

# Marvin Moe Trust Farm for Sale



**145.93 Gross Acres +/-; 142.85 tillable acres**

**NE ¼ except the 10.5 acre surveyed building site  
Section 3, Rock Township; All in T98N-R18W, Mitchell County**

**Closing date is negotiable**

**R E Taxes - \$4,200.00**

**Asking Price - \$1,475,000.00**



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](mailto:fred@benchmarkagribusiness.com)

- **Non Highly erodible (NHEL)**
  - **Over 60,000' of tile installed in 2010C**
  - **County Drainage District #13 provides outlet**
- **Current operator has used strip till & cover crops for three years**

**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.**





**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: 142.86 acres

2019 Program Year

Map Created May 20, 2019

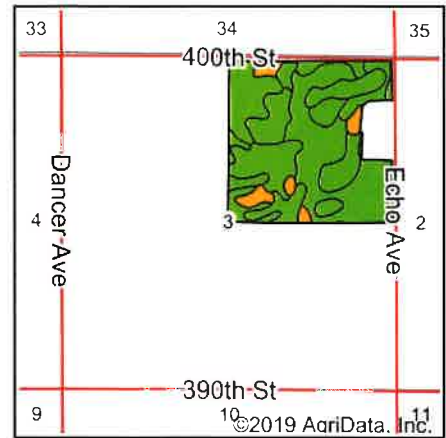
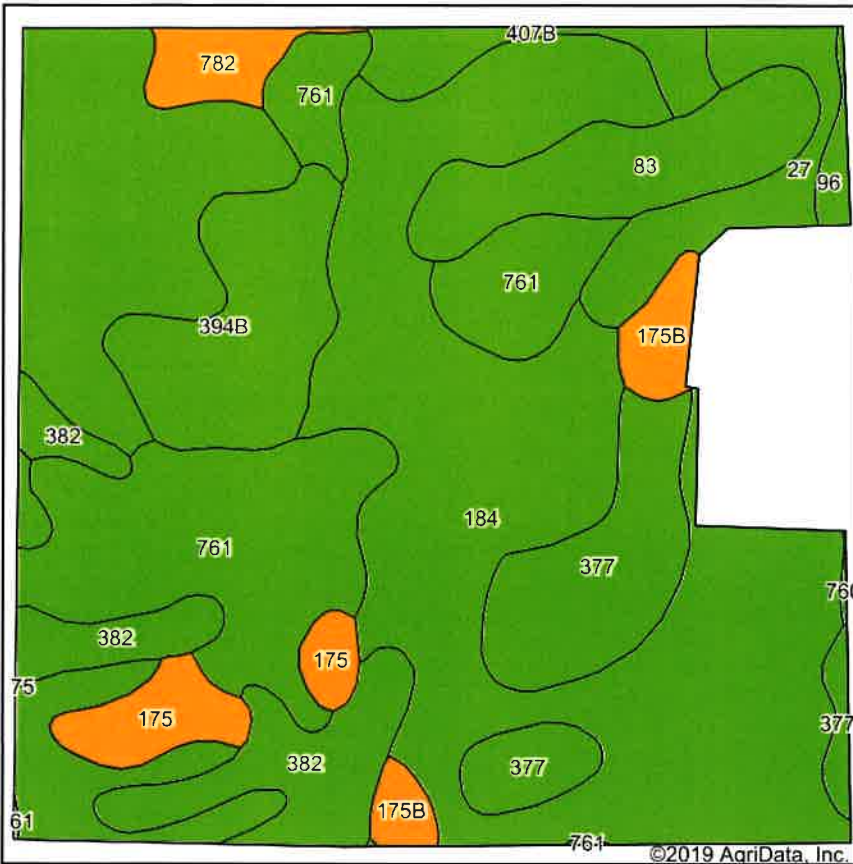
Farm **2630**

Tract **8717**

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USDA is an equal opportunity provider, employer, and lender.

# Soils Map



State: Iowa  
 County: Mitchell  
 Location: 3-98N-18W  
 Township: Rock  
 Acres: 142.86  
 Date: 7/18/2019



Soils data provided by USDA and NRCS.

Archived Soils Ending 11/27/2017  
 Area Symbol: IA131, 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	66.61	46.6%		Iw	240	69.6	95	93
761	Franklin silt loam, 1 to 3 percent slopes	20.82	14.6%		Iw	224	65	85	83
377	Dinsdale silty clay loam, 0 to 2 percent slopes	10.66	7.5%		Ie	240	69.6	99	93
382	Maxfield silty clay loam, 0 to 2 percent slopes	9.66	6.8%		IIw	230.4	66.8	94	88
394B	Ostrander loam, 2 to 5 percent slopes	9.11	6.4%		IIe	225.6	65.4	88	83
83	Kenyon loam, 0 to 2 percent slopes	7.84	5.5%		I	233.6	67.7	96	88
27	Terril loam, 0 to 2 percent slopes	5.15	3.6%		I	232	67.3	95	92
175	Dickinson fine sandy loam, 0 to 2 percent slopes	3.95	2.8%		IIIs	177.6	51.5	56	60
407B	Schley silt loam, 1 to 4 percent slopes	3.12	2.2%		IIw	196.8	57.1	81	73
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.79	2.0%		IIIe	161.6	46.9	51	55
782	Donnan silt loam, 0 to 2 percent slopes	2.29	1.6%		IIw	185.6	53.8	67	55
96	Turlin silt loam, 0 to 2 percent slopes	0.78	0.5%		IIw	225.6	65.4	90	85
760	Ansgar silt loam, 0 to 2 percent slopes	0.08	0.1%		IIw	216	62.6	85	80
<b>Weighted Average</b>						<b>230.3</b>	<b>66.8</b>	<b>90.7</b>	<b>87.5</b>

\*\*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.

FARM: 2630

Prepared: 7/17/19 9:36 AM

Crop Year: 2019

Page: 1 of 2

Iowa

U.S. Department of Agriculture

Mitchell

Farm Service Agency

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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: COLE, KEVIN EUGENE; Farm Identifier: SPLIT 924; Recon Number

Farms Associated with Operator: None

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Table with 9 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP, Farm Status, Number of Tracts. Values include 142.86, 142.86, 142.86, 0.0, 0.0, 0.0, 0.0, Active, 1.

Table with 6 columns: State Conservation, Other Conservation, Effective DCP Cropland, Double Cropped, MPL/FWP, Native Sod. Values include 0.0, 0.0, 142.86, 0.0, 0.0, 0.0.

ARC/PLC

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

Table with 5 columns: Crop, Base Acreage, CTAP Tran Yield, PLC Yield, CCC-505 CRP Reduction. Values include CORN (71.25, 146, 0.0), SOYBEANS (70.85, 43, 0.0), Total Base Acres: 142.1.

Tract Number: 8717 Description NE1/4 S3-98-18 ROCK

FSA Physical Location: Mitchell, IA; ANSI Physical Location: Mitchell, IA

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

Table with 8 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP, State Conservation, Other Conservation, Effective DCP Cropland, Double Cropped, MPL/FWP, Native Sod. Values include 142.86, 142.86, 142.86, 0.0, 0.0, 0.0, 0.0, 0.0, 142.86, 0.0, 0.0, 0.0.

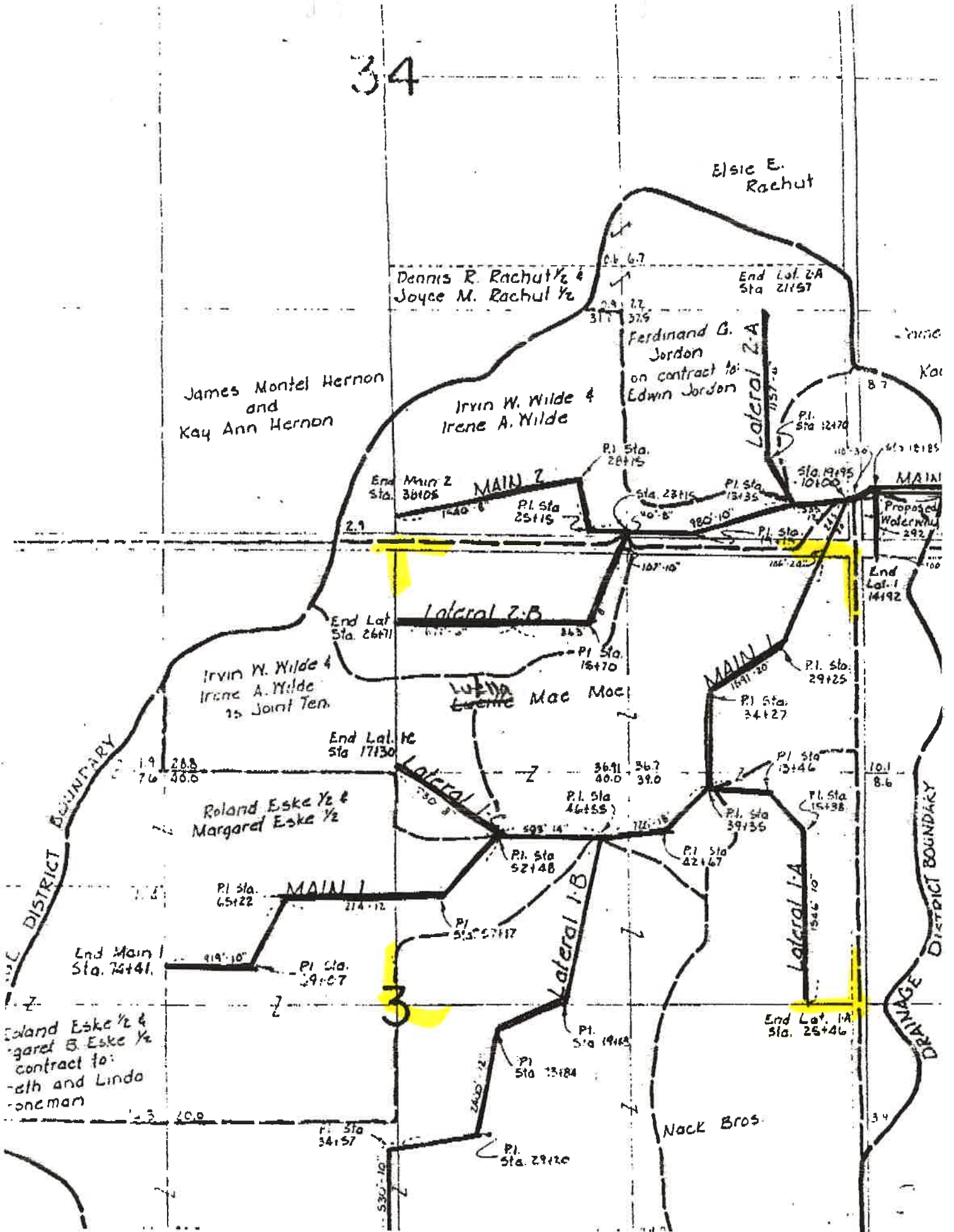
Table with 5 columns: Crop, Base Acreage, CTAP Tran Yield, PLC Yield, CCC-505 CRP Reduction. Values include CORN (71.25, 146, 0.0), SOYBEANS (70.85, 43, 0.0), Total Base Acres: 142.1.

Owners: MOE, MARVIN G

Other Producers: None



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James Montel Hernon and Kay Ann Hernon

Dennis R. Rachut 1/2 & Joyce M. Rachut 1/2

Elsie E. Rachut

Irvin W. Wilde & Irene A. Wilde

Ferdinand G. Jordan on contract to: Edwin Jordan

MAIN 2

Lateral 2-A

End Main 2 Sta. 36106

PI Sta. 25115

PI Sta. 28115

PI Sta. 13135

PI Sta. 12470

PI Sta. 10100

PI Sta. 18185

PI Sta. 14192

End Lat Sta. 26711

Lateral 2-B

Irvin W. Wilde & Irene A. Wilde in Joint Ten.

Luisa Lorente Mac Mac

MAIN 1

End Lat. 1c Sta. 17130

Lateral 1-C

PI Sta. 15470

Roland Eske 1/2 & Margaret Eske 1/2

PI Sta. 16470

PI Sta. 29125

PI Sta. 34127

PI Sta. 13446

PI Sta. 39135

PI Sta. 15498

DISTRICT BOUNDARY

DISTRICT BOUNDARY

MAIN 1

End Main 1 Sta. 76441

PI Sta. 65122

PI Sta. 29167

PI Sta. 52148

PI Sta. 52117

PI Sta. 42167

Lateral 1-B

PI Sta. 39135

PI Sta. 154610

End Lat. 1-A Sta. 25446

Roland Eske 1/2 & Margaret B. Eske 1/2 contract to: Keith and Linda Roneman

Nack Bros.

PI Sta. 34157

PI Sta. 29120

PI Sta. 13184

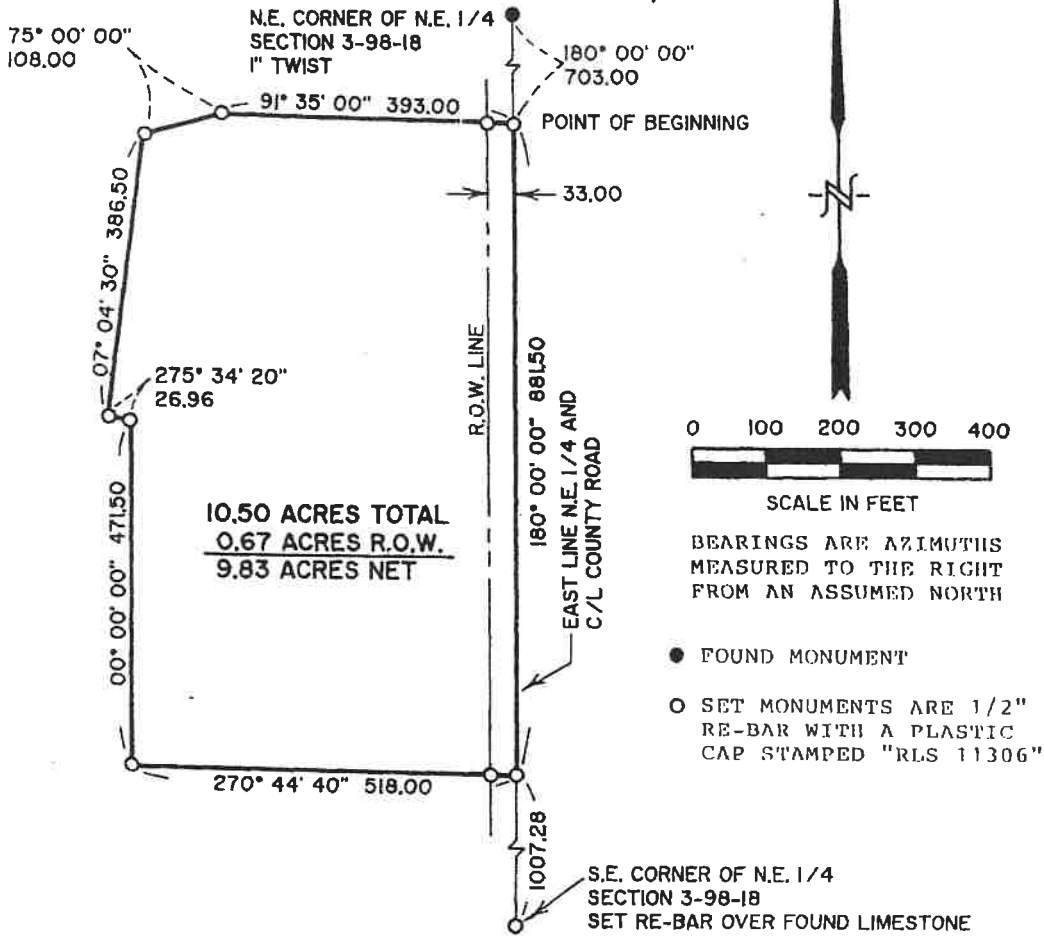
PI Sta. 19110

3

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**CERTIFICATE OF SURVEY**  
PARCEL IN N.E. 1/4 OF SECTION 3, T98N, R18W  
MITCHELL COUNTY, IOWA



**DESCRIPTION**

That part of the Northeast Quarter of Section 3, Township 98 North, Range 18 West, Mitchell County, Iowa, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 3; thence southerly on an assumed azimuth from north of 180 degrees 00 minutes 00 seconds along the east line of said Northeast Quarter 703.00 feet to the point of beginning; thence continuing southerly 180 degrees 00 minutes 00 seconds azimuth along said east line 881.50 feet; thence westerly 270 degrees 44 minutes 40 seconds azimuth 518.00 feet; thence northerly 00 degrees 00 minutes 00 seconds azimuth 471.50 feet; thence westerly 275 degrees 34 minutes 20 seconds azimuth 26.96 feet; thence northerly 07 degrees 04 minutes 30 seconds azimuth 386.50 feet; thence northeasterly 75 degrees 00 minutes 00 seconds azimuth 108.00 feet; thence easterly 91 degrees 35 minutes 00 seconds azimuth 393.00 feet to the point of beginning.

Said parcel contains 10.50 acres more or less and is subject to 0.67 acres of County Road right-of-way across the easterly 33.00 feet thereof.

PROJECT NUMBER 187

DATE OF SURVEY 10-18-90

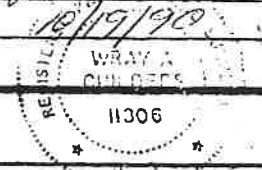
SURVEYED BY WRAY CHILDERS

SURVEYED FOR LUELLA MOE

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

*Wray Childers*

DATE 10/19/90 NUMBER 11306



**CHILDERS SURVEYING**

P.O. BOX 308 • 438 BRICK & TILE BLDG • MASON CITY, IOWA 50401 • 515-424-8880 • FAX 515-424-8340

Address or Location 400<sup>th</sup> Str. & Echo Ave., St. Ansgar, Section 3, Rock Township, Mitchell County

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

What will be the basis of this sale? Gross Acres 145.93 Tilable Acres 142.855

What School District is the property with? St. Ansgar 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.

Not applicable

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

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   
Property 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?

Ferretes   
Tiles   
Other

16. Is there currently a Tenant on this property?

Yes  No

If yes, provide Tenants name & phone number - Kevin Cole

If yes, has the tenant been provided with a termination notice?

Yes  No  Will be

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: Dennis M. Mue

Date: 8/19/19

Buyers: \_\_\_\_\_

Date: \_\_\_\_\_