



# FARMLAND SALE

## Lee Farm

South of Clear Lake on 235th St. and Dove Ave.  
Located just blocks from the shoreline of Clear Lake!

**65.97 Gross Acres**

*59.71 Tillable Acres*

**SE 1/4 NE 1/4 Section 27 & West 25.97 Acres of  
the SW 1/4 NW 1/4 in Section 26, Clear Lake  
Township - T96N-R22W - Cerro Gordo County,  
Iowa**

*Outright possession available for 2027  
2026 Season operator already in place*

**Asking Price: \$950,000**

*Special provisions and more details on the next page*



Courtside Offices · 23 Third Street NW · Mason City, Iowa 50401  
ph: 641-424-6983 · cell: 641-425-0080

[www.benchmarkagribusiness.com](http://www.benchmarkagribusiness.com) · email - [fred@benchmarkagribusiness.com](mailto:fred@benchmarkagribusiness.com)

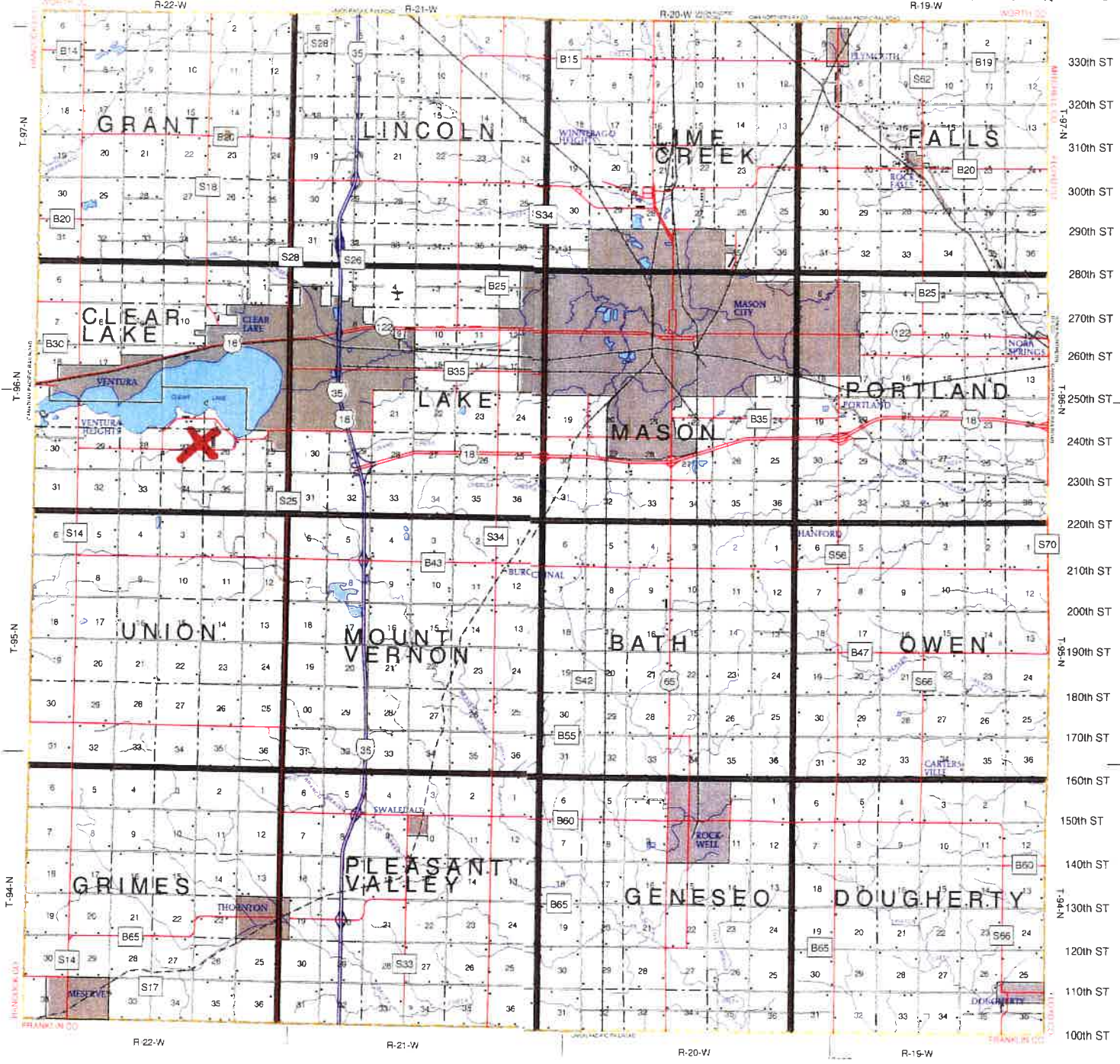
Licensed Real Estate Broker in Iowa and Minnesota



**American Society  
of Farm Managers  
& Rural Appraisers**

# Cerro Gordo County, Iowa

APPLE AVE  
BALSAM AVE  
CARDINAL AVE  
DOGWOOD AVE  
EAGLE AVE  
FINCH AVE  
GROUSE AVE  
HEATHER AVE  
INDIGO AVE  
JONQUIL AVE  
KILLDEER AVE  
LARK AVE  
MALLARD AVE  
NETTLE AVE  
OLIVE AVE  
PARTRIDGE AVE  
QUAIL AVE  
RAVEN AVE  
SPRUCE AVE  
THRUSH AVE  
ULMUS AVE  
VINE AVE  
WARBLER AVE  
YARROW AVE  
ZINNIA AVE



## **SPECIAL PROVISIONS:**

- 1) Closing date is negotiable; prefer 60 +/- days after accepted offer.
- 2) Selling subject to the current cash rent lease on the tillable acres for the balance of the 2026 crop season through February 28, 2027. Cash rent will be prorated to date of closing on the basis of March 1<sup>st</sup> to February 28<sup>th</sup> possession year.
- 3) Earnest money deposit 10% of sale price.
- 4) The seller will provide an abstract at the seller's expense.
- 5) The property lines are assumed to coincide with the existing fences and right-of-way lines. The sellers do not guarantee or warrant the occupation lines coincide with the survey lines.
- 6) This sale is not subject to financing.
- 7) The cropland has been enrolled in the ARC/PLC program for the 2026 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 (if applicable) to the buyers.
- 8) The 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 after taking possession. The CRP payments payable on October 1<sup>st</sup>, 2026 will be prorated to closing. The buyer will receive 100% of the annual CRP payments in all subsequent years.
- 9) Real Estate taxes will be pro-rated to date of closing. Unpaid special assessments (if applicable) to be paid by the seller. The semi-annual installment due September 30, 2026 will be paid by the seller. It will be the buyer's responsibility to pay all other subsequent semi-annual payments.
- 10) If a buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.** If the buyer wants to perform any fall tillage and fertilizer application after the 2026 harvest, the buyer must get the current tenant's permission.
- 11) The buyer(s) will be responsible for additional legal expenses, additional surveying expenses and additional closing agent charges if the parcel offered is subsequently split into smaller parcels by the pending buyer after the bid is accepted and prior to closing.
- 12) 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. There are no known environmental hazards but, not guaranteed.
- 13) The Seller will cooperate if the Buyer is using this purchase to complete an IRS Code Section 1031 – Tax Free Exchange - provided the Seller is not responsible for any additional costs associated with the exchange.

# Property Description

**SIZE – 65.97 +/- Gross Acres - bare cropland & CRP acres**

**LEGAL DESCRIPTION – SE ¼ NE ¼ Section 27 & West 25.97 Acres of the SW ¼ NW ¼ in Section 26, Clear Lake Township -T96N-R22W Cerro Gordo County**

**REAL ESTATE TAXES - \$1,962.00 - fiscal year payable 2025/2026**

**TILLABLE ACRES – 59.71 acres with crop history, 2.3 Acres in Conservation Reserve Program (CRP) \$490.00 CRP annual payment; expires 2029; Practice CP21 “Filter Strips”**

**CSR2 ave. – 82.6**

**DRAINAGE – FSA Form 156EZ says “the wetlands determination not completed”. An open ditch across the SW corner provides drainage outlet. Aerial evidence of some tile. No potholes.**

**HEL DESIGNATION –44.09 tillable acres; Highly erodible (HE). According to the FSA Form 156 EZ, the “Conservation Plan is being actively applied”**

**IMPROVEMENTS – None**

**MINERAL RIGHTS – All of the mineral rights go with the farm.**

**POSSESSION - The 2026 season operator is already in place. \$300/acre x’s 57.41 acres**

**EASEMENTS & ENCHROACHMENTS - County gravel road right-of-way along the West side. County Highway B35 right-of-way along the South side.**

**ENVIRONMENTAL STATEMENT - No dead or stressed vegetation or stained soils were observed. To the best of our knowledge, there are no hazardous or toxic materials, abandoned wells or buried underground petroleum tanks on the premises but, no guarantees are being made.**

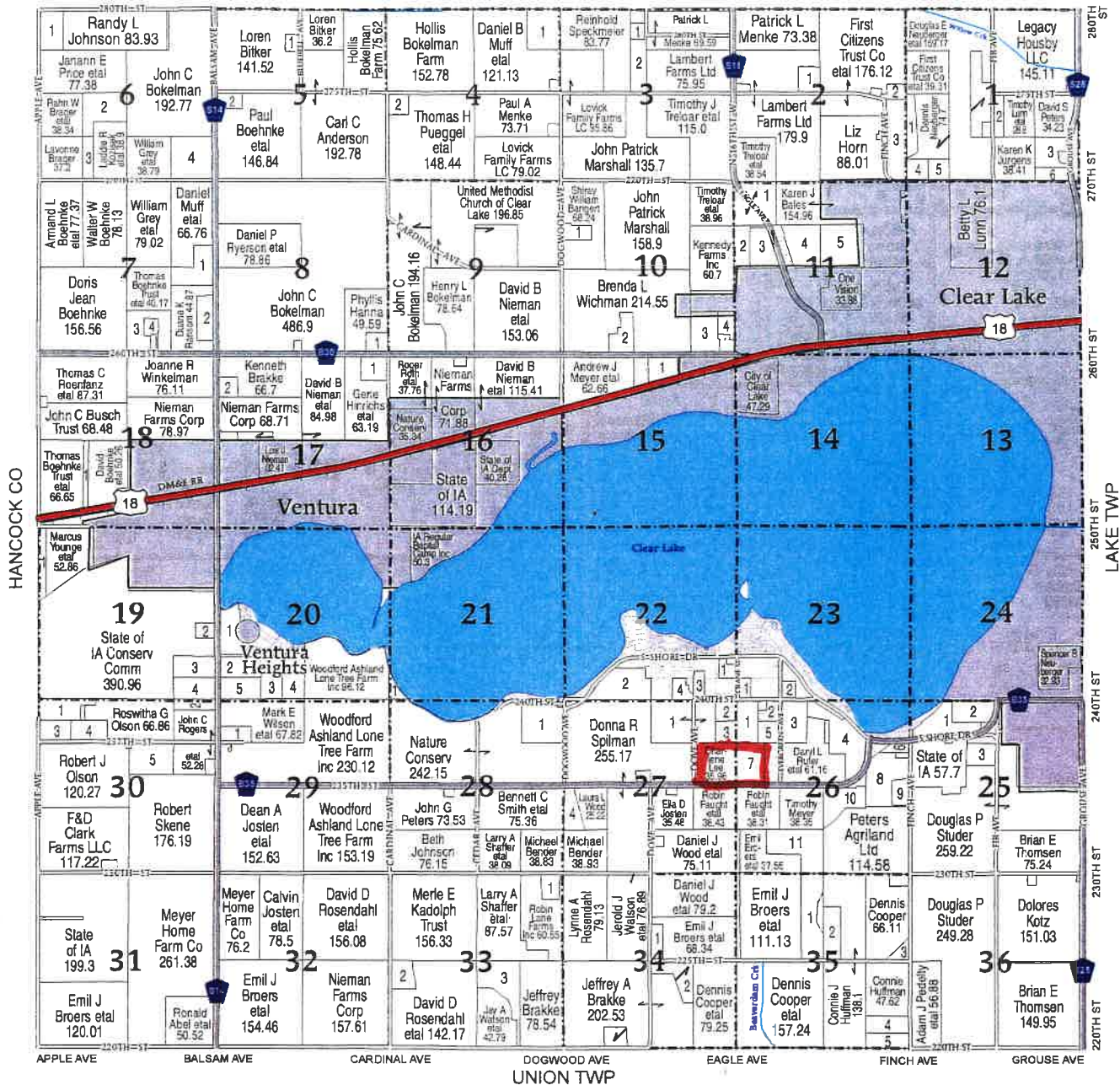
T-96-N

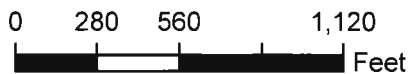
# CLEAR LAKE PLAT

R-22-W

(Landowners)

GRANT TWP



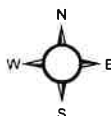


20\_\_ Program Year

Map Created 2022

**Legend**

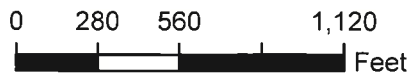
- CR, MA, or other uses
- plus other uses
- National\_Wetland.SDE.wetlands
- Wetland Determination Identifiers
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



44.09

FARM: 7701  
TRACT: 12193

Township, Section  
Clear Lake 26, 27  
Cerro Gordo

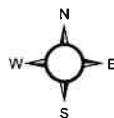


20\_\_ Program Year

Map Created 2022

**Legend**

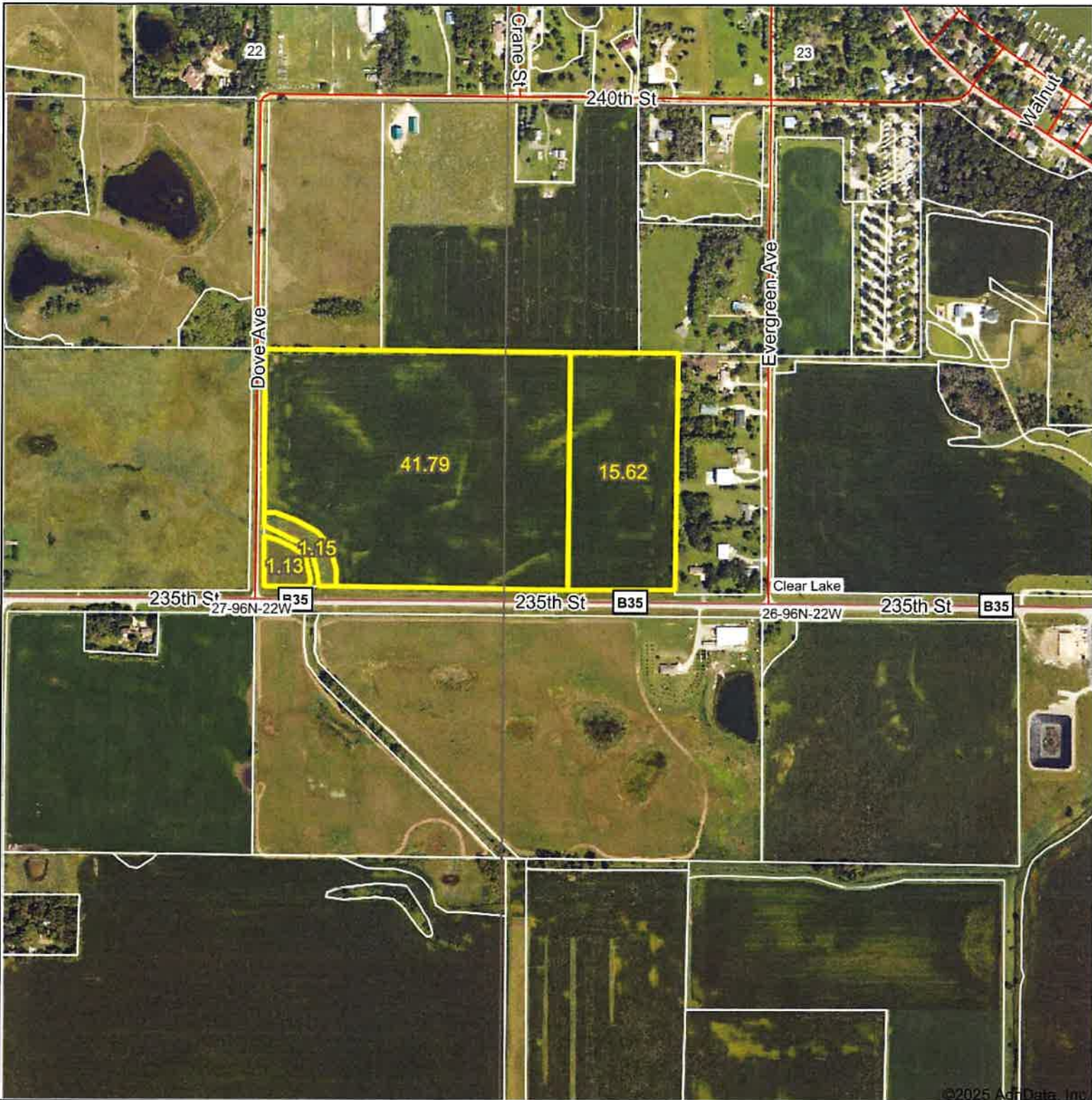
- 015\_1A 10e cu\_a\_251
- plss\_a\_1a081
- National\_Wetland.SDE.wetlands
- Wetland Determination Identifiers
  - Restricted Use
  - Limited Restrictions
  - Exempt from Conservation Compliance Provisions



FARM: 7701  
TRACT: 12192

Township, Section  
Clear Lake 26, 27  
Cerro Gordo

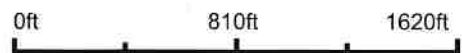
# Aerial Map



©2025 AgriData, Inc.



Boundary Center: 43° 6' 24.13, -93° 25' 8.4



27-96N-22W  
Cerro Gordo County  
Iowa

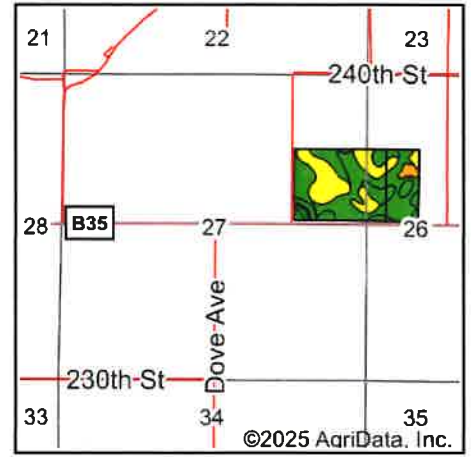
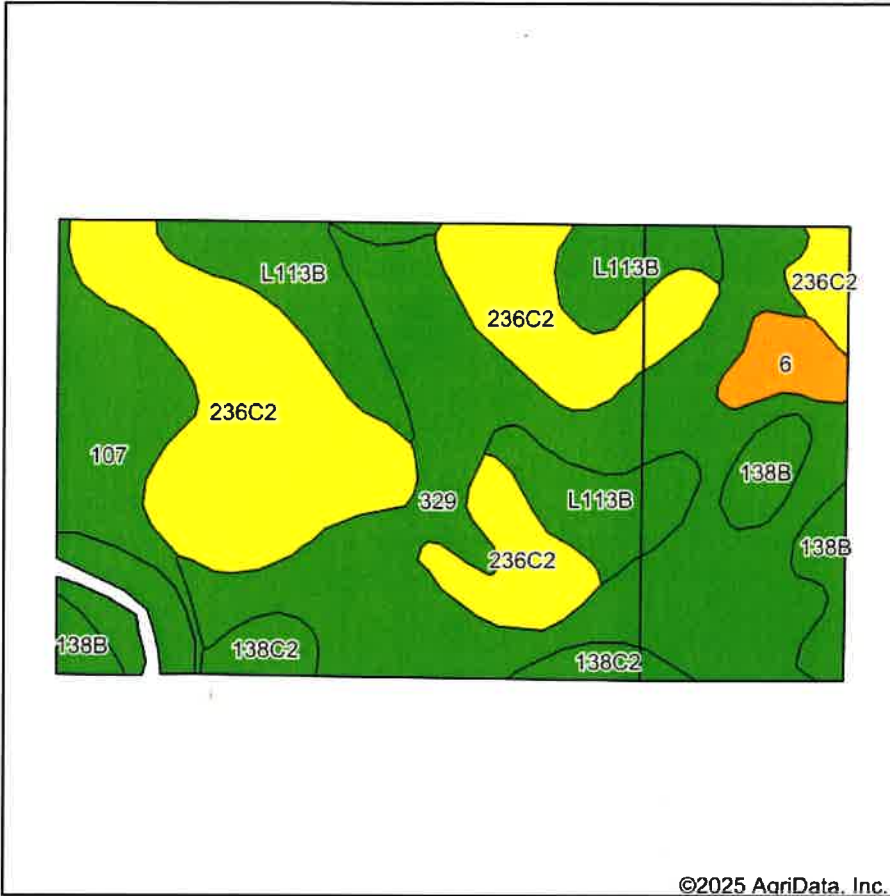


Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2025 www.AgriDataInc.com

12/18/2025

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

# Soils Map



State: **Iowa**  
 County: **Cerro Gordo**  
 Location: **27-96N-22W**  
 Township: **Clear Lake**  
 Acres: **59.69**  
 Date: **12/18/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	
329	Webster-Nicollet complex, 0 to 3 percent slopes	21.16	35.5%		IIw	228.8	66.4	87	83	
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded :	17.69	29.6%		IIIe	192.0	55.7	76	58	
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	8.02	13.4%		Ile			85		
107	Webster clay loam, 0 to 2 percent slopes	6.82	11.4%		IIw	224.0	65.0	86	83	
138B	Clarion loam, 2 to 6 percent slopes	2.79	4.7%		Ile	225.6	65.4	89	80	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.73	2.9%		IIIe	204.8	59.4	83	63	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.48	2.5%		IIIw	164.8	47.8	59	57	
<b>Weighted Average</b>						<b>2.35</b>	<b>184.2</b>	<b>53.4</b>	<b>82.6</b>	<b>*-</b>

\*\*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

IOWA  
HANCOCK  
Form: FSA-156EZ



FARM : 7701  
Prepared : 3/19/26 7:10 AM CST  
Crop Year : 2026

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : GREEN FARMS INC  
CRP Contract Number(s) : 11933  
Recon ID : None  
Transferred From : 2022-19-033-0004577  
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
60.12	59.54	59.54	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	57.24	0.00		2.30	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	45.70	0.00	172	0
Soybeans	11.30	0.00	48	
<b>TOTAL</b>	<b>57.00</b>	<b>0.00</b>		

NOTES

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Tract Number : 12192

Description : SW4NW4 26-96-22 CLEAR LAKE  
FSA Physical Location : IOWA/CERRO GORDO  
ANSI Physical Location : IOWA/CERRO GORDO  
BIA Unit Range Number :  
CRP Contract Number(s) : None  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : CHARLENE A LEE REVOCABLE TRUST  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
15.66	15.45	15.45	0.00	0.00	0.00	0.00	0.0

IOWA  
 HANCOCK  
 Form: FSA-156EZ



**FARM : 7701**  
 Prepared : 3/19/26 7:10 AM CST  
 Crop Year : 2026

**Abbreviated 156 Farm Record**

**Tract 12192 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	15.45	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	15.21	0.00	172

**TOTAL** **15.21** **0.00**

**NOTES**

**Tract Number : 12193**

**Description** : SE4NE4 27-96-22, SW4NW4 26-96-22 CLEAR LAKE  
**FSA Physical Location** : IOWA/CERRO GORDO  
**ANSI Physical Location** : IOWA/CERRO GORDO  
**BIA Unit Range Number** :  
**CRP Contract Number(s)** : 11933  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : CHARLENE A LEE REVOCABLE TRUST  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
44.46	44.09	44.09	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	41.79	0.00	2.30	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	30.49	0.00	172
Soybeans	11.30	0.00	48

**TOTAL** **41.79** **0.00**

**NOTES**

CRP-1 (07-06-20)  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. STATE & COUNTY & ADMIN. LOCATION 19 081	2. SIGN-UP NUMBER 52
		3. CONTRACT NUMBER 11933	4. ACRES FOR ENROLLMENT 2.30
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HANCOCK COUNTY FARM SERVICE AGENCY 255 US HWY 69 S, STE 5 GARNER, IA50438-8666		6. TRACT NUMBER 12193	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2019 TO: (MM-DD-YYYY) 09-30-2029
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (641) 923-3666		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	\$ 213.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 490.00	A Tract No	B Field No	C Practice No	D Acres	E Total Estimated Cost-Share
9C. First Year Payment	\$	12193	0011	CP21	1.20	\$ 0.00
(Item 9C is applicable only when the first year payment is prorated.)		12193	0012	CP21	1.10	\$ 0.00

<b>11. PARTICIPANTS</b> (If more than three individuals are signing, see Page 3.)				
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) CHARLENE A LEE REVOCABLE TRUST 5184 215TH ST CLEAR LAKE, IA50428-9119	(2) SHARE 100.00 %	(3) SIGNATURE (By) <i>Charlene A Lee</i> Revocable Trust	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY Trustee	(5) DATE (MM-DD-YYYY) 05/02/2022
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)

<b>12. CCC USE ONLY</b>	A. SIGNATURE OF CCC REPRESENTATIVE <i>Megan Hudson, CCC</i>	B. DATE (MM-DD-YYYY) 3-11-2022
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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 (15 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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

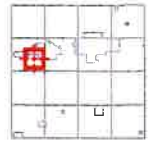


REC'D

MAR 07 2022



Overview



Legend

- Zoning**
- Agricultural
  - Agricultural
  - Residence
  - Local Commercial
  - General Commercial
  - Conservation Land
  - Light Industrial
  - Heavy Industrial
  - Planned Area Development
  - Single Family Residential
  - Multi-Family Residential
  - Roads
  - Parcels
  - Section
  - Political Townships

Date created: 12/18/2025  
 Last Data Uploaded: 12/18/2025 5:08:58 AM

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 GEOSPATIAL



**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. It is assumed the buyer is representing themselves or, if they have an agent, the buyer will be responsible for paying any buyer's agent's commissions.**