

Mitchell County Farm for Sale

**80.0 Gross Acres Prime Cropland &
Rural Acreage @ 3365 Dancer Avenue**

Tuesday, August 24th @ 4:00 pm

At the farm!!

Live Auction with Online Bidding!

**S ½ NE ¼ Section 4, Cedar West Township;
All in T97N-R18W, Mitchell County**

Three tracts will be offered

Tract #1 – ~4.3 Net Taxable Acres m/l
With house, outbuildings & modern well

Tract #2 – ~75.3 Gross Acres, ~ 74.75 Tillable Acres m/l
Weighted Average CSR2 – 89.4

Tract #3 – Combination of Tract #1 & Tract #2

Seller: Marvin F. Wherry Trust #1

For questions and more information, contact:

Auctioneer: Frank Fox 641-420-3243

foxauctioncompany.com
Closing Broker: Fred Greder 641-425-0080
benchmarkagribusiness.com

METHOD OF SALE:

- 1) **Real Estate sells at 6:30**
- 2) **Tract #1 – sells first, hold the bid**
- 3) **Tract #2 – sells second, hold the bid**
- 4) **Tract #3 - combines Tract #1 & Tract #2; \$100/acre is added to the combined bids and Tract #3 is offered as a package.**

SPECIAL PROVISIONS:

- 1) **Closes by October 31st, 2021.**
- 2) **Being sold subject to the existing lease for the 2021 growing season. The tenant must give permission for any fall tillage or fall application of inputs after harvest.**
- 3) **The seller will retain all of the 2021 cash rent.**
- 4) **The seller will properly terminate the existing lease prior to August 31, 2021.**
- 5) **If Tract #1 & Tract @ sell separate, the seller will provide a certified survey at the Seller's expense.**
- 6) **Sale prices are NOT subject to the outcome of the survey.**
- 7) **The sellers will provide abstracts for each parcel IF THE PARCELS SELL SEPARATE FROM EACH OTHER.**
- 8) **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.**
- 9) **This sale is not subject to financing.**
- 10) **The cropland has been enrolled in the ARC/PLC program for the 2021 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 FSA will be responsible for the final measurement of the number of cropland that will go with Tract #1 versus Tract #2. The acreage figures used in the promotional materials and announced at the auction are only estimates made by Benchmark Agribusiness/Fox Auction using the AgriData/Surety Mapping Service.**
- 11) **Real Estate taxes will pro-rated to date of closing. Unpaid special assessment to be paid by the seller. The semi-annual installment due September 30, 2021 has been/or will be paid by the seller.**
- 12) **If a buyer wants to get on the property prior to the closing, which is scheduled to be before October 31st, for fencing, excavation, demolition, etc., ANY ACTIVITY**

WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK. Again, the buyer must contact and coordinate any activity on the premises with the current cropland tenant.

- 13) The buyer/operator of Tract #2 will NOT have access to the cropland through Tract #1.

TRACT #1

~4.7 Gross Acres m/l with Farm House, outbuildings with modern well

LEGAL DESCRIPTION - approximately the North 500' of the East 410' of the S ½ NE ¼ Section 4, T97N-R18W Cedar West Township, Mitchell County

REAL ESTATE TAXES - ~\$835.00 including \$669.62 house tax

TILLABLE ACRES – ~1.1 acre

IMPROVEMENTS – House & outbuildings; SEE BELOW;

WATER SYSTEM – steel cased, drilled well; less than 30 years old;

LEAD BASED PAINT DISCLOSURE – The house and several outbuildings were built prior to 1978 when it was still common practice to use lead-based paints.

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

POSSESSION - Outright possession available upon closing.



HOUSE - two story wood frame; Modern architectural style shingles; permanent exterior siding; Modern windows; septic system is not compliant; four bedrooms (three up & one down); one bath on main floor.



POLE BUILDING – 30' x 40'

exterior dimensions; pole frame/rolled painted steel-clad construction; 10' sidewalls; crushed rock floor; equipped with 8' overhead door and 9' double sliding doors;

TRACT #2

SIZE – ~ 75.3 Gross Acres - bare prime cropland

LEGAL DESCRIPTION - S ½ NE ¼ Section 4, T97N-R18W Cedar West Township, Mitchell County, except approximately the North 500' of the East 410' thereof.

REAL ESTATE TAXES - ~ \$2,200.00 estimated

TILLABLE ACRES – ~74.75 estimated; of which, 2.8 Acres, are CRP program CP8A– “Grass Waterway” - @

\$375.60/acre through 9-30-2025; and, 0.6 Acres, are CRP program CP33– “Habitat Buffer Upland Birds” - @ \$194.25/acre through 9-30-2022

DRAINAGE – refer to the attached tile evidence in three aerial photos; FSA Form 156EZ says “Tract does not contain a wetland.”

IMPROVEMENTS – None

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

POSSESSION - Sold subject to the existing cash rent lease for the 2021 growing season.



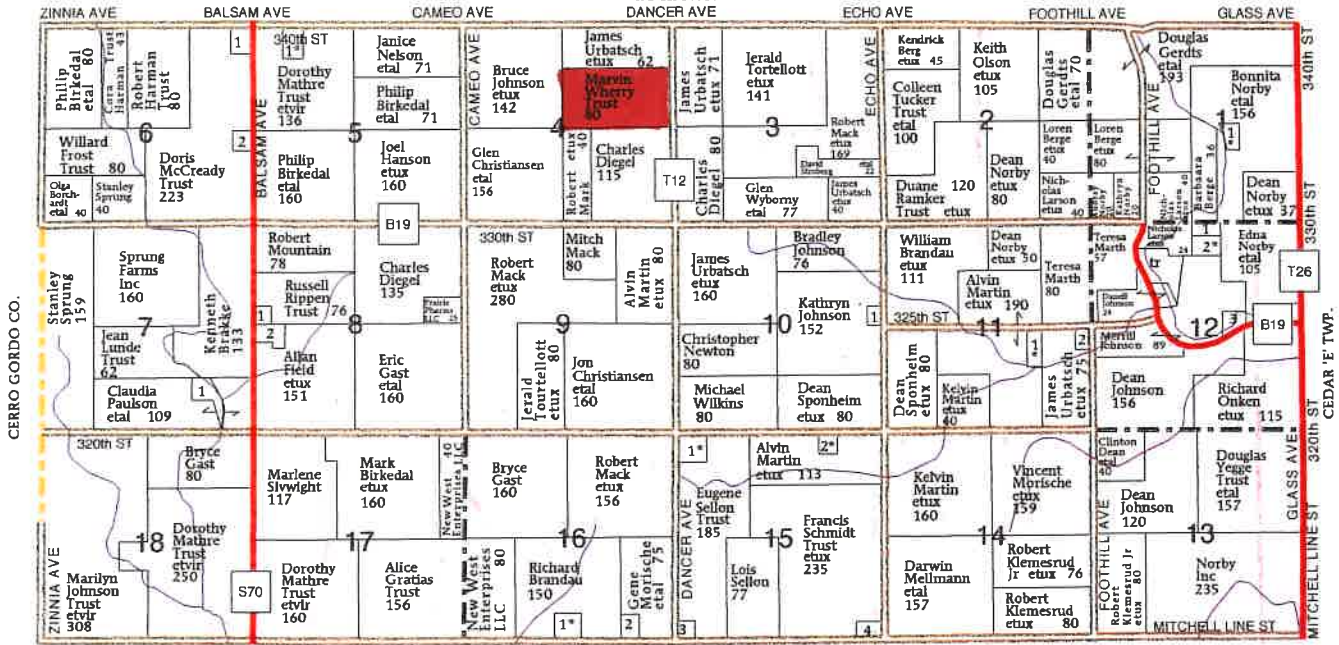
T-97-N

CEDAR 'W' PLAT

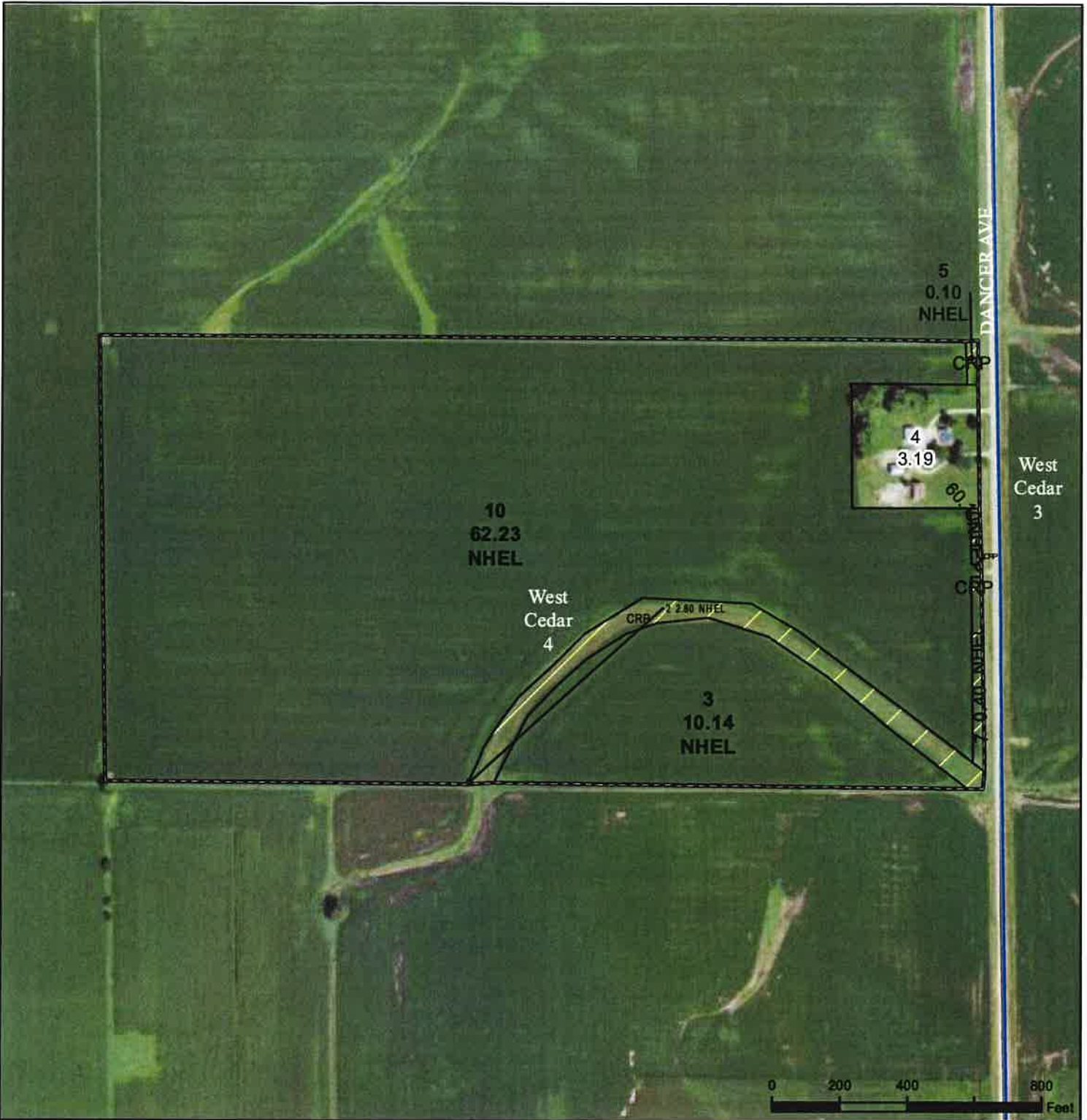
R-18-W

(Landowners)

ROCK TWP.
DANCER AVE



FLOYD CO.



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: 75.77 acres

2020 Program Year

Map Created May 07, 2020

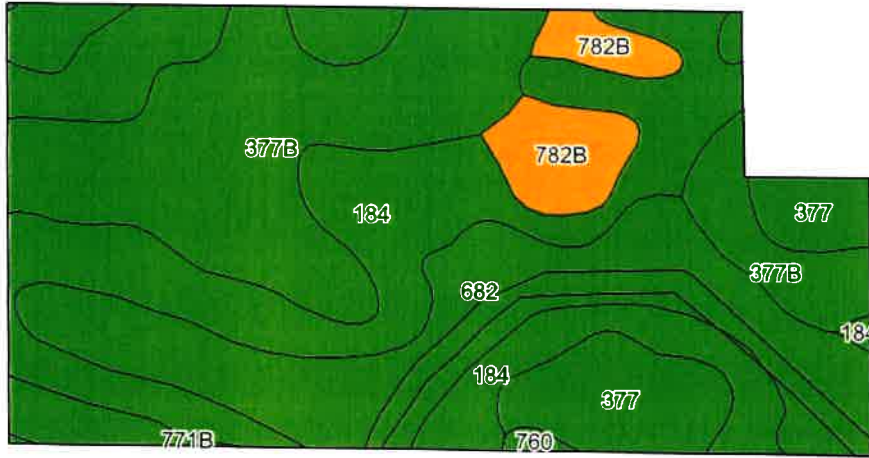
Farm 2329

Tract 8512

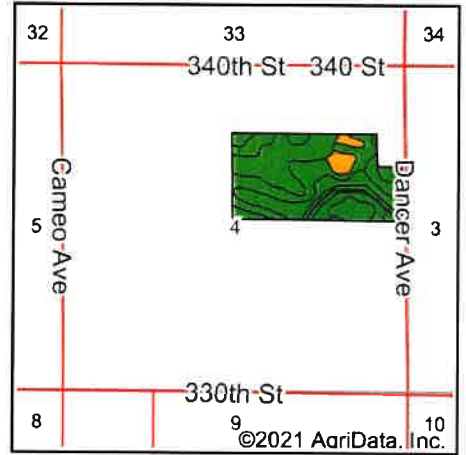
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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



©2021 AgriData, Inc.



State: **Iowa**
 County: **Mitchell**
 Location: **4-97N-18W**
 Township: **Cedar**
 Acres: **74.75**
 Date: **7/12/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA131, Soil Area Version: 26

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	25.65	34.3%		lw	240	69.6	95	93
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	21.43	28.7%		lle	232	67.3	94	88
682	Maxfield silt loam, 0 to 2 percent slopes	17.37	23.2%		llw			83	
377	Dinsdale silty clay loam, 0 to 2 percent slopes	5.94	7.9%		le	240	69.6	99	93
782B	Donnan silt loam, 2 to 5 percent slopes	4.00	5.4%		lle	80	23.2	43	50
760	Ansgar silt loam, 0 to 2 percent slopes	0.26	0.3%		llw	216	62.6	85	80
771B	Waubeek silt loam, 2 to 5 percent slopes	0.10	0.1%		lle	219.2	63.6	89	83
Weighted Average						173.3	50.3	89.4	*-

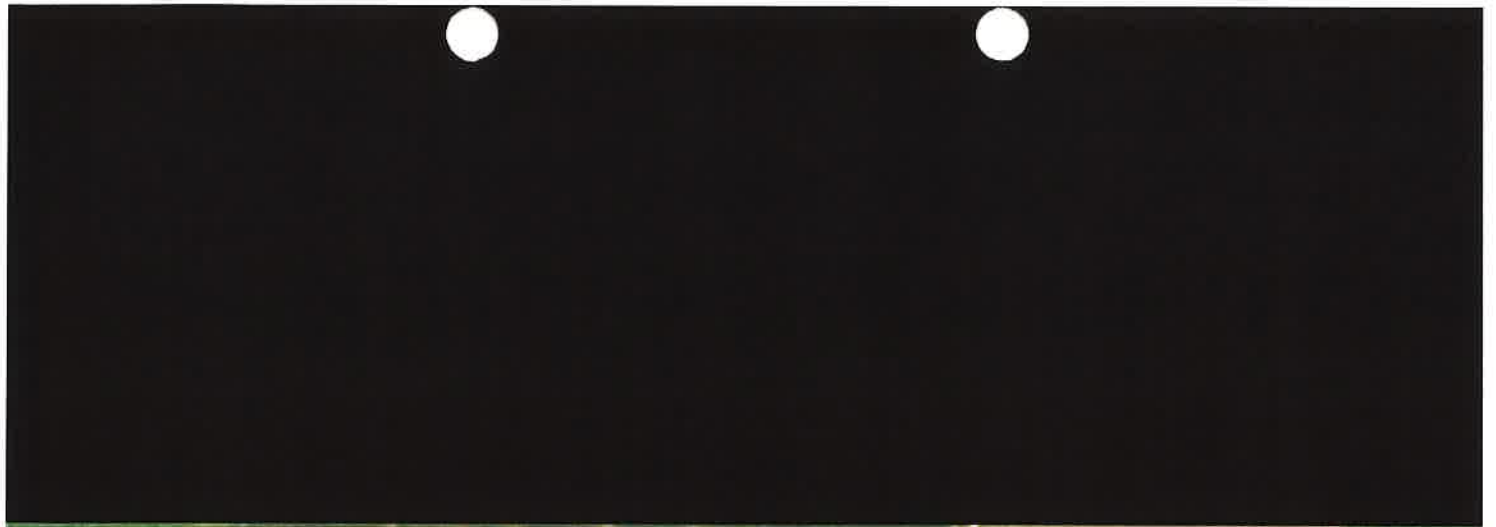
**IA has updated the CSR values for each county to CSR2.

*- 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.



Wherry tile evidence 2005

Write a description for your map.

Legend

 3365 Dancer Ave

 3365 Dancer Ave

Google Earth

700 ft





Iowa
Mitchell

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

FARM: 2329
Prepared: 1/27/21 1:50 PM
Crop Year: 2021
Page: 1 of 2

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 Farm Identifier
WEEKS, WILLIAM

Farms Associated with Operator:
None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 1567A, 11185

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
78.96	75.77	75.77	0.0	0.0	0.0	3.4	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	72.37	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	69.7	174	0.00
Total Base Acres:	69.7		

Tract Number: 8512 Description NE1/4 S4-97-18 WEST CEDAR
 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

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.96	75.77	75.77	0.0	0.0	0.0	3.4	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	72.37	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	69.7	174	0.00				
Total Base Acres:	69.7						

Owners: MARVIN F WHERRY TRUST NO 1
Other Producers: None

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation			1. ST. & CO. CODE & ADMIN. LOCATION 19 131		2. SIGN-UP NUMBER 47		
CONSERVATION RESERVE PROGRAM CONTRACT					3. CONTRACT NUMBER 11185		4. ACRES FOR ENROLLMENT 2.80		
					5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) MITCHELL COUNTY FARM SERVICE AGENCY 1525 MAIN ST OSAGE, IA50461-1824		6. TRACT NUMBER 8512		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2015 TO: (MM-DD-YYYY) 09-30-2025
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (641) 732-3735					8. SIGNUP TYPE: Continuous				
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (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 the 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 receipt of a copy of the Appendix/Appendices for the applicable contract period. 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 PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.									
9A. Rental Rate Per Acre \$ 375.60		10. Identification of CRP Land (See Page 2 for additional space)							
9B. Annual Contract Payment \$ 1,052.00		A. Tract No. 8512	B. Field No. 2	C. Practice No. CP8A	D. Acres 2.80	E. Total Estimated Cost-Share \$ 353.00			
9C. First Year Payment \$									
(Item 9C is applicable only when the first year payment is prorated.)									
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)									
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) <small>MARTIN F WHEAT TRACT NO 1 WATERBURY MEANS 163 WILLCROFT LN TITUSVILLE, FL 32780-1214</small>		(2) SHARE 100.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)		
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE						B. DATE (MM-DD-YYYY)	
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.									
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.									

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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CRP-1
(07-06-20) **U.S. DEPARTMENT OF AGRICULTURE**
Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO. CODE & ADMIN. LOCATION 19 131		2. SIGN-UP NUMBER 40
3. CONTRACT NUMBER 1567A		4. ACRES FOR ENROLLMENT 0.60
6. TRACT NUMBER 8512	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 11-01-2011 TO: (MM-DD-YYYY) 09-30-2022	
8. SIGNUP TYPE: Continuous		

5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)
MITCHELL COUNTY FARM SERVICE AGENCY
1525 MAIN ST
OSAGE, IA50461-1824

5B. COUNTY FSA OFFICE PHONE NUMBER
(Include Area Code): (641) 732-3735

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9A. Rental Rate Per Acre	\$ 194.25	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 117.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	8512		CP33	0.60	\$ 90.00
<i>(Item 9C is applicable only when the first year payment is prorated.)</i>						

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
MARVIN F. WERRY TRUST NO. 1 VETERAN'S BENEFIT 455 WILCOX RD TITUSVILLE, FL 32796-3516	100.00 %			
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	%			

12. CCC USE ONLY

A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (16 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

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This information has been gathered from reliable sources but, Benchmark Agribusiness, Inc. and Fox Auction Co. 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.

Benchmark Agribusiness, Inc. is an agent for the Sellers.