

161.0 Acres m/l

Chickasaw County Land, Building Site and Farm Site Auction

Wednesday, September 23rd @ 10:30 am

Live Auction with Online Bidding!

Live Auction held at the Bradford Pioneer
Museum 2729 Cheyenne Ave., Nashua, IA 50658

Three separate parcels will be sold

Tract #1 – 140.0 Gross Acres, ~138.5 Tillable Acres m/l

Tract #2 - 5 Acre m/l Building Site with 60x90 Steel Storage Shed

Tract #3 - 16 Acres m/l with Farm House, Barn, Pole Sheds & Cattle Yard

Total Real Estate tax - \$4,116.00; **Open to farm for 2021**

Seller: Edwin & Donna Copper Estates

For questions and more information, contact:

Executor: Randy Miller 641-330-3945

Auctioneer: Frank Fox 641-420-3243

foxauctioncompany.com

Closing Broker: Fred Greder 641-425-0080

benchmarkagribusiness.com

SPECIAL PROVISIONS:

The buyers will reimburse the sellers for Fall tillage (if applicable) and for the actual expense of the Fall fertilizer program (if applicable).

The Sellers will provide a survey that marks the partition line between Parcel #2 & Parcel #3 if they sell separate.

Real Estate taxes will pro-rated to date of closing. Unpaid special assessment to be paid by the seller.

Buyer is responsible to perform their own due diligence in regard to value and fitness of property. Buyers will be responsible for any environmental issues associated with idle building sites including, but not limited to, abandoned wells and solid waste.

This information has been gathered from reliable sources but, Fox Auction Company & Benchmark Agribusiness, Inc. 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 & Benchmark Agribusiness, Inc. are agents for the Seller.

TRACT #1

140.0 Gross Acres m/l – bare land

LEGAL DESCRIPTION – E ½ SW ¼ & SW ¼ SE ¼ & South 5/8 of SE ¼ SE ¼ Section 2-T94N-R13W except Tract #3 containing 5.0 gross acres.

REAL ESTATE TAXES - ~ \$3,365.00 estimated

TILLABLE ACRES – ~138.5 estimated *

- **Includes ~4.4 acres terrace grass backs.**

DRAINAGE – isolated lines throughout the parcel; surface intakes behind the terraces; private ditch dredged about 60 years ago to aid surface drainage and straighten the field borders.

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

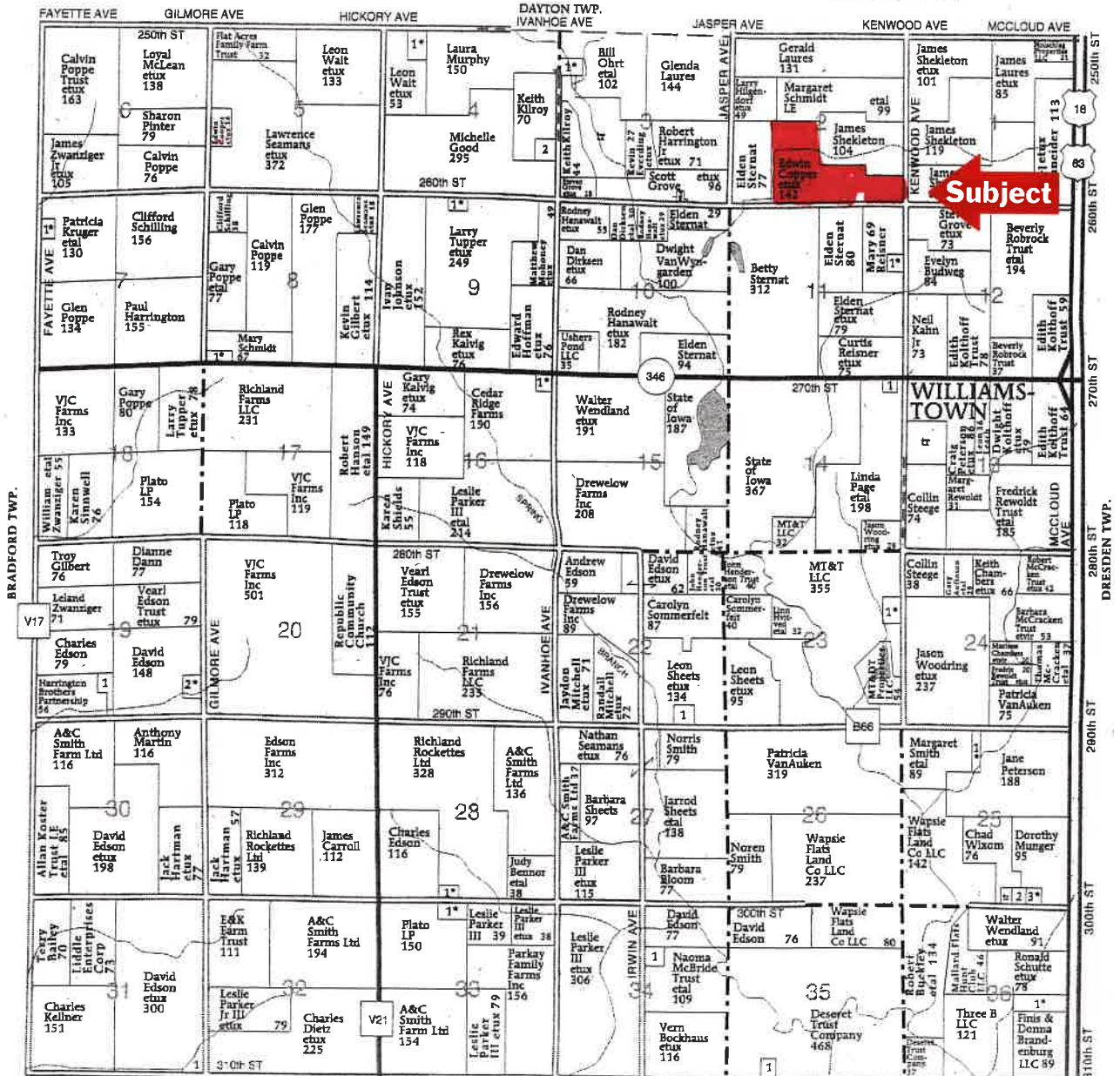
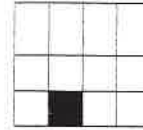
POSSESSION - Outright possession available for the 2021 growing season.

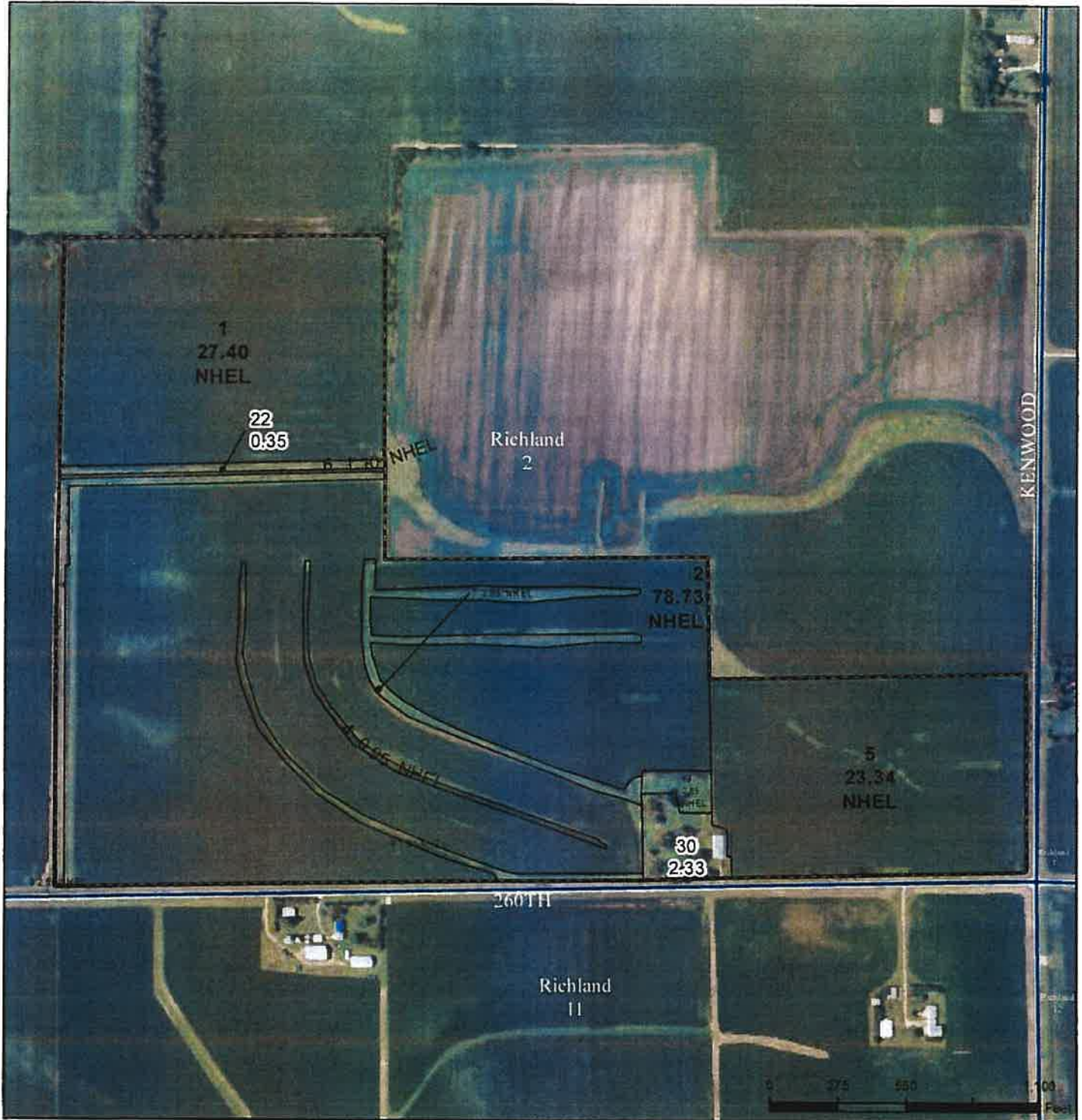
T-94-N

RICHLAND PLAT

(Landowners)

R-13-W





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: 140.13 acres

2020 Program Year

Map Created April 30, 2020

Farm 7034

Tract 1031

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.

Iowa
 Chickasaw
 Report ID: FSA-156EZ

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

FARM: 7034
 Prepared: 7/28/20 11:40 AM
 Crop Year: 2020
 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: BERGMAN, KEVIN
 Farm Identifier: Farm 6396 to 7033,7034
 Recon Number: 2009 - 114

Farms Associated with Operator:
 None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
158.89	150.85	150.85	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	0.0	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	74.96	148	0.0
SOYBEANS	64.14	40	0.0
Total Base Acres:	139.1		

Tract Number: 1031 Description G8 S1/2 2-94-13
 FSA Physical Location : Chickasaw, IA ANSI Physical Location: Chickasaw, IA

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

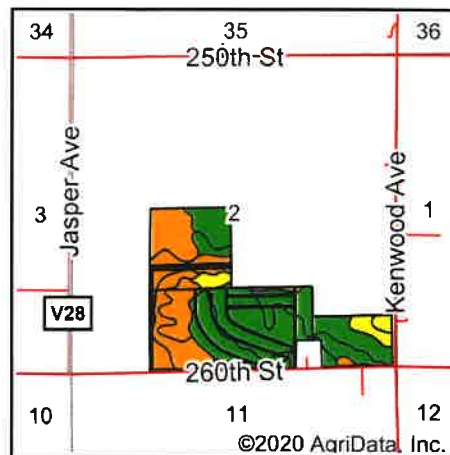
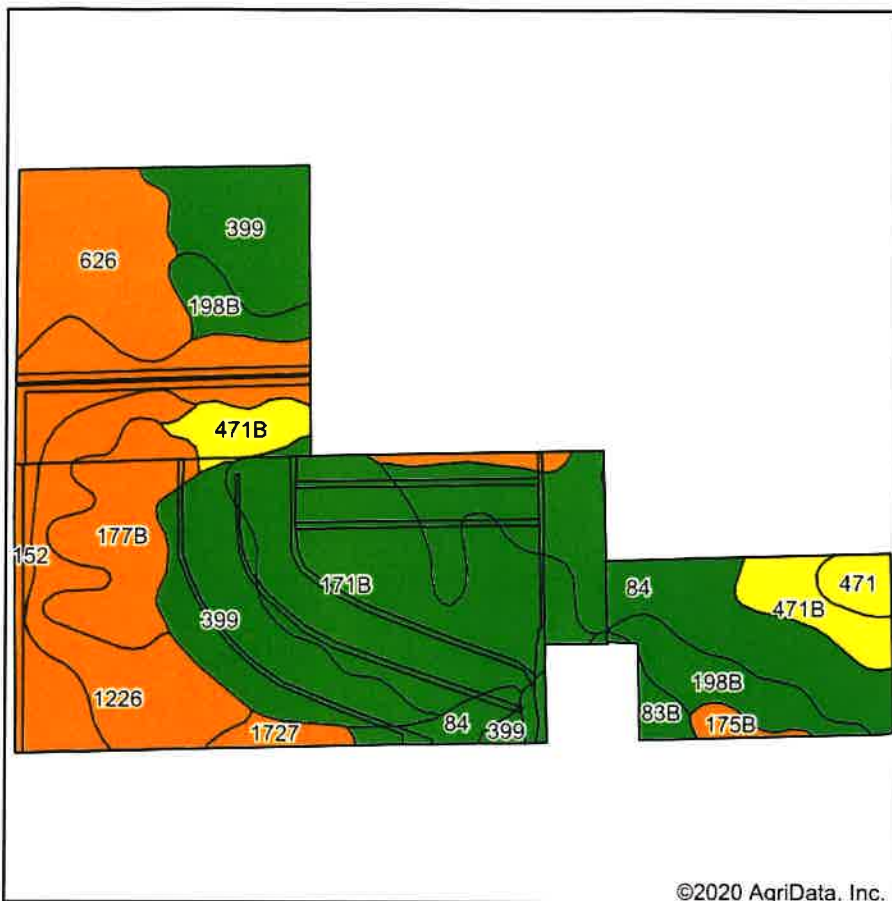
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
142.81	140.13	140.13	0.0	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	0.0	0.0	0.0	0.0		

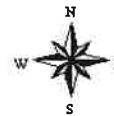
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	69.75	148	0.0
SOYBEANS	59.68	40	0.0
Total Base Acres:	129.43		

Owners: DONNA L COPPER ESTATE

Soils Map



State: Iowa
 County: Chickasaw
 Location: 2-94N-13W
 Township: Richland
 Acres: 138.5
 Date: 8/26/2020



Soils data provided by USDA and NRCS.

Area Symbol: IA037, Soil Area Version: 26												
Cod e	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Cor n	Oats	Soybeans
171B	Bassett loam, 2 to 5 percent slopes	25.49	18.4%		lle	212.8	61.7	85	79	215	92	62
399	Readlyn silt loam, 1 to 3 percent slopes	21.59	15.6%		lw	220.8	64	91				
84	Clyde clay loam, 0 to 3 percent slopes	20.81	15.0%		llw	224	65	88	74			
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	15.12	10.9%		llw	80	23.2	54	67			
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	12.43	9.0%		lls	80	23.2	59	71			
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	12.43	9.0%		lls	80	23.2	53	66			
177B	Saude loam, 2 to 5 percent slopes	9.42	6.8%		lls	80	23.2	55	57			
198B	Floyd loam, 1 to 4 percent slopes	7.79	5.6%		llw	222.4	64.5	89	74			
471B	Oran loam, 2 to 5 percent slopes	6.96	5.0%		lw	209.6	60.8	74	79			
83B	Kenyon loam, 2 to 5 percent slopes	2.08	1.5%		lle	225.6	65.4	90	84	210	91	61
471	Oran loam, 0 to 2 percent slopes	1.81	1.3%		lw	217.6	63.1	79	84			
1727	Udolphi loam, 0 to 2 percent slopes, rarely flooded	1.55	1.1%		llw	80	23.2	48	66			
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.02	0.7%		llle	80	23.2	50	54			
Weighted Average						166.5	48.3	74.8	*-	42.7	18.3	12.3

**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.

TRACT #2

5.0 Acres m/l – idle building site – 2071 260th Street, New Hampton

LEGAL DESCRIPTION – ~ 480' N-S by ~450' E-W in the South half Southeast quarter (S ½ SE ¼) Section 2-T94N-R13W

REAL ESTATE TAXES - ~ \$131.00 estimated

TILLABLE ACRES – ~ 1.63 Acres - estimated

IMPROVEMENTS – 60' X 90' Machine Shed with flat grain storage kit (perimeter bulkheads and full concrete floor).

Private well – no recent water quality test is available; depth and age unknown.

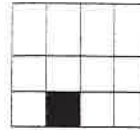
MINERAL RIGHTS – None of the mineral rights have been sold off.

POSSESSION - Outright possession available for the 2021 growing season.

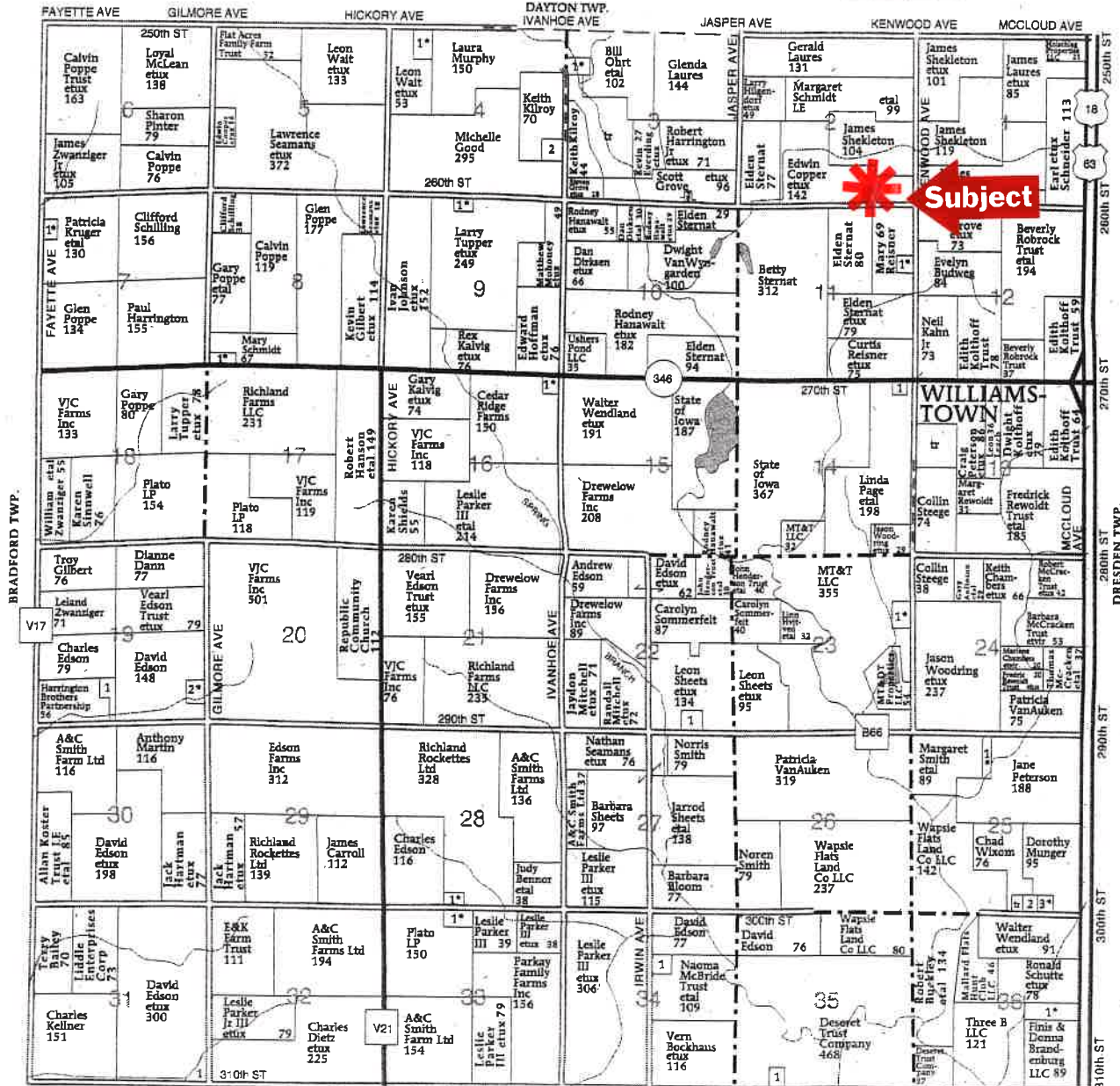
T-94-N

RICHLAND PLAT

(Landowners)



R-13-W



Aerial Map



©2020 AgriData, Inc.



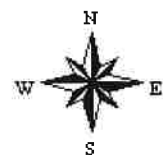
Map Center: 42° 58' 50.47, -92° 20' 34.61



2-94N-13W
Chickasaw County
Iowa



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8/12/2020

Field borders provided by Farm Service Agency as of 5/21/2008.



View of the Machine Shed from the SW



**Interior view of the Machine Shed
Note the flat grain storage kit**

TRACT #3

16.64 Acres m/l with Farm House, Barn, Pole Sheds & Cattle Yard

2550 Gilmore Avenue, Ionia 50645

**LEGAL DESCRIPTION - Auditor's Parcel "A" in West ½ Section
5-T94N-R13W**

REAL ESTATE TAXES - \$620.00 including \$188.00 house tax

TILLABLE ACRES – 10.72 per USDA Farm Service Agency

**DRAINAGE – pattern tiled with 75' spacings between the
lateral lines**

**IMPROVEMENTS – House & full set of outbuildings; well has
high bacteria count; septic system is not compliant**

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

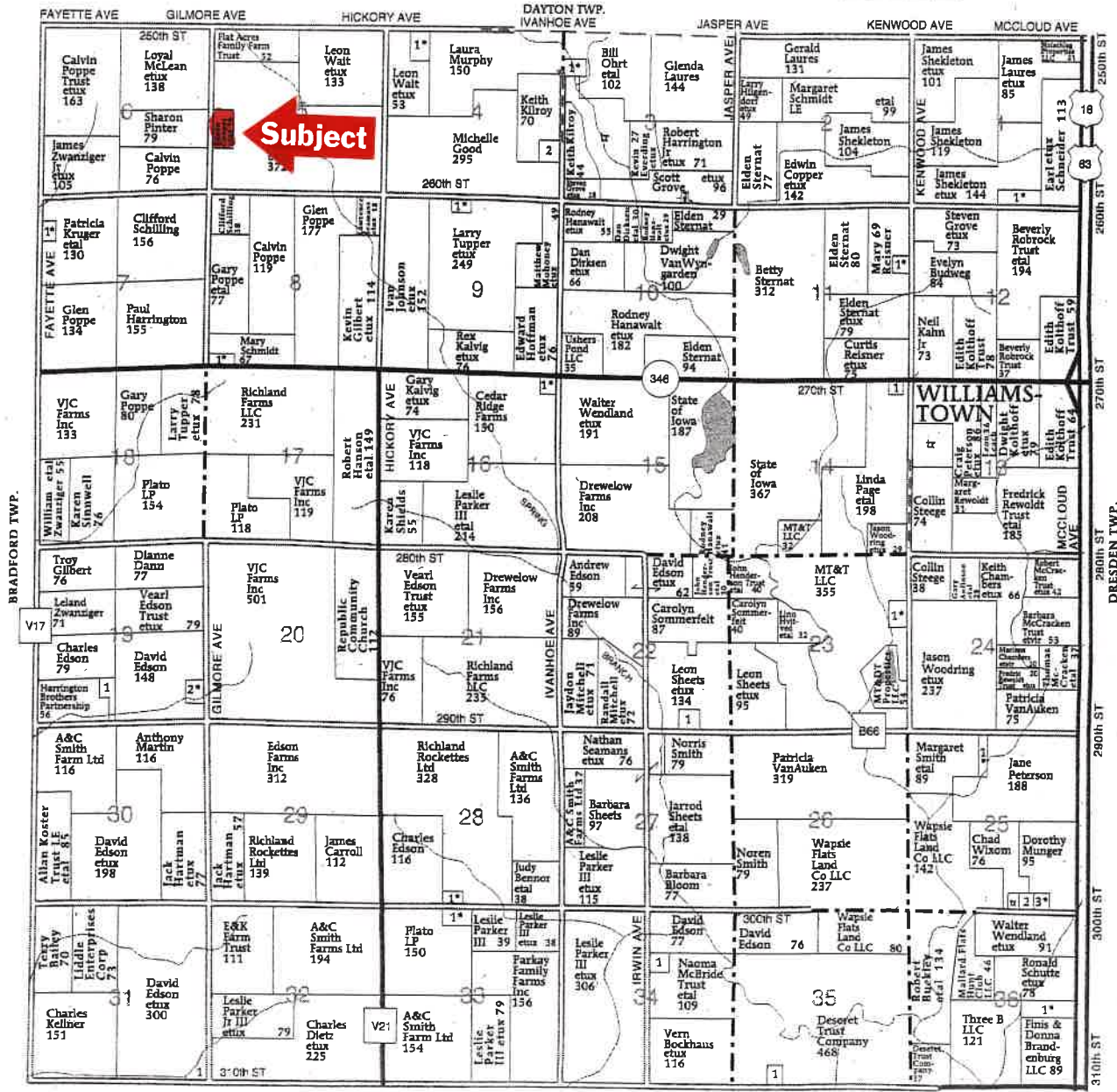
**POSSESSION - Outright possession available for the 2021
growing season.**

T-94-N

RICHLAND PLAT

(Landowners)

R-13-W



Subject

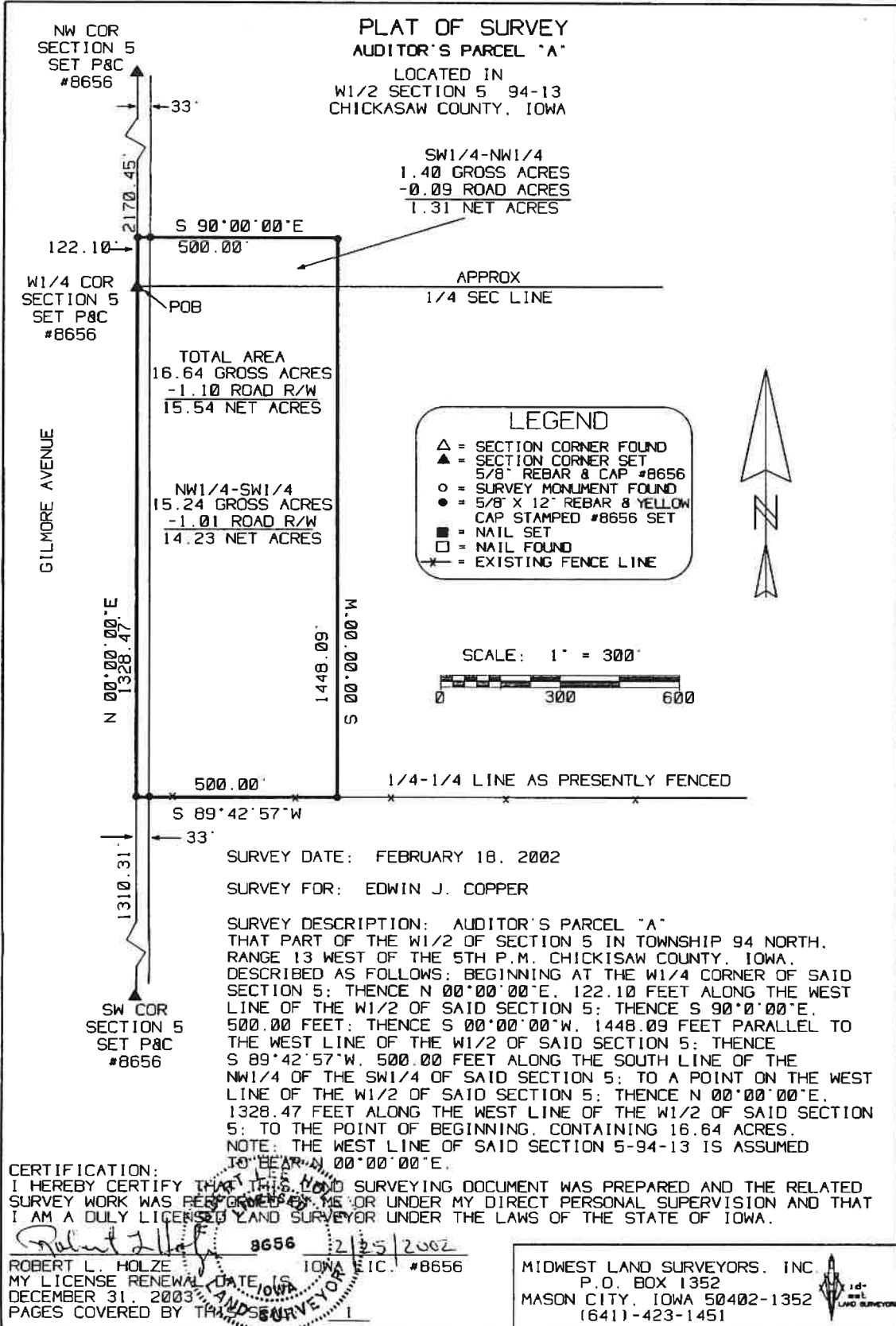
FILED 2002 - 0570

RECORDER'S OFFICE
CHICKASAW COUNTY, IOWA

fee \$600
2002 MAR 1 AM 10 31

CINDY HESSERSMITH
COUNTY RECORDER

PREPARED BY ROBERT L. HOLZE MID-WEST LAND SURVEYORS, INC., P.O. BOX 1352, MASON CITY, IOWA 50402-1352, (641)-423-1451





Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 10.72 acres

2020 Program Year

Map Created April 30, 2020

Farm 7034

Tract 9048

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Iowa
Chickasaw

U.S. Department of Agriculture
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Abbreviated 156 Farm Record

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Other Producers: MILLER, RICHARD ALLEN
BERGMAN, TY

BERGMAN, DYLAN

Tract Number: 9048 Description E8 W1/2 5-94-13

FSA Physical Location : Chickasaw, IA ANSI Physical Location: Chickasaw, IA

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

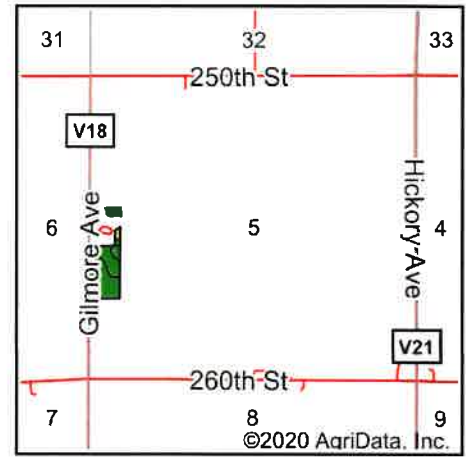
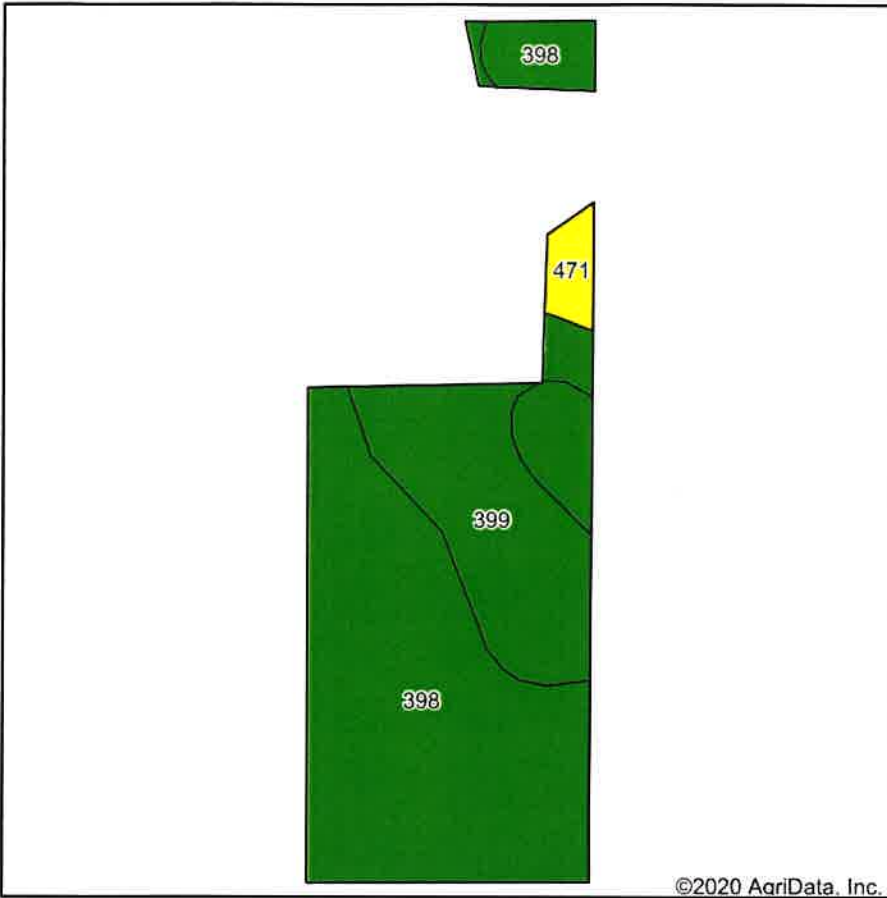
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
16.08	10.72	10.72	0.0	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	0.0	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	5.21	148	0.0				
SOYBEANS	4.46	40	0.0				
Total Base Acres:	9.67						

Owners: DONNA L COPPER ESTATE

Other Producers: MILLER, RICHARD ALLEN

Soils Map



State: **Iowa**
 County: **Chickasaw**
 Location: **5-94N-13W**
 Township: **Richland**
 Acres: **10.49**
 Date: **8/26/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IA037. Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
398	Tripoli clay loam, 0 to 2 percent slopes	7.25	69.1%		llw	224	65	82	79
399	Readlyn silt loam, 1 to 3 percent slopes	2.92	27.8%		lw	220.8	64	91	89
471	Oran loam, 0 to 2 percent slopes	0.32	3.1%		lw	217.6	63.1	79	84
Weighted Average						222.9	64.7	84.4	81.9

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

*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.

Copper Section 5 - 2013 aerial





Dwelling



Attached Garage



Machine Shed



Machine Shed



36'd Grain Bin

(30'd Bin is a leasehold improvement)



Open-front Cattle Shed