



# FARMLAND SALE

## Bang Farm

Located just four miles east of Forest City,  
adjacent to Pilot Knob State Park and Walker Prairie.  
This unique property is ideal for building, recreation, or farming!

**132.71 Gross Acres**

*106.71 Tillable Acres*

Survey Parcel "A" in SE 1/4 & SW 1/4 NE 1/4;  
all in Section 34, Mount Valley Township  
T98N-R23W; Winnebago County, Iowa.

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

**Asking Price: \$775,000**

*Special provisions and more details on the next page*



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Licensed Real Estate Broker in Iowa and Minnesota



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



## **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 boundaries of the property being sold have already been surveyed. 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) 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.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) 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 – 132.71 +/- Gross Acres - bare cropland & wooded**

**LEGAL DESCRIPTION – Survey Parcel “A” in SE ¼ & SW ¼ NE ¼ ; all in Section 34, Mount Valley Township -T97N-R23W; Winnebago County**

**REAL ESTATE TAXES - \$3,188.00 - fiscal year payable 2025/2026**

**TILLABLE ACRES – 106.71 acres with crop history per FSA**

**CSR2 ave. – 53.5**

**DRAINAGE – FSA Form 156EZ says “the tract contains a wetland or farmed wetland”. A 16” county tile main passes through the East half. A wetlands determination in 1988 only inventoried a small area as a wetland. The user of this report should independently verify if this is still a valid determination. The User of this information is advised to request a new wetlands determination before commencing any tiling projects.**

**HEL DESIGNATION – 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! 2026 lease @ \$20,000/year.**

**EASEMENTS & ENCHROACHMENTS - County gravel road right-of-way along the East and South sides. The path through the woods to reach the Fisher Christmas tree plantation may pass across some of the Bang land. That is still being researched. There may be a shed on the Bang property that belongs to the Asada property (Tax Parcel #1234452003). Some kind of structure appears to encroach beyond the East side of the Asada lot and on to the Bang property.**

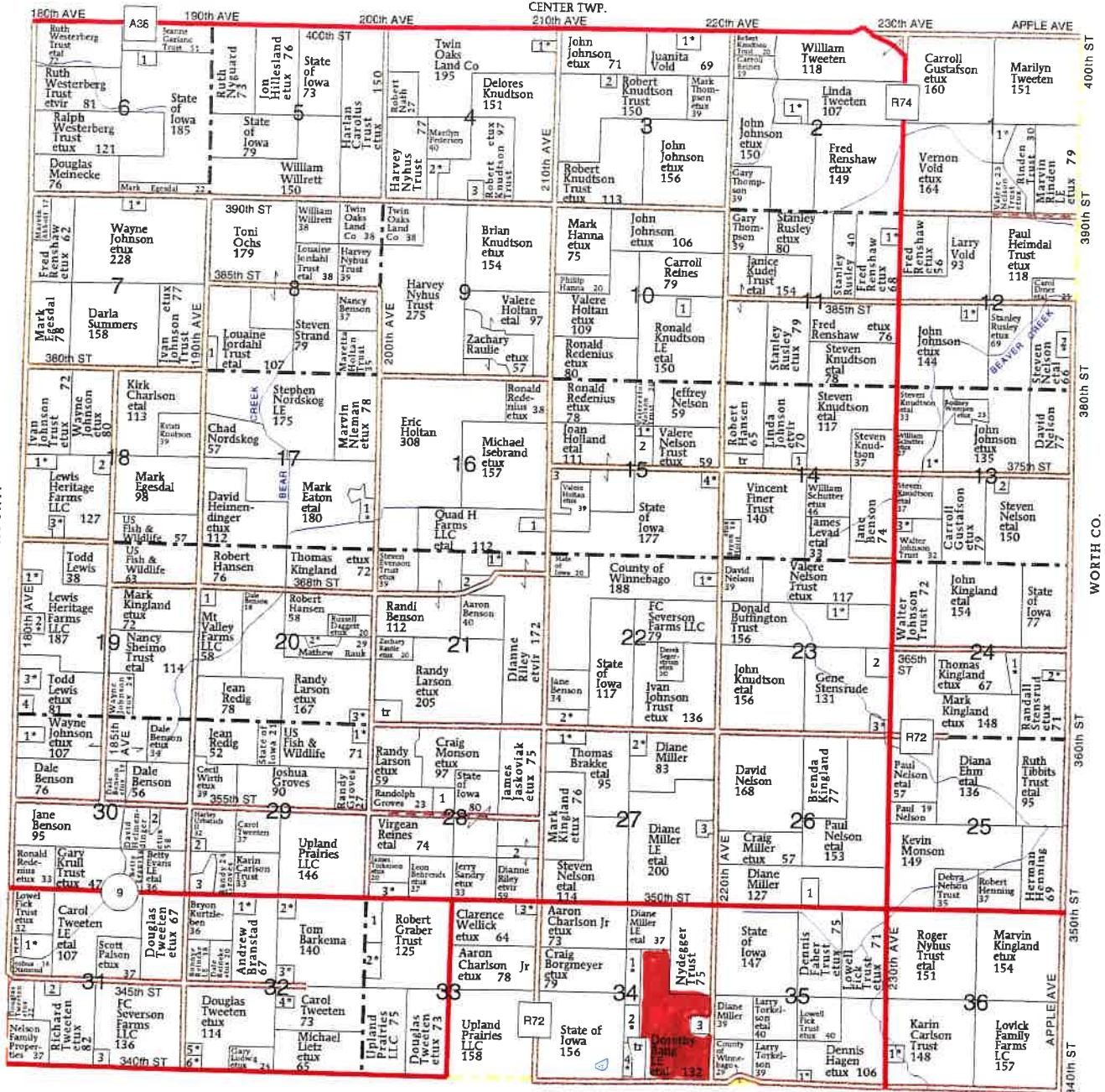
**ENVIRONMENTAL STATEMENT - No dead or stressed vegetation or stained soils were observed. To the best of our knowledge, there are no hazardous or toxic materials, abandoned wells or buried underground petroleum tanks on the premises but, no guarantees are being made. Please, again, refer to the wetlands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

T-98-N

# MOUNT VALLEY PLAT

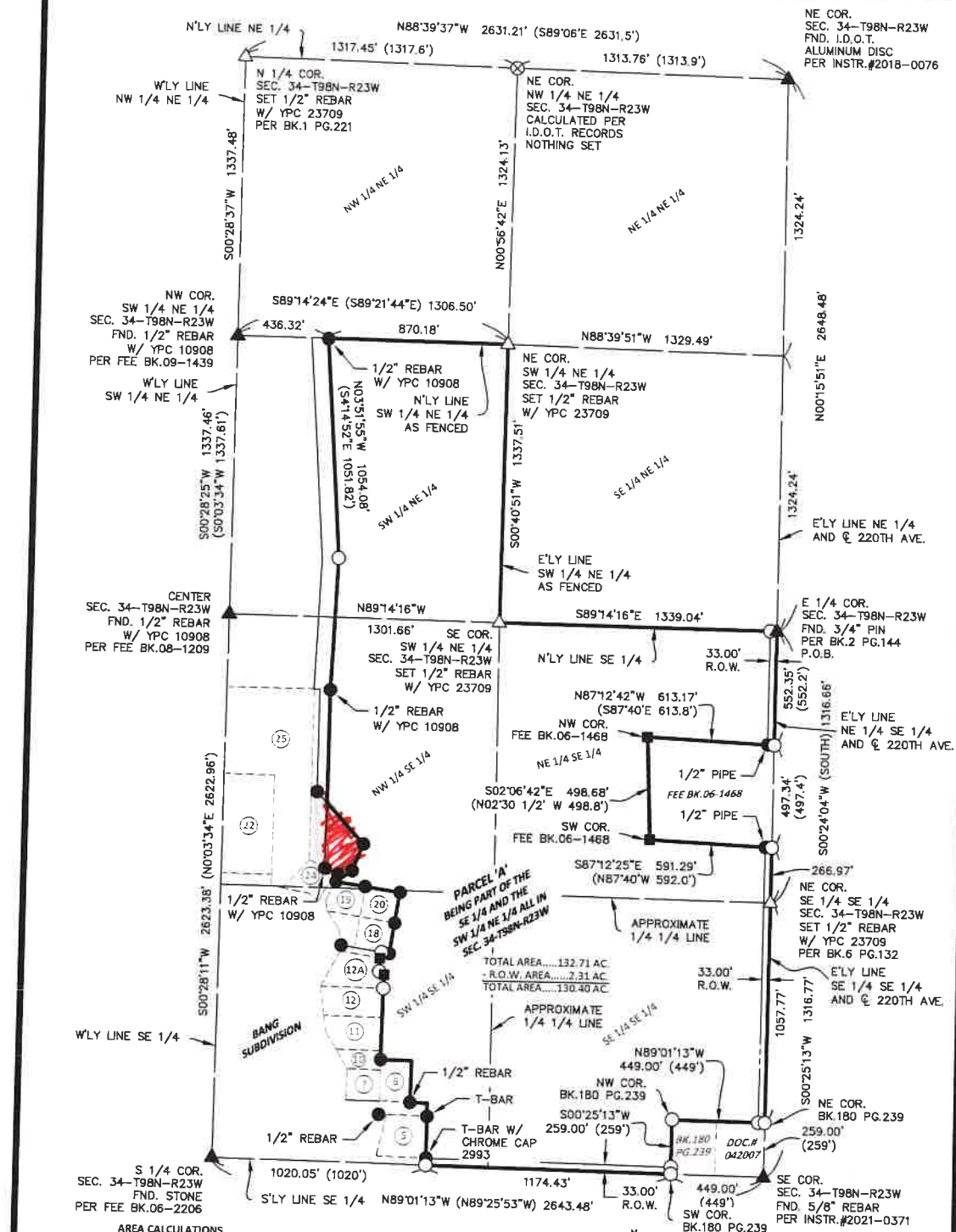
R-23-W

(Landowners)



HANCOCK CO.

# PLAT OF SURVEY



NE COR.  
SEC. 34-T98N-R23W  
FND. I.D.O.T.  
ALUMINUM DISC  
PER INSTR.#2018-0076

NW COR.  
SW 1/4 NE 1/4  
SEC. 34-T98N-R23W  
FND. 1/2\" REBAR  
W/ YPC 10908  
PER FEE BK.09-1439

CENTER  
SEC. 34-T98N-R23W  
FND. 1/2\" REBAR  
W/ YPC 10908  
PER FEE BK.08-1209

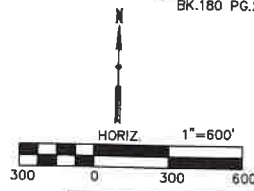
PARCEL 'A'  
BEING PART OF THE  
SE 1/4 AND THE  
SW 1/4 NE 1/4 ALL IN  
SEC. 34-T98N-R23W

**AREA CALCULATIONS**

SW 1/4 SE 1/4 AREA.....23.37 AC. - R.O.W. AREA.....0.23 AC. TOTAL AREA.....23.14 AC.	NE 1/4 SE 1/4 AREA.....33.44 AC. - R.O.W. AREA.....0.62 AC. TOTAL AREA.....32.82 AC.
SE 1/4 SE 1/4 AREA.....37.38 AC. - R.O.W. AREA.....1.46 AC. TOTAL AREA.....35.92 AC.	NW 1/4 SE 1/4 AREA.....23.33 AC.
	SW 1/4 NE 1/4 AREA.....25.19 AC.

**LEGEND**

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2\" REBAR 24\" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND 5/8\" IRON BAR MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED
- ⊗ CALCULATED POSITION NOTHING SET
- Ⓟ LOT NUMBER
- (0.00) RECORD MEASUREMENT
- FOUND 1/4\" ROD



DATE SURVEYED	4-25-24
SCALE:	AS SHOWN
PROJECT NO.:	24243
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 5

**STARK SURVEYING INC.**



**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: 106.71 acres

2023 Program Year

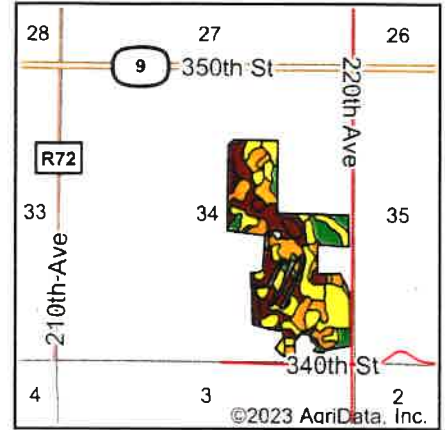
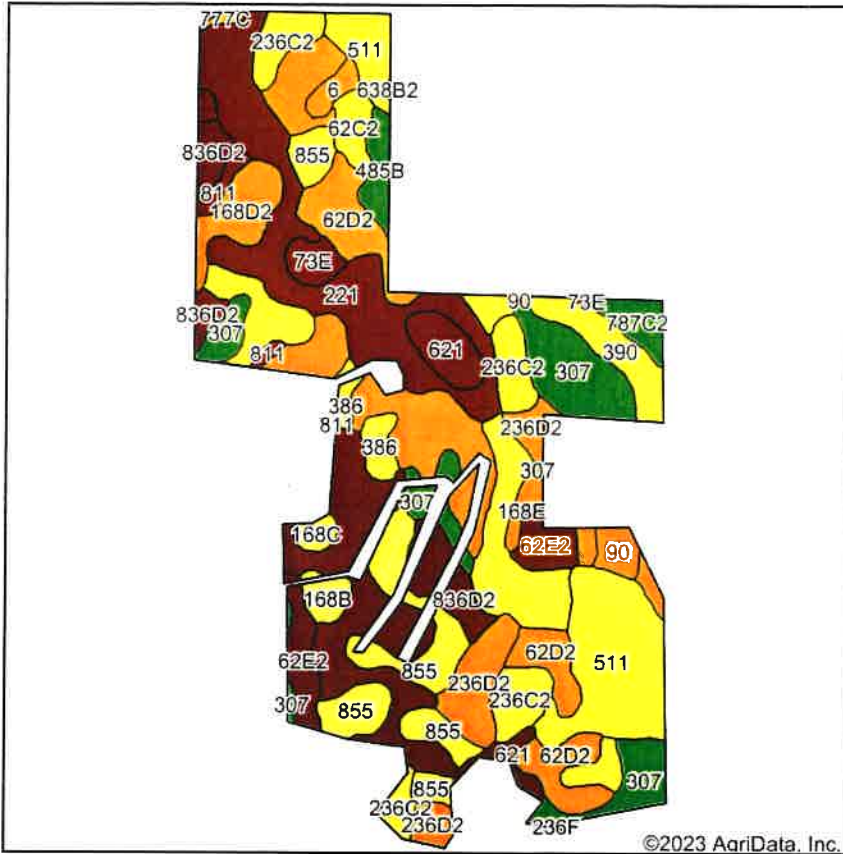
Map Created May 05, 2023

Farm **5531**  
Tract **4702**

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USDA is an equal opportunity provider, employer, and lender.

# Soils Map



State: **Iowa**  
 County: **Winnebago**  
 Location: **34-98N-23W**  
 Township: **Mount Valley**  
 Acres: **106.71**  
 Date: **12/28/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

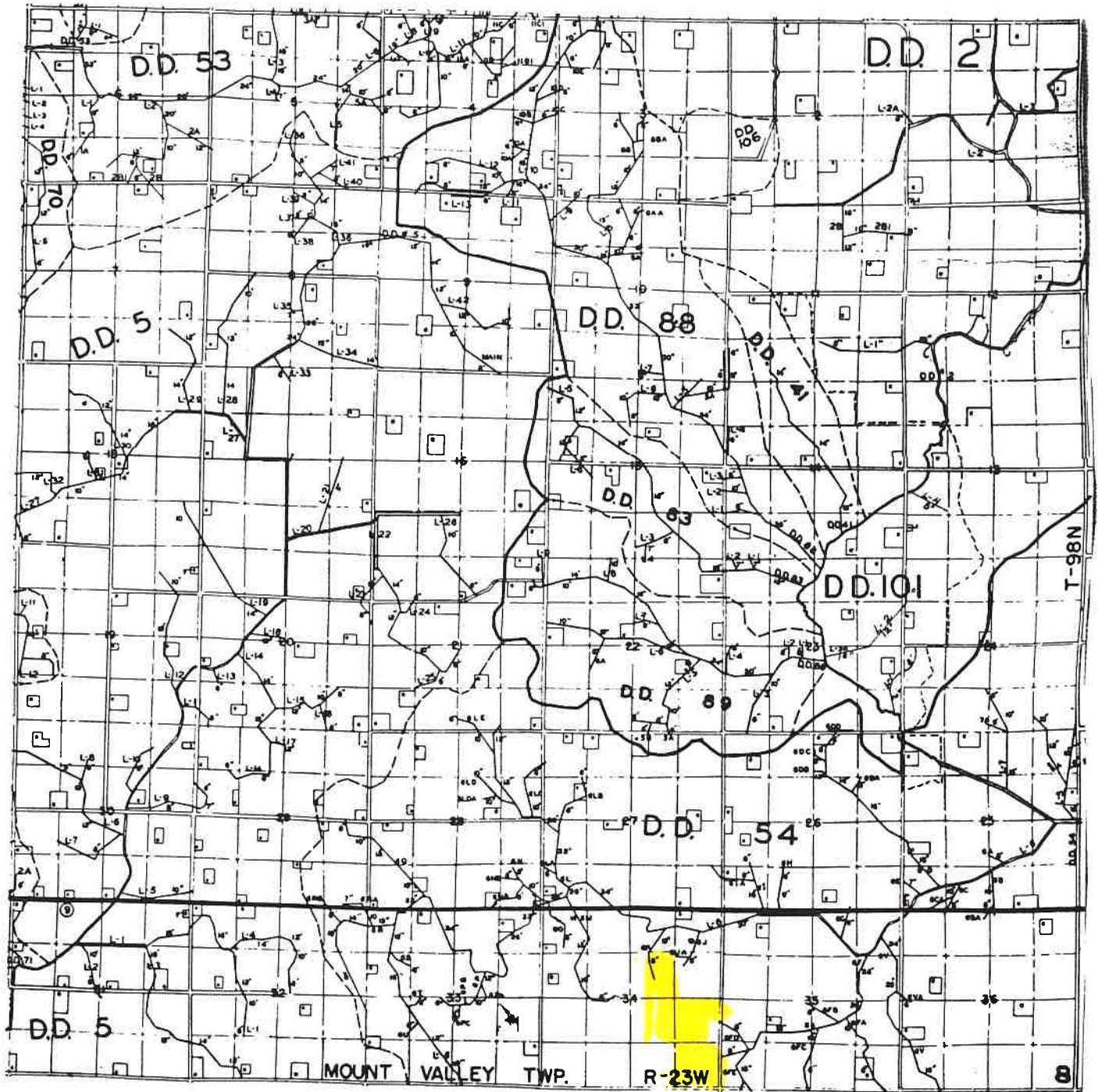
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Area Symbol: IA189, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	12.75	11.9%		IVe	163.2	47.3	49	49	
221	Klossner muck, 0 to 1 percent slopes	12.42	11.6%		IIIw	80.0	23.2	32	49	
836D2	Kilkenny clay loam, 10 to 16 percent slopes, moderately eroded	11.80	11.1%		IVe	171.2	49.6	33	27	
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	9.71	9.1%		IIIw	164.8	47.8	66	54	
307	Dundas silt loam, 0 to 2 percent slopes	8.25	7.7%		IIw	209.6	60.8	81	59	
855	Shorewood silty clay loam, 1 to 3 percent slopes	7.64	7.2%		IIw	80.0	23.2	75	76	
390	Waldorf silty clay loam, 0 to 2 percent slopes	7.28	6.8%		IIw	193.6	56.1	69	67	
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	6.77	6.3%		IVe	140.8	40.8	41	41	
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	5.59	5.2%		IIIe	192.0	55.7	76	59	
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	3.12	2.9%		IVe	116.8	33.9	32	31	
621	Houghton muck, 0 to 1 percent slopes	2.70	2.5%		IIIw	80.0	23.2	19	24	
168D2	Hayden loam, 10 to 22 percent slopes, moderately eroded	2.51	2.4%		IVe	153.6	44.5	42	44	
836C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	2.35	2.2%		IIIe	169.6	49.2	62	39	
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	1.85	1.7%		IIIe	177.6	51.5	64	51	
168E	Hayden loam, 10 to 22 percent slopes	1.38	1.3%		IVe	134.4	39.0	45	36	
386	Cordova clay loam, 0 to 2 percent slopes	1.36	1.3%		IIw	204.8	59.4	77	78	
485B	Spillville loam, 2 to 5 percent slopes	1.29	1.2%		IIe	200.0	58.0	88	85	
787C2	Vinje silty clay loam, 5 to 9 percent slopes, moderately eroded	1.27	1.2%		IIIe	204.8	59.4	82	50	
73E	Hawick gravelly sandy loam, 12 to 20 percent slopes	1.17	1.1%		VIIIs	80.0	23.2	5	5	
811	Muskego soils, 0 to 1 percent slopes	1.09	1.0%		IIIw	80.0	23.2	15		
90	Okoboji mucky silt loam, 0 to 1 percent slopes	1.01	0.9%		IIIw	185.6	53.8	55	59	
168B	Hayden loam, 2 to 6 percent slopes	0.93	0.9%		IIe	203.2	58.9	76	70	
L1213B	Reedslake-Swanlake complex, 3 to 12 percent slopes	0.90	0.8%		IIIe			72		
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.77	0.7%		IIw	168.0	48.7	59	57	
168C	Hayden loam, 6 to 10 percent slopes	0.58	0.5%		IIIe	187.2	54.3	73	56	
777C	Wapsie loam, 5 to 9 percent slopes	0.22	0.2%		IIIe	80.0	23.2	41	33	
<b>Weighted Average</b>						<b>3.15</b>	<b>149.6</b>	<b>43.4</b>	<b>53.5</b>	<b>*</b>



**MOUNT VALLEY TOWNSHIP  
DRAINAGE DISTRICT MAP**

Iowa  
Winnebago

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

FARM: 5531  
Prepared: 2/15/23 2:27 PM  
Crop Year: 2023  
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 Recon Number  
Spit 1100 2009 2009 - 20

Farms Associated with Operator:

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
109.75	106.71	106.71	0.0	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	106.71	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	102.1	126	0.00
<b>Total Base Acres:</b>	102.1		

Tract Number: 4702 Description SE1/4 & S1/2-W1/2-NE1/4-34-98-23  
FSA Physical Location : Winnebago, IA ANSI Physical Location: Winnebago, IA  
BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied Recon Number  
Wetland Status: Tract contains a wetland or farmed wetland 2009 - 19

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
109.75	106.71	106.71	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	106.71	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	102.1	126	0.00
<b>Total Base Acres:</b>	102.1		

Owners: BANG, DOROTHY BARTLEY, BRENDA  
BANG, STEVEN PETERSON, GLORIA  
Other Producers: None

**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.**