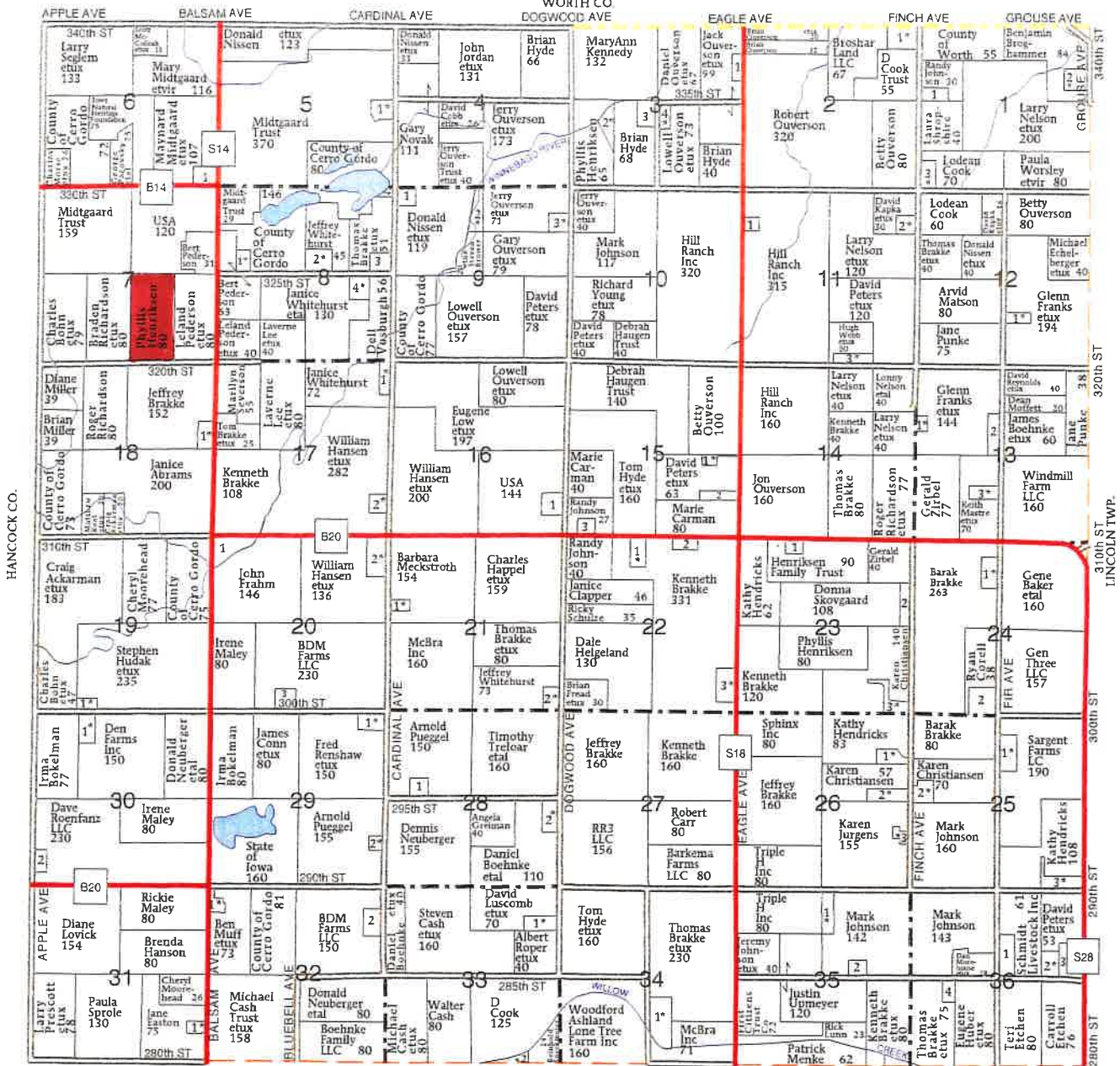
T-97-N

# GRANT PLAT

R-22-W

(Landowners)

WORTH CO  
DOGWOOD AVE



CLEAR LAKE 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: 79.95 acres**

**2022 Program Year**

Map Created April 19, 2022

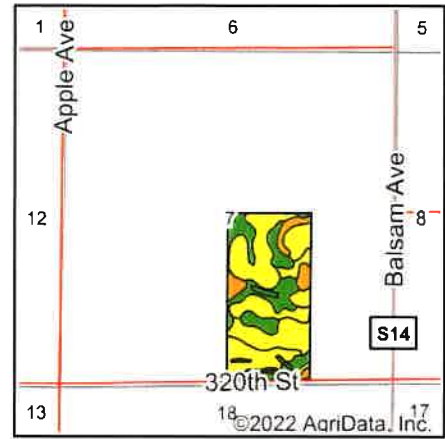
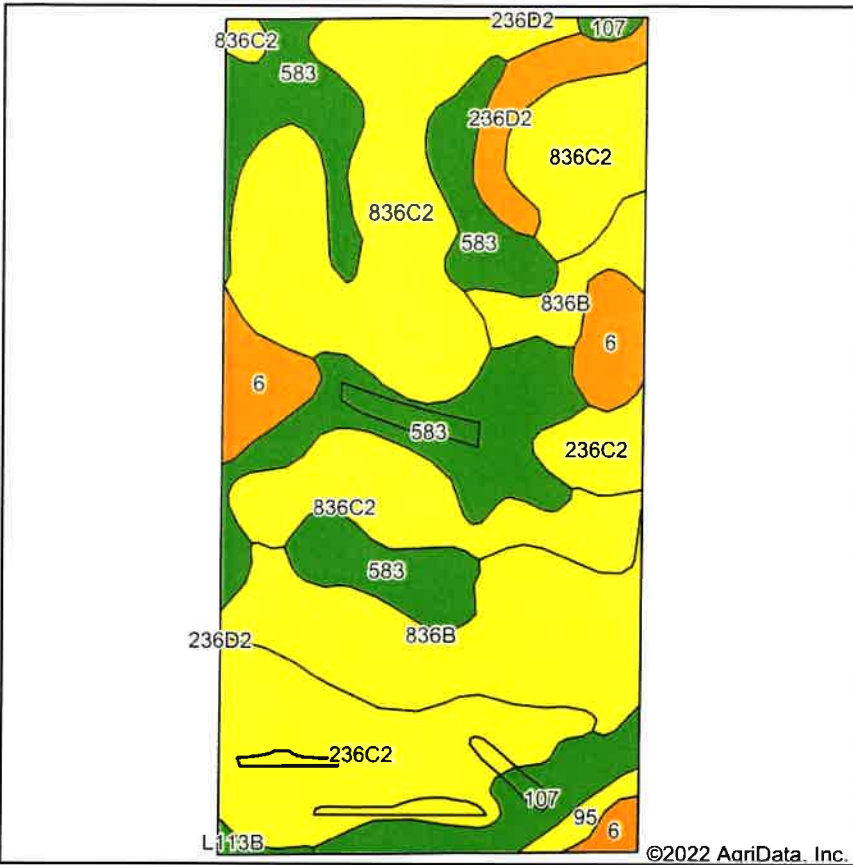
**Farm 3598**

**Tract 5766**

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# Soils Map



State: **Iowa**  
 County: **Cerro Gordo**  
 Location: **7-97N-22W**  
 Township: **Grant**  
 Acres: **79.95**  
 Date: **7/6/2022**



Area Symbol: IA033, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Corn Bu	Oats Bu	Soybeans Bu
836C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	26.11	32.7%		IIle	169.6	49.2	62	41	152	81	44
583	Minnetonka silty clay loam, 0 to 2 percent slopes	16.70	20.9%		IIlw	217.6	63.1	82	69			
836B	Kilkenny clay loam, 2 to 6 percent slopes	13.22	16.5%		Ile	220.8	64.0	69	66			
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	12.23	15.3%		IIle	192.0	55.7	76	58			
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.45	5.6%		IIlw	164.8	47.8	59	57			
107	Webster clay loam, 0 to 2 percent slopes	3.66	4.6%		IIlw	224.0	65.0	86	83			
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	2.61	3.3%		Ive	163.2	47.3	49	48			
95	Harps clay loam, 0 to 2 percent slopes	0.70	0.9%		IIlw	198.4	57.5	72	62			
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	0.27	0.3%		Ile			85				
<b>Weighted Average</b>					<b>2.60</b>	<b>193.2</b>	<b>56</b>	<b>70.1</b>	<b>*-</b>	<b>49.6</b>	<b>26.5</b>	<b>14.4</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.







Abbreviated 156 Farm Record

DCP Crop Data

Tract 68 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	34.60	0.00	134
Soybeans	5.51	17.06	41
<b>TOTAL</b>	<b>40.11</b>	<b>17.06</b>	

NOTES

Tract Number : 5766

Description : W2SE4 7-97-22 GRANT  
 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 contains a wetland or farmed wetland  
 WL Violations : None  
 Owners : RONALD & PHYLLIS HENRIKSEN FAMILY TRUST, HENRIKSEN CREDIT SHELTER TRUST  
 Other Producers : None  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.95	79.95	79.95	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	79.95	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	51.40	0.00	134
Soybeans	28.55	0.00	41
<b>TOTAL</b>	<b>79.95</b>	<b>0.00</b>	

NOTES

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 MASON CITY, IA 50401-5615  
 (641) 424-4452

BECKY HANSON  
 DISTRICT CONSERVATIONIST

## Conservation Plan

RON HENRIKSEN  
 1417 FAIRVIEW AVE  
 SOUTH MILWAUKEE, WI 53172

WARREN BRUNS

### OBJECTIVE(S)

Control soil erosion.

### Crop

Tract: 5766

#### Conservation Cover(327)

Establishing and maintaining permanent vegetative cover

Field	Planned Amount	Month	Year	Applied Amount	Date
11	0.7 ac	11	2018		
12	0.2 ac	11	2018		
13	0.4 ac	11	2018		
14	0.4 ac	11	2018		
Total:	1.7 ac				

#### Critical Area Planting(342)

Planting vegetation, such as trees, shrubs, vines, grasses, or legumes, on highly erodible or critically eroding areas (does not include tree planting mainly for wood products.) To stabilize the soil, reduce damage from sediment and runoff to downstream areas, and improve wildlife habitat and visual resources.

Field	Planned Amount	Month	Year	Applied Amount	Date
11	0.7 ac	11	2018		
12	0.2 ac	11	2018		
13	0.4 ac	11	2018		
14	0.4 ac	11	2018		
Total:	1.7 ac				

#### Residue and Tillage Management, Reduced Till(345)

This system consists of continous CORN. Corn stalks are tilled to leave at least 50% residue on the ground after planting.

Field	Planned Amount	Month	Year	Applied Amount	Date
1	78.2 ac	11	2018		



# Conservation Plan Map

Field Office: Mason City  
Agency: USDA-NRCS  
Assisted By: TROY FAUST

Legal Description: Section 7 Grant



## Legend

Prepared with assistance from USDA-Natural Resources Conservation Service

### Practices (polygons)

#### Practice name

-  Conservation Cover
-  Critical Area Planting
-  Residue and Tillage Management, Reduced Till
-  Consplan-15766

