

Worth County 107.64 +/- Acre Farmland for Sale

107.64 +/- Gross Acre farm w/Wind Turbine & CRP income

Tuesday, November 15th, 2022 @ 10:30 pm

@ the Kensett Community Center
300 Willow Street, Kensett, IA 50448

Live Auction with Online Bidding!

107.64 +/- Acres located in section 3, Danville Township, Worth County, IA

Farm address: 1051 400th Street, Kensett, IA 50448

107.64 +/- Gross Acres, ~ 105.6 Tillable Acres

Weighted Average CSR2 - 76.7

21.5 acres in CRP with yearly income of \$5575

Yearly Wind Turbine income of \$6550

Large County Main Tile Outlet Recently Installed

Seller: Larry and Donna Heagel

For questions and more information, contact:

Auctioneer: Frank Fox 641-420-3243 foxauctioncompany.com

Closing Attorney: Greves Law Office

METHOD OF SALE:

- 1) Real Estate sells at 10:30 A.M.

SPECIAL PROVISIONS:

- 1) Closes approximately 45 days after signing purchase agreement.
- 2) Earnest money deposit 10% of the sale price.
- 3) The buyer will get outright possession for the 2023 growing season. The 2022 lease has been terminated.
- 4) The eventual sale price is not subject to the outcome of a formal survey.
- 5) This sale is not subject to financing.
- 6) 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. The acreage figures used in the promotional materials was estimated by Fox Auction Company. The announced tillable acres at the auction will be based on the Farm Service Agency measurements.
- 7) Real Estate taxes will be pro-rated to the date of closing. Unpaid special assessment to be paid by the seller - if applicable. The semi-annual installments due September 30, 2022 and March 31st, 2023 will be paid by the seller. It will be the buyer's responsibility to pay the September 30, 2023 semi-annual payment.
- 8) Buyer will get possession after closing. If the buyer wants to get on the property prior to that date for fencing, excavation, demolition, etc., **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.** The buyer will be required to execute an early possession agreement if field work and improvements (such as tree/brush and fence removal, drainage tile installation) will be started prior to closing.
- 9) Buyer(s) must assume the CRP contracts or otherwise be responsible for any termination penalties as a result of improper maintenance practices and/or deciding to remove the land from the CRP. The CRP annual income will be prorated to date of closing.
- 10) Sellers will receive wind turbine and CRP income for 2022, buyers will receive 2023 and on.

TRACT INFORMATION

SIZE – 107.64 +/- Gross Acres

**LEGAL DESCRIPTION – NW & NE Quarter of Section 3,
Daneville Township, Worth County, IA**

REAL ESTATE TAXES - \$2694.00 annual

**TILLABLE ACRES – ~ 104.7 +/- Acres tillable; 21.5 acres in
Conservation Reserve Program (CRP)**

CSR2 ave. – 76.7

DRAINAGE – Large county main tile outlet recently installed

IMPROVEMENTS – Wind Turbine with income of \$6550/year

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

**POSSESSION - Outright possession available for the 2023
growing season.**

This information has been gathered from reliable sources but, Fox Auction Company, Greve Law Firm, and the sellers do 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.

Fox Auction Company and Greve Law Firm are agents for the Sellers.

Iowa
Worth

U.S. Department of Agriculture
Farm Service Agency

FARM: 5076
Prepared: 10/11/22 3:00 PM
Crop Year: 2023

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

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

Farm Identifier

DIV

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): , 10057,

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN				0
SOYBEANS				
Total Base Acres:				

Tract Number: 1005 Description NW/NE 3 DANVILLE

FSA Physical Location : Worth, IA

ANSI Physical Location: Worth, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

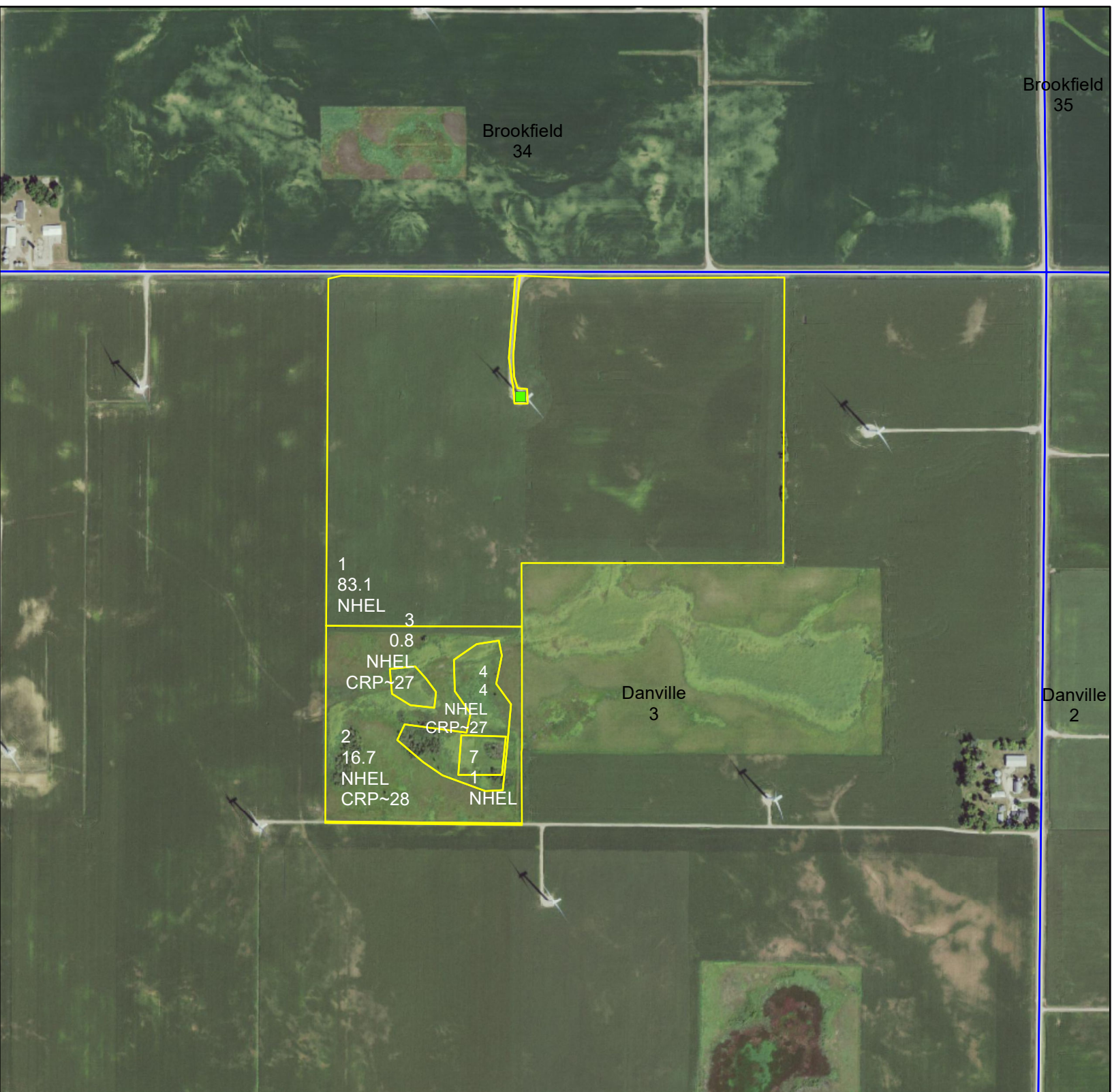
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
106.15	105.6	105.6	0.0	0.0	0.0	21.5	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		Native Sod	
0.0	0.0	84.1	0.0	0.0		0.0	
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	84.1	143	5.00				
SOYBEANS	0.0	0	15.90				
Total Base Acres:	84.1						

Owners: HEAGEL, LARRY LEE

Farm# 5076
Tract# 1005

3 DANVILLE



1 inch = 660 feet

CROP YEAR:
IMAGERY YEAR: 2021

Prepared by Worth County FSA
Map Printed: October 11, 2022

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

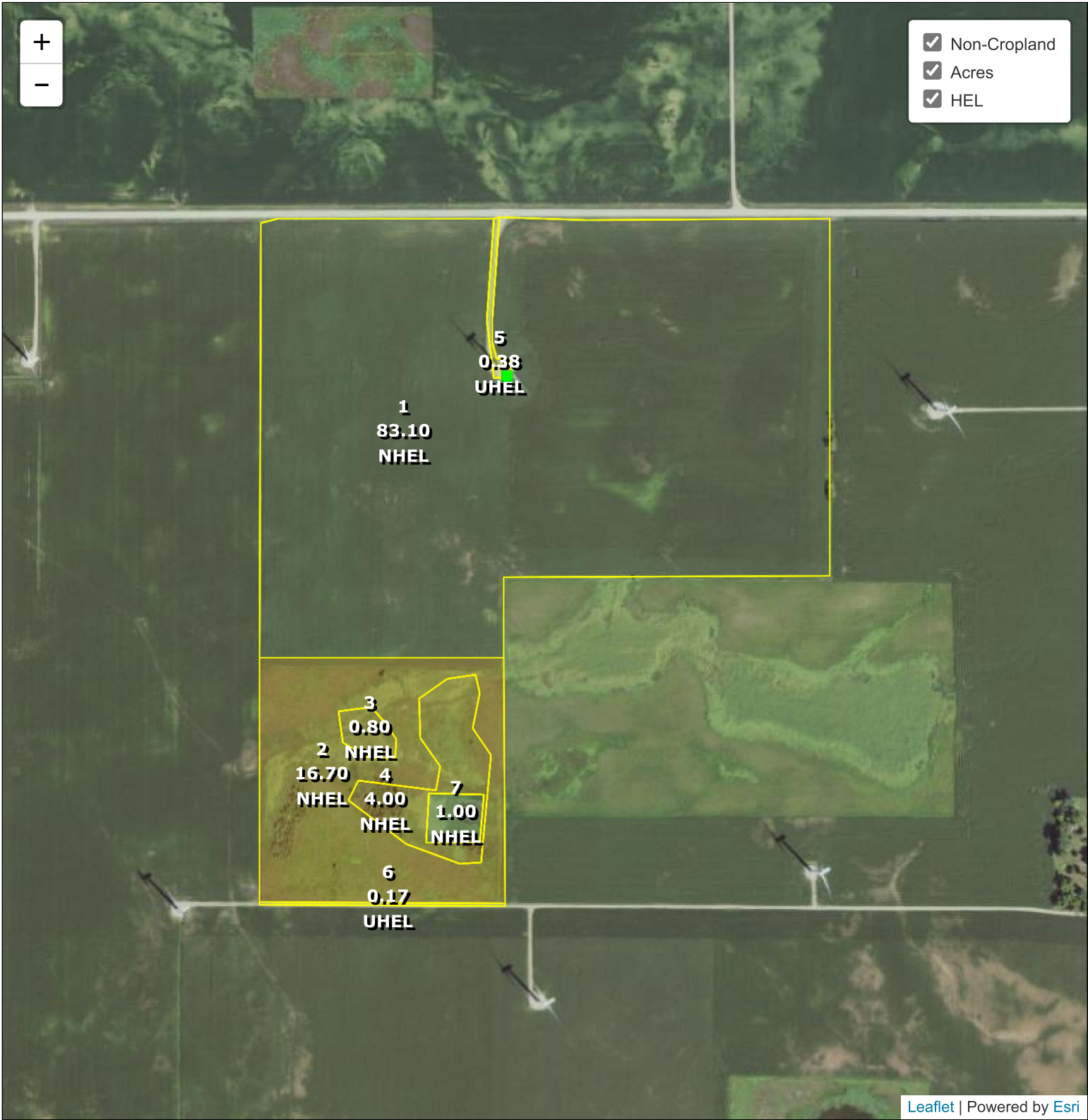
● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Disclosure: USDA FSA maps are 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 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 (CP-026 and attached maps) for exact boundaries and determinations or contact USDA NRCS.

CRP-1 (07-23-10) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO. CODE & ADMIN. LOCATION 19195		2. SIGN-UP NUMBER 44	
NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.		3. CONTRACT NUMBER 10057		4. ACRES FOR ENROLLMENT 21.5	
7. COUNTY OFFICE ADDRESS (Include Zip Code): WORTH COUNTY FARM SERVICE AGENCY 1004 10TH ST S NORTHWOOD, IA 50459		5. FARM NUMBER 0005076		6. TRACT NUMBER(S) 0001005	
TELEPHONE NUMBER (Include Area Code): (641)324-1134		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		FROM: (MM-DD-YYYY) 10-01-2013 TO: (MM-DD-YYYY) 09-30-2023	
THIS CONTRACT is entered into between the Commodity Credit Corporation as CCC and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.					
10A. Rental Rate Per Acre \$259.31		11. Identification of CRP Land			
B. Annual Contract Payment \$5575		A. Tract No. 0001005			
C. First Year Payment		B. Field No. 0002			
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		C. Practice No. CP28			
		D. Acres 16.7			
		E. Total Estimated Cost-Share \$3056.00			
		0001005 0003 CP27 0.8 \$146.00			
		0001005 0004 CP27 4.0 \$732.00			
12. PARTICIPANTS					
A(1). PARTICIPANTS NAME AND ADDRESS (Zip Code): LARRY LEE HEAGEL 4097 FIR AVE JOICE, IA 50446-8011		(2) SHARE 100.00%		(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE By Donna Heagel (spouse) (If more than three individuals are signing, continue on attachment.)	
B(1). PARTICIPANTS NAME AND ADDRESS (Zip Code): N/A		(2) SHARE %		(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE (If more than three individuals are signing, continue on attachment.)	
C(1). PARTICIPANTS NAME AND ADDRESS (Zip Code): N/A		(2) SHARE %		(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE (If more than three individuals are signing, continue on attachment.)	
(If more than three individuals are signing, continue on attachment.)					
13. CCC USE ONLY - Payments according to the shares are approved					
A. SIGNATURE OF CCC REPRESENTATIVE 				(MM-DD-YYYY) 9/12/13	
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.					
The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital and family status. (Not all prohibited bases apply to all programs). Persons with disabilities who require alternative means for communication of program information (Braille, large print, audio tapes etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.					
<input checked="" type="checkbox"/> Original - County Office Copy <input type="checkbox"/> Owner's Copy <input type="checkbox"/> Operator's Copy					



Common Land Unit

Cropland Non-cropland CRP

Farm 5076

Tract 1005

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2022 Crop Year



Tract 1 of 2

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).

**HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION**

Larry Heigel

4/26/91

Worth

4. Name of USDA Agency or Person Requesting Determination

ASCS

5. Farm No. and Tract No.

1577 1005

SECTION 1 - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
	X			
7. Are there highly erodible soil map units on this farm?		X		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.			—	0
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.				

10. This Highly Erodible Land determination was completed in the : Office ☒ Field ☐

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
	X			
List field number and acres, where appropriate, for the following:				
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			—	0
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.				
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.				
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.				
16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.				

17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the : Office ☒ Field ☐

20. This determination was: Delivered ☐ Mailed ☒ To the Person on Date: _____

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks

No Wetlands on farm based on owner's records
Tile project O.K. Tile OK in 1997 No wetlands PA

22. Signature of SCS District Conservationist

Tony W. Moore

23. Date

4-29-91

T-1004

T-1005

COC farmstead exemption

T-1012
1754

B-573

103.2
70/100

D-451

1
118.3

389

2.
182.3

T-871
1869

3

D ~~576~~
~~504~~
573

1.
225.0

T-871
1869

E-7

4

NOT TO SCALE (1200 FEET) NORTH



DANVILLE

