

Martin Estate Farm for Sale



98.44 Gross Acres +/-; 97.56 tillable acres

**South 100 acre of NE 1/4 except 1.56 acres in SW corner
Section 6, Butler Township; All in T92N-R15W, Butler County**

Closing date is negotiable

R E Taxes - \$1,702.00

Asking Price - \$463,000.00



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

641-424-6983 * Fax 641-424-0318 * cell 641-425-0080

www.benchmarkagribusiness.com * Email – fred@benchmarkagribusiness.com

- **Non Highly erodible (NHEL)**
- **2019 lease was \$19,200/year**
- **2019 lease has been terminated**

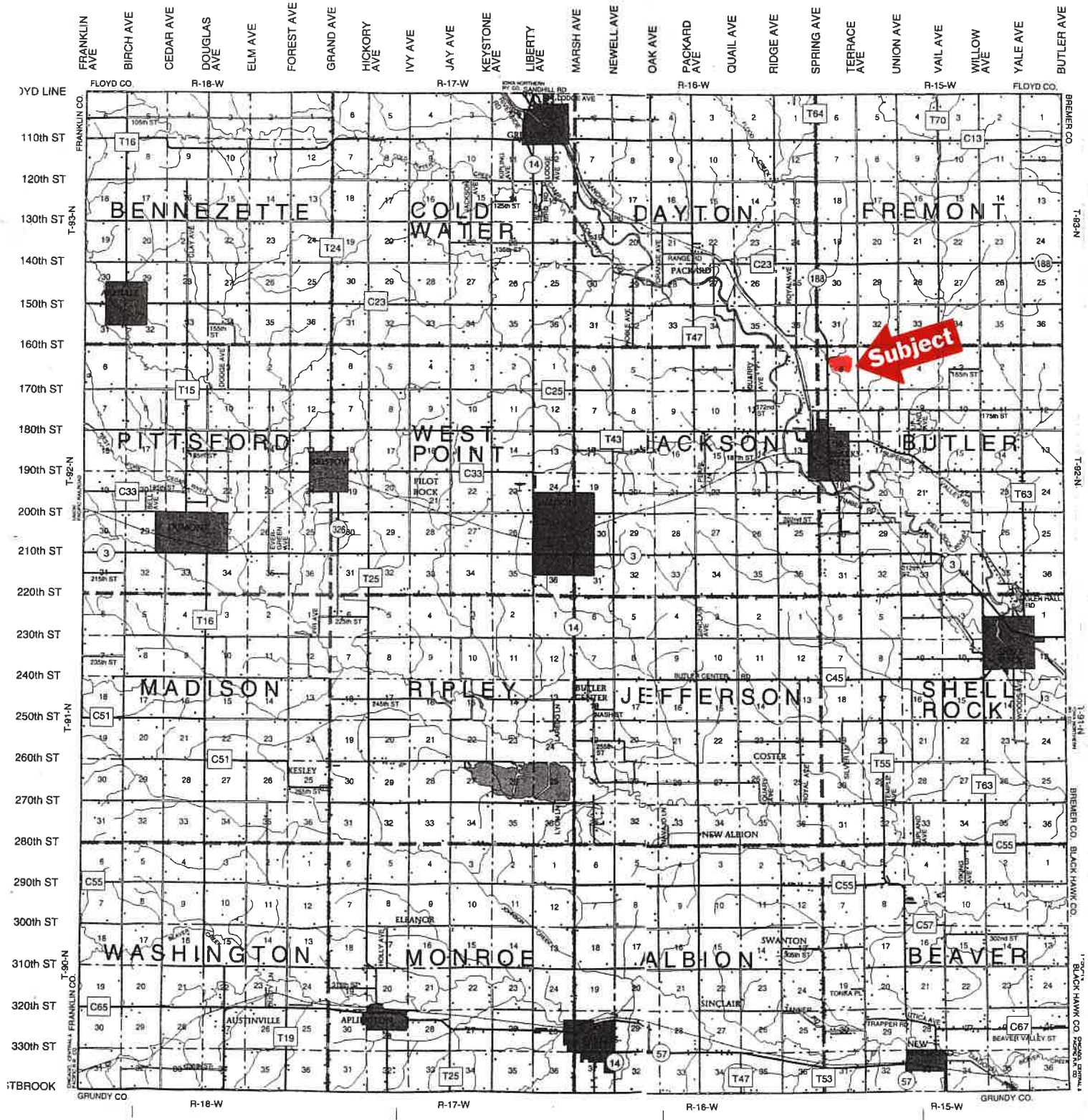
This information has been gathered from reliable sources but, Benchmark Agribusiness, Inc. does not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.

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.

Butler County, Iowa

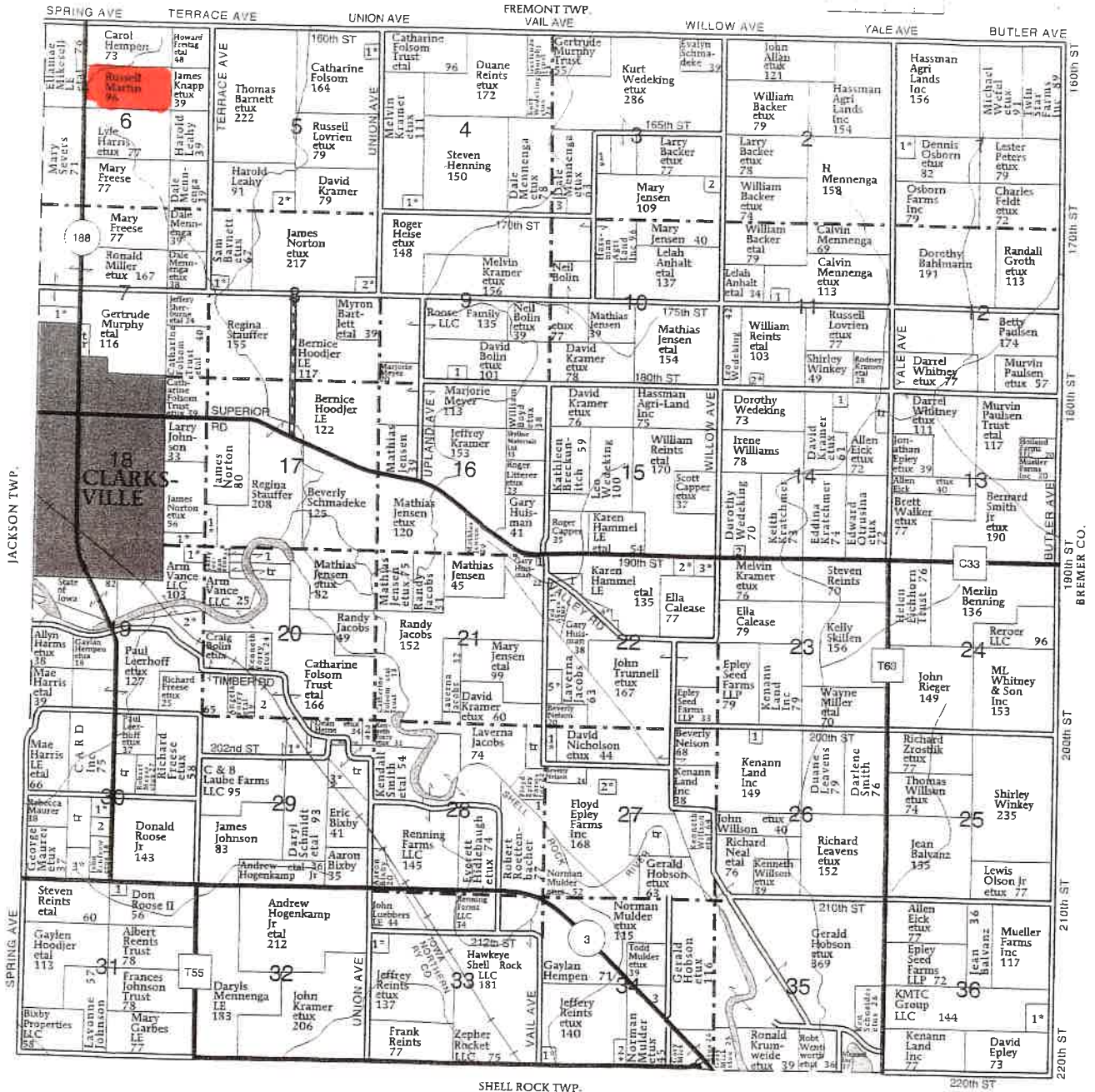
-93.000000



T-92-N

BUTLER PLAT

R-15-W





United States
Department of
Agriculture

Butler 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

Tract Cropland Total: 97.56 acres

2019 Program Year

Map Created April 03, 2019

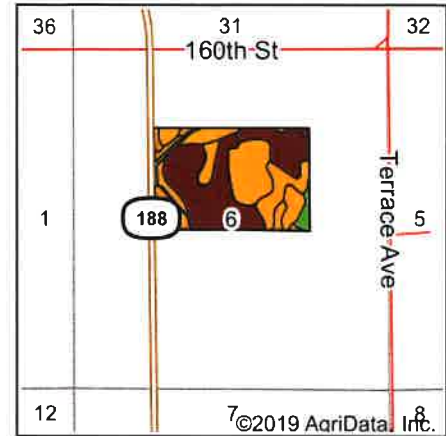
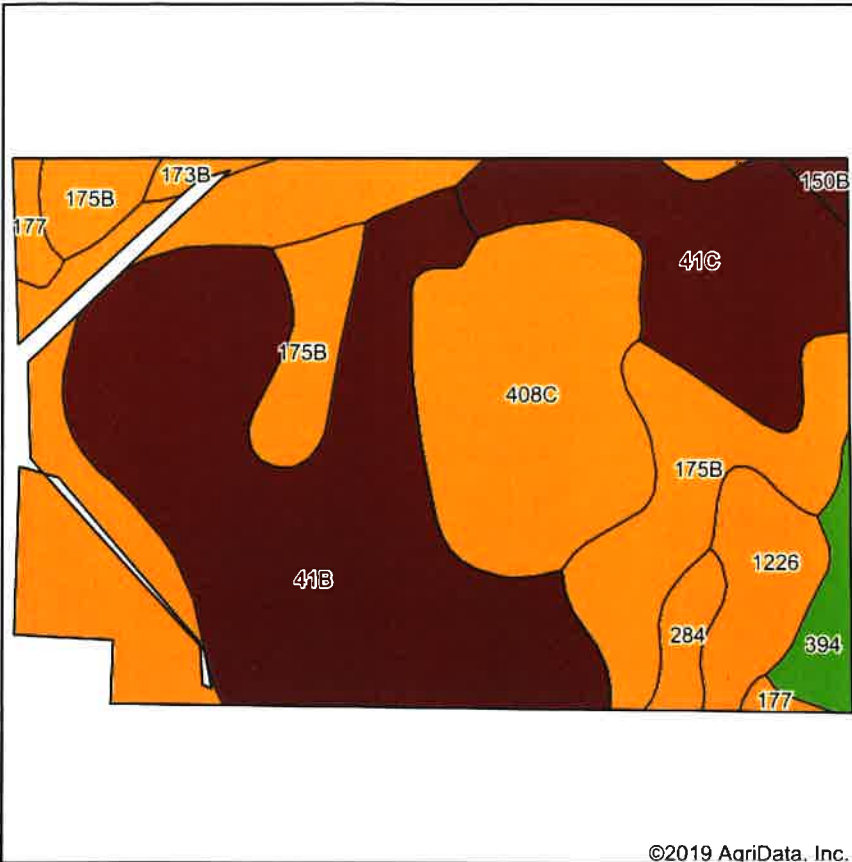
Farm 4669

Tract 2683

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: Butler
 Location: 6-92N-15W
 Township: Butler
 Acres: 97.56
 Date: 9/9/2019



Soils data provided by USDA and NRCS.

Archived Soils Ending 11/27/2017 Area Symbol: IA023, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
41B	Sparta loamy fine sand, 2 to 5 percent slopes	32.67	33.5%		IVs	Ile	140.8	40.8	39	40
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	17.16	17.6%		IIs		185.6	53.8	59	72
408C	Olin fine sandy loam, 5 to 9 percent slopes	15.32	15.7%		IIle		180.8	52.4	68	52
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	14.48	14.8%		IIle		161.6	46.9	51	55
41C	Sparta loamy fine sand, 5 to 9 percent slopes	11.85	12.1%		IVs	Ile	124.8	36.2	34	25
394	Ostrander loam, 0 to 2 percent slopes	2.16	2.2%		Is		233.6	67.7	94	90
284	Flagler sandy loam, 0 to 2 percent slopes	1.61	1.7%		IIIs		177.6	51.5	56	55
177	Saude loam, 0 to 2 percent slopes	1.23	1.3%		IIs		177.6	51.5	60	63
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	0.58	0.6%		Ile		187.2	54.3	55	55
150B	Hanska loam, 1 to 4 percent slopes	0.50	0.5%		IIw		158.4	45.9	49	59
Weighted Average							159.6	46.3	50.2	49.7

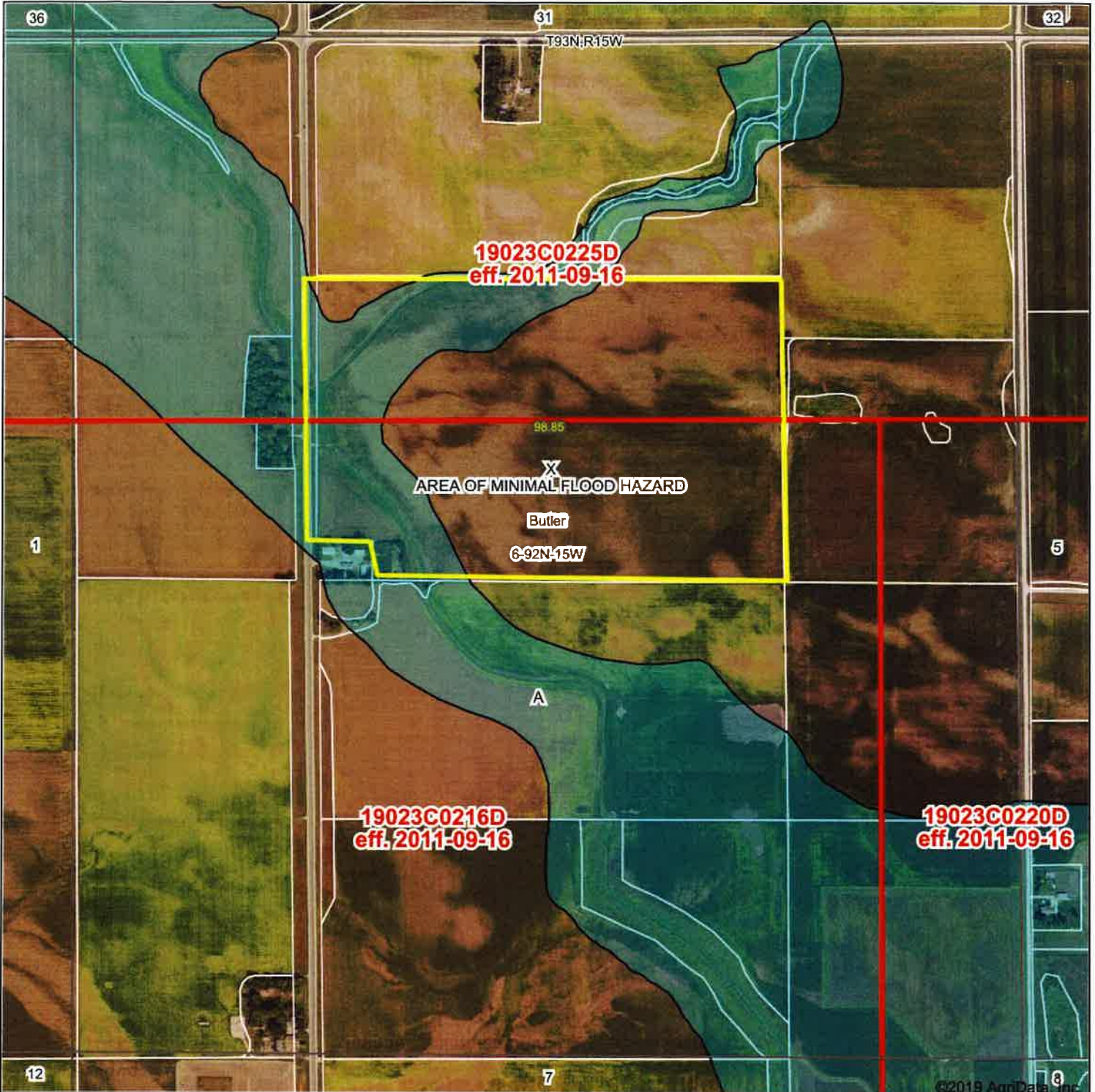
**IA has updated the CSR values for each county to CSR2.

*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.

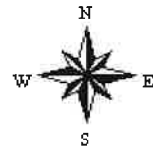
Aerial Map



Map Center: 42° 48' 38.05, -92° 39' 47.33



6-92N-15W
Butler County
Iowa



9/9/2019

IOWA
 BUTLER
 Form: FSA-156EZ



FARM : 4669
 Prepared : Apr 24, 2019
 Crop Year : 2019

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DOUGLAS H SUTTON
 Farms Associated with Operator : 19-023-4669
 CRP Contract Number(s) : None
 Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
98.43	97.56	97.56	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	97.56	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Com	26.90	0.00	0	125	
Soybeans	26.90	0.00	0	40	
TOTAL	53.80	0.00			

NOTES

Tract Number : 2683

Description : 9215 SW1/4NE1/4 & SE1/4NW1/4 s6
 FSA Physical Location : IOWA/BUTLER
 ANSI Physical Location : IOWA/BUTLER
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : RUSSELL F MARTIN
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
98.43	97.56	97.56	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	97.56	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Com	26.90	0.00	0	125
Soybeans	26.90	0.00	0	40

IOWA
BUTLER
Form: FSA-156EZ



FARM : 4669
Prepared : Apr 24, 2019
Crop Year : 2019

Tract 2683 Continued ...

TOTAL	53.80	0.00
-------	-------	------

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.