

80± ACRES

BUY LAND AT YOUR PRICE!



PRIME FLOYD COUNTY LAND

PUBLIC AUCTION: TUESDAY, APRIL 9 AT 2:00PM

Auction to be held at the Floyd County Fairgrounds, Youth Enrichment Center. 2516 7 Mile Road, Charles City, IA

81.42± ACRES (80.6± ACRES TILLABLE)

CSR 2 of 84.2 • Farm was pattern tiled in 2012

The current rent for 2019 that the buyer will receive is \$22,400.

Farm is located in NE ¼ of Section 22, Pleasant Grove Township

Go to either of the websites below for maps, driving directions, and terms & information.

Real Estate Terms & Conditions

Deposit of \$50,000 (non-refundable), due on day of auction when successful bidder will execute a standard real estate contract. Remainder of purchase price due at closing on or about May 1st. Sale is subject to a current lease. Buyer will receive a credit for 100% of the 2019 crop year cash. Sellers will pay transfer tax and provide clear marketable title at closing. Real Estate taxes will be prorated to date of closing. The property is being sold "As is where is". Closing handled by Fred Greder of Benchmark Agribusiness Inc. of Mason City. Buyer is responsible to perform their own due diligence in regard to value and fitness of property. Sellers have the right to reject any or all bids. Statements the day of the auction will take precedence over all prior communication, written or oral. The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by auctioneer or seller. All acres are considered more or less.



FoxAuctionCompany.com 641-420-3243

NO BUYERS FEE!



BenchmarkAgribusiness.com 641-425-0080



UNITED STATES DEPARTMENT OF AGRICULTURE



FARM: 7804

TRACT: 12274

SECTION: 22-94-16

TWP: PLEASANT GROVE

0 215 430 660 Feet

1 inch = 400 feet

CROP YEAR

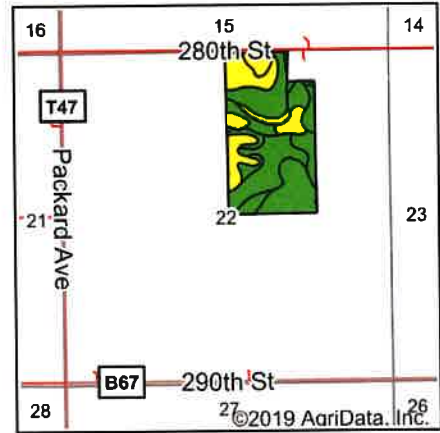
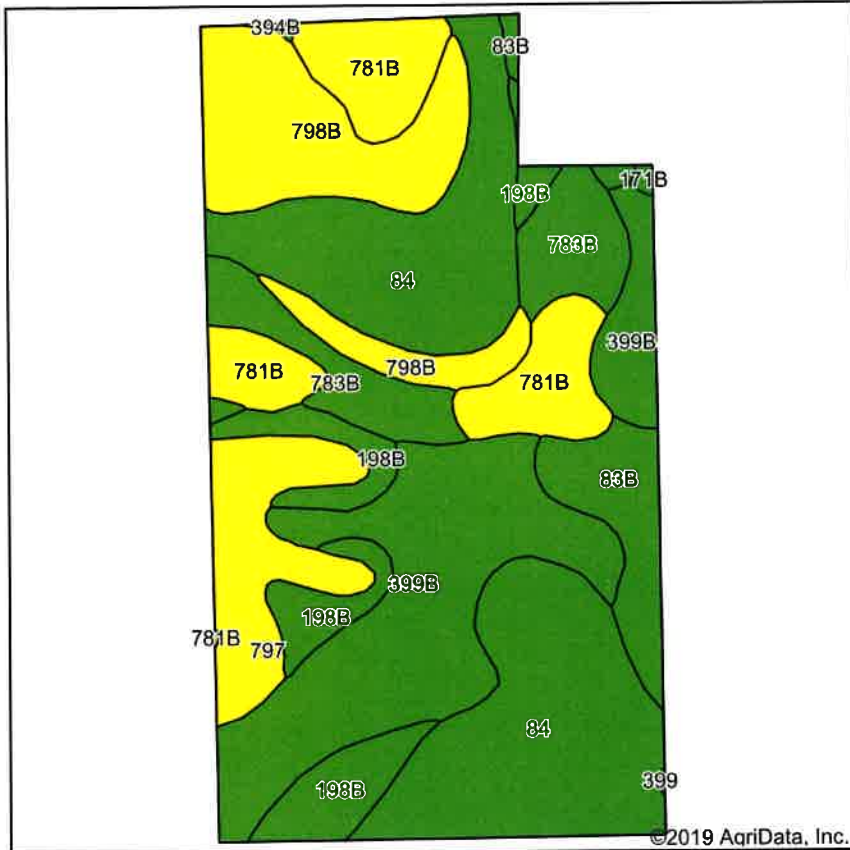
PRINTED

March 26, 2019

BY FLOYD CO FSA

Disclosure: 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 of FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (DP-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resource Conservation Service (NRCS).

Soils Map



State: **Iowa**
 County: **Floyd**
 Location: **22-94N-16W**
 Township: **Pleasant Grove**
 Acres: **80.65**
 Date: **3/1/2019**



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	Corn	Oats	Soybeans
84	Clyde silty clay loam, 0 to 3 percent slopes	22.68	28.1%		Ilw	224	65	88	77	193.5	76.5	56
399B	Readlyn loam, 2 to 5 percent slopes	17.09	21.2%		Ie	212.8	61.7	91	84			
798B	Protivin clay loam, 1 to 4 percent slopes	10.00	12.4%		Ilw	193.6	56.1	71	55			
781B	Lourdes loam, 2 to 5 percent slopes	8.01	9.9%		Ile	201.6	58.5	76	60			
783B	Cresco loam, 2 to 5 percent slopes	6.36	7.9%		Ile	185.6	53.8	85	65			
198B	Floyd loam, 1 to 4 percent slopes	6.27	7.8%		Ilw	222.4	64.5	89	74			
797	Jameston silty clay loam, 0 to 2 percent slopes	5.77	7.2%		Ilw	196.8	57.1	73	55			
83B	Kenyon loam, 2 to 5 percent slopes	4.26	5.3%		Ile	225.6	65.4	90	84	210	91	61
171B	Bassett loam, 2 to 5 percent slopes	0.12	0.1%		Ile	212.8	61.7	85	79	215	92	62
394B	Ostrander loam, 2 to 5 percent slopes	0.09	0.1%		Ile	225.6	65.4	87	84			
Weighted Average						210.6	61.1	84.2	71.7	65.8	26.5	19.1

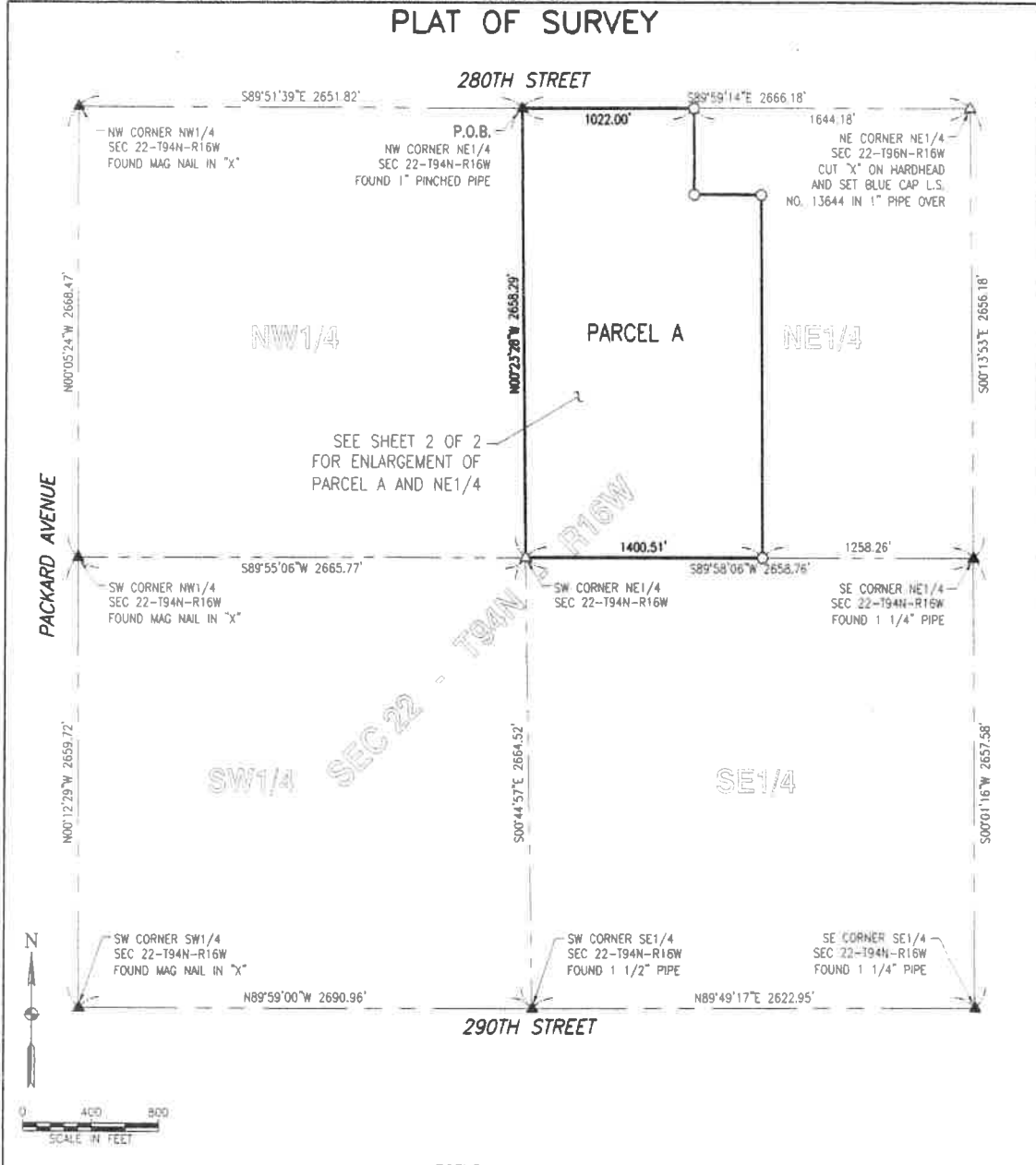
**IA has updated the CSR values for each county to CSR2.

*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.

PLAT OF SURVEY



LEGEND

SURVEY REQUESTED BY:
MR. COLLIN DAVIDSON, ATTORNEY
FOR:
HEINY, McMANIGAL LAW FIRM
11 4TH STREET N.E.
MASON CITY, IOWA 50402
PROPRIETORS:
DONALD P. RITTER II AND
DARLA K. RITTER

SET 5/8" ROD WITH BLUE
L.S. CAP NO. 13644 ○
SET SECTION CORNER WITH
5/8" ROD WITH BLUE L.S.
CAP NO. 13644 △
FOUND SECTION CORNER
AS NOTED ▲
FENCE - - - - -
RECORD ()

NOTES

- 1) THIS SURVEY IS LOCATED IN THE NE1/4 OF SECTION 22-T94N-R16W OF THE 5TH P.M., FLOYD COUNTY, IOWA.
- 2) THE N'LY LINE OF THE NE1/4 WAS ASSUMED TO BEAR $S89^{\circ}59'14''E$ USING GPS
- 3) TOTAL AREA OF PARCEL A 81.42 ACRES
LESS R.O.W. 0.77 ACRES
- 4) DATE OF SURVEY: AUGUST 4, 2015



BRIAN J. DIEHL, P.L.S.

LAND SURVEYING SERVICES

10 SUMAC
MASON CITY, IA 50401

641-512-8004

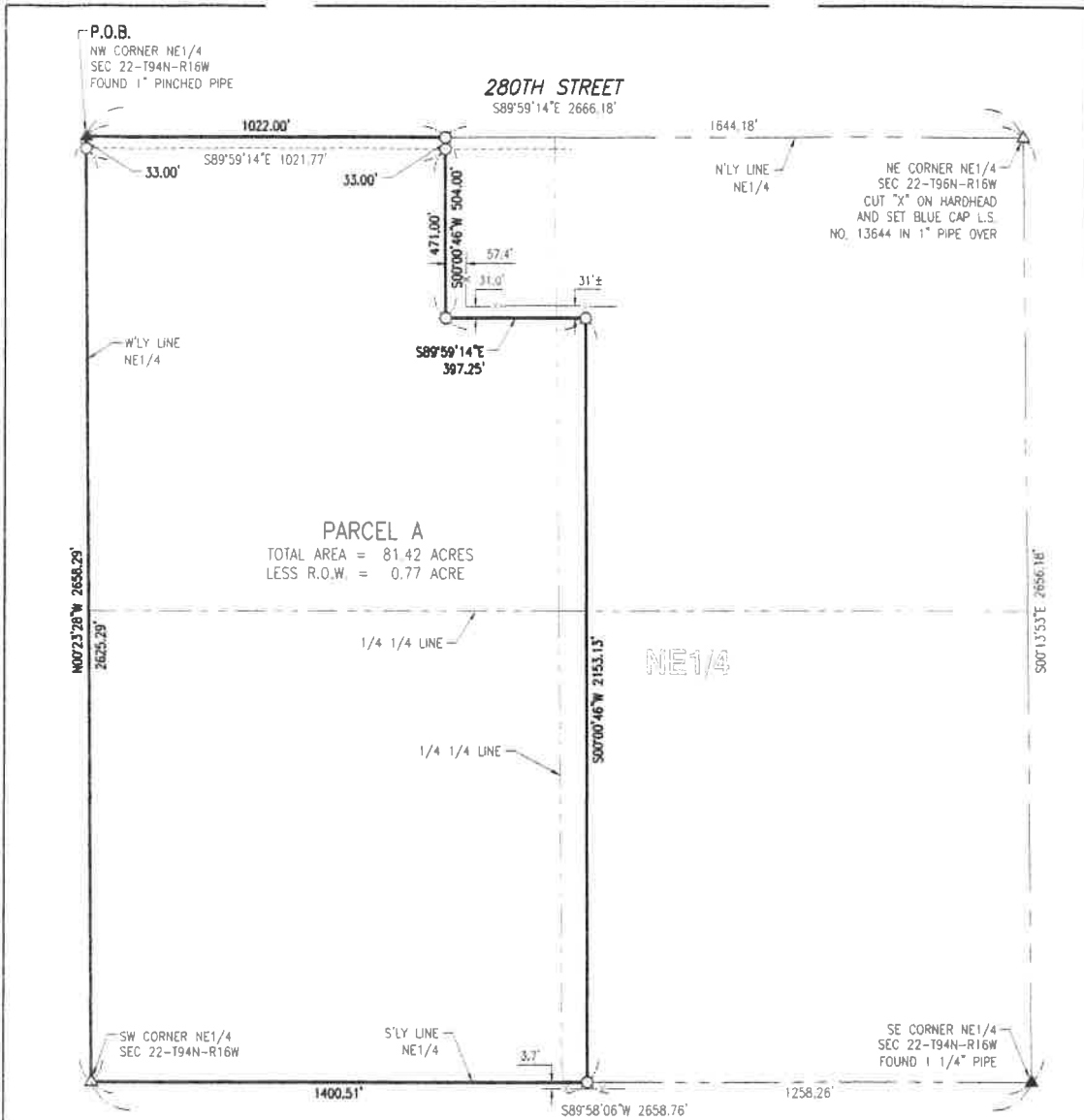
brianjdiehlp@s@gmail.com



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

[Signature]
Brian J. Diehl
August 16, 2015
Date

License number 13644.
My license renewal date is December 31, 2015
Sheets covered by this seal: 2



1/4 1/4 BREAKDOWN

NW1/4 NE1/4	37.02 ACRES
LESS R.O.W.	0.77 ACRE
SW1/4 NE1/4	40.59 ACRES
NE1/4 NE1/4	1.53 ACRES
SE1/4 NE1/4	2.28 ACRES

DESCRIPTION OF PARCEL A

That part of the Northeast Quarter of Section 22, Township 94 North, Range 16 West of the 5th P.M., Floyd County, Iowa described as follows: Beginning at the Northwest Corner of said Northeast Quarter; thence S 89° 59' 14" E, 1022.00 feet along the Northerly line of said Northeast Quarter; thence S 00° 00' 46" W, 504.00 feet along a line at a right angle to said Northerly line; thence S 89° 59' 14" E, 397.25 feet along a line parallel with said Northerly line; thence S 00° 00' 46" W, 2153.13 feet along a line at a right angle to said Northerly line to a point on the Southerly line of said Northeast Quarter; thence S 89° 58' 06" W, 1400.51 feet along said Southerly line to the Southwest Corner of said Northeast Quarter; thence N 00° 23' 28" W, 2658.29 feet along the Westerly line of said Northeast Quarter to the Point of Beginning; said Parcel A containing 81.42 acres subject to existing public road right of way across the Northerly 33.00 feet and also subject to any other easements of record.



BRIAN J. DIEHL, P.L.S.

LAND SURVEYING SERVICES

10 SUMAC
MASON CITY, IA 50401

641-512-8004

brianjdiehlpls@gmail.com



Iowa
Floyd

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

FARM: 7804
Prepared: 3/26/19 8:01 AM
Crop Year: 2019
Page: 1 of 1

Report ID: FSA-156EZ

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: MCCANDLESS, BENJAMIN ALLEN
Farm Identifier: 432 into 7804 7805 (17-7)
Recon Number:

Farms Associated with Operator:
431, 1465, 2700, 6012, 6303, 6393, 6957, 7005, 7025, 7026, 7467, 7468, 7805, 8080

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
80.65	80.65	80.65	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	80.65	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	38.4		122	0.0
SOYBEANS	24.62		48	0.0
Total Base Acres:	63.02			

Tract Number: 12274 Description: 22-94-16 PLEASANT GROVE

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
80.65	80.65	80.65	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	80.65	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	38.4		122	0.0
SOYBEANS	24.62		48	0.0
Total Base Acres:	63.02			

Owners: RITTER, DARLA KAY

Other Producers: MCCANDLESS, BETTY ANN
MCCANDLESS, JILL E

MCCANDLESS, TIMOTHY RAY

Address or Location 280th Street, Greene, Iowa Section 22, Pleasant 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 81.42 Net Acres 80.65

What School District is the property with? North Butler Community Schools @ Greene.

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 Possibly

8. Will a property survey be required? Yes No

If yes, who is responsible for the cost?

ALREADY AVAILABLE

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
Tile - see documentation
Other

16. Is there currently a Tenant on this property?

Yes No

If yes, provide Tenants name & phone number -- Ben McCandless - 319-239-5000

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

What are the terms of the current agreement?

\$280/tillable acre

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: Darla K Ritter Date: 3/12/19

Buyers: _____ Date: _____



1511 Horton Road
 Waverly, IA 50677
 (319) 352-5131

Date	Invoice #
11/4/2012	1196

Bill To
McCandless Farms 220 300th St. Greene, Iowa 50636

Terms	Job
Due on rece...	McCandless

Quantity	Description	Rate	Amount
1	18" Intake	150.00	150.00
1	8" Outlet & Guard	95.00	95.00
2	6" Outlets and Guards	75.00	150.00
180	ft. 8" Non Perf Tile & Installation	2.50	450.00
1,370	ft. 8" Tile & Installation	2.50	3,425.00
55	ft. 6" Non Perf Tile & Installation	1.50	82.50
1,460	ft. 6" Tile & Installation	1.50	2,190.00
3,690	ft. 5" Tile & Installation	0.90	3,321.00
98,965	ft. 4" Tile & Installation	0.67	66,306.55

If payment is not received in 30 days a 1.5% finance charge will apply.	Total	\$76,170.05
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1511 Horton Road
Waverly, IA 50677
(319) 352-5131

Date	Invoice #
11/4/2012	1197

Bill To
McCandless Farms 220 300th St. Greene, Iowa 50636

Terms	Job
Due on rece...	Ritter Farm

Quantity	Description	Rate	Amount
	Ritter Farm		
930	ft. 5" Tile & Installation	0.90	837.00
10,455	ft. 4" Tile & Installation	0.67	7,004.85
If payment is not received in 30 days a 1.5% finance charge will apply.		Total	\$7,841.85