



FARMLAND SALE

Severson Farm

Located five miles east of Forest City, Iowa
on 330th St. (Airport Blacktop) and Welch Ave.

72.72 Gross Acres

67.73 Tillable Acres

**N 1/2 NW 1/4 except 5.44 acre building site;
all in Section 11, Ellington Township -
T97N-R23W; Hancock County, Iowa**

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

Asking Price: \$525,000

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

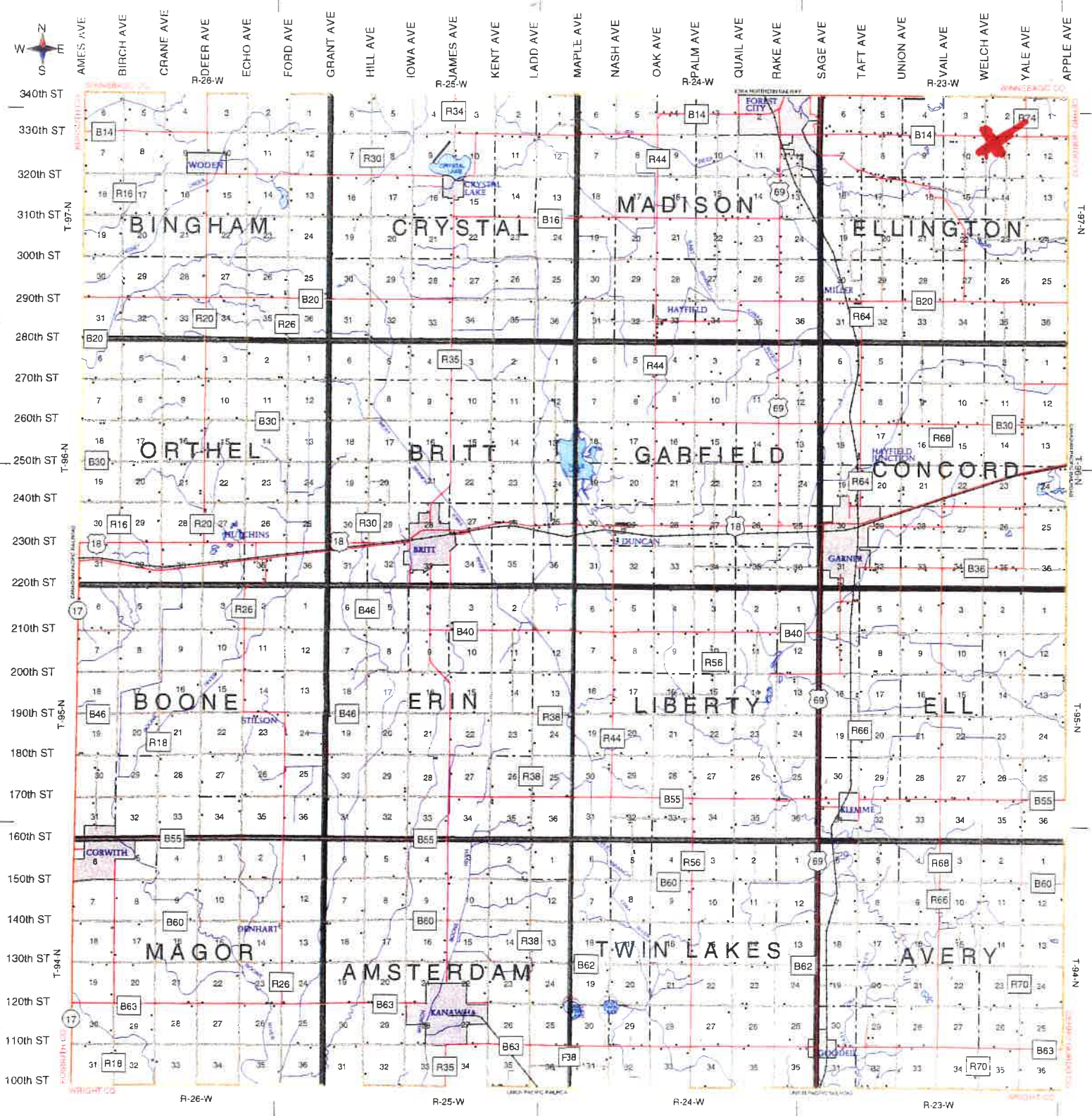
www.benchmarkagribusiness.com · email - fred@benchmarkagribusiness.com

Licensed Real Estate Broker in Iowa and Minnesota



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

HANCOCK COUNTY, IOWA



AMES AVE BIRCH AVE CRANE AVE DEER AVE ECHO AVE FORD AVE GRANT AVE HILL AVE IOWA AVE JAMES AVE KENT AVE LADD AVE MAPLE AVE NASH AVE OAK AVE PALM AVE QUAIL AVE RAKE AVE SAGE AVE TAFT AVE UNION AVE VAIL AVE WELCH AVE YALE AVE APPLE AVE

340th ST
330th ST
320th ST
310th ST
300th ST
290th ST
280th ST
270th ST
260th ST
250th ST
240th ST
230th ST
220th ST
210th ST
200th ST
190th ST
180th ST
170th ST
160th ST
150th ST
140th ST
130th ST
120th ST
110th ST
100th ST

R-26-W R-25-W R-24-W R-23-W

SPECIAL PROVISIONS:

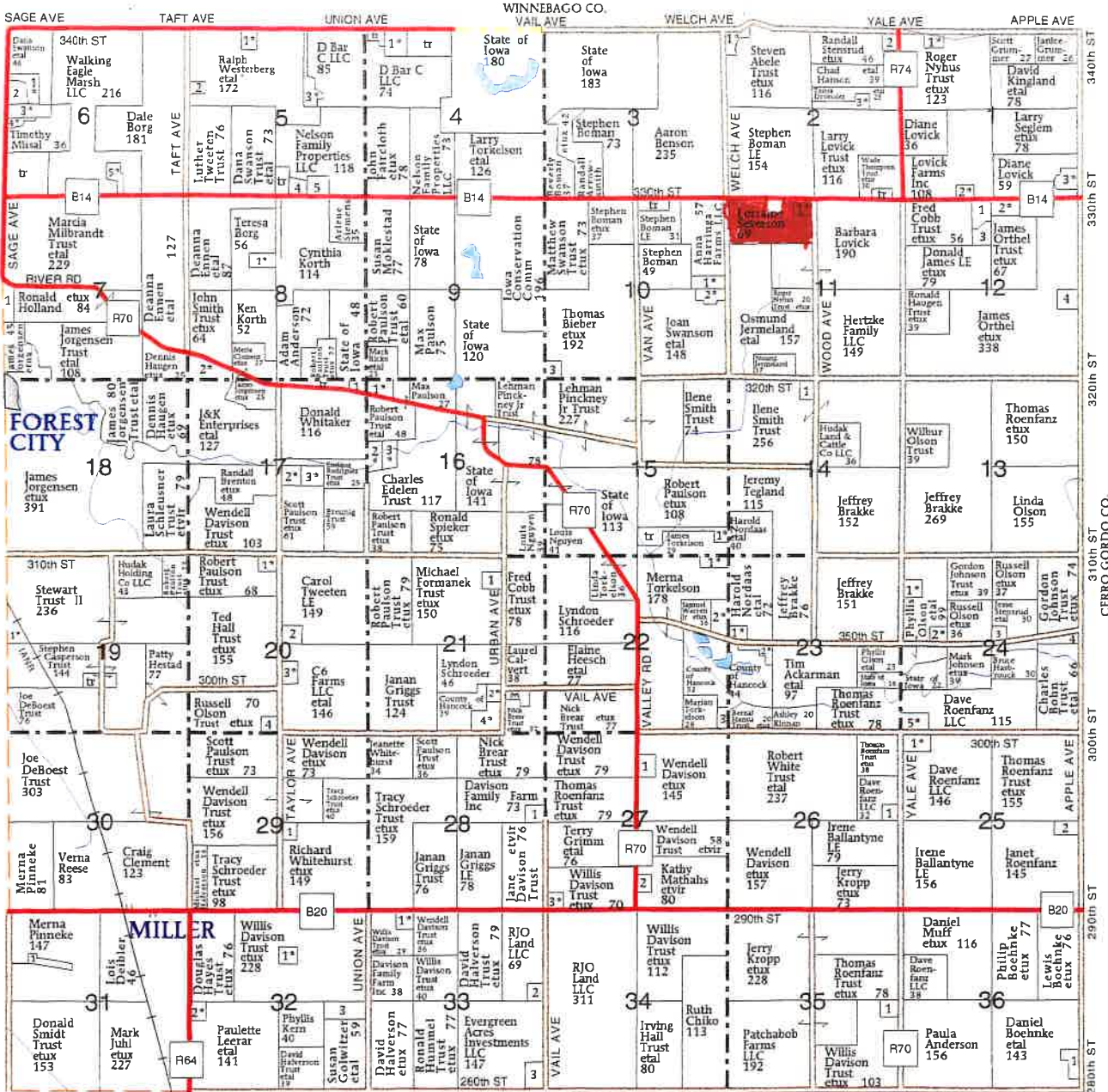
- 1) Closing date is negotiable; prefer 60 +/- days after accepted offer.
- 2) Selling subject to the current cash rent lease on the tillable acres for the balance of the 2026 crop season through February 28, 2027. Cash rent will be prorated to date of closing on the basis of March 1st to February 28th 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 are assumed to coincide with the existing fences and right-of-way lines. Any surveying expenses will be at the buyer's expense. 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 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 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 1st, 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.

T-97-N

ELLINGTON PLAT

R-23-W

(Lar.downers)



CONCORD TWP.

Property Description

SIZE – 72.72 Gross Acres - bare cropland & CRP

LEGAL DESCRIPTION – N ½ NW ¼ except 5.44 acre building site; all in Section 11, Ellington Township -T97N-R23W; Hancock County

REAL ESTATE TAXES - \$1,406.00 - fiscal year payable 2025/2026

TILLABLE ACRES – 67.73 acres with crop history which includes 57.58 planted acres, 10.10 Acres in Conservation Reserve Program (CRP) \$1,929.00 CRP annual payment; expires 2030; Practice CP - #38E2-4D “Gaining Ground for Wildlife”

CSR2 ave. – 55.6

DRAINAGE – FSA Form 156EZ says “wetlands determination is incomplete”. A 16” county tile main passes through the East half. A wetlands determination in May of 1996 called all of the acres with a cropping history PC & NW (Prior Converted & Non- Wetland.) The user of this report should independently verify if this is still a valid determination.

HEL DESIGNATION – Highly erodible (HE). According to the FSA Form 156 EZ, the “Conservation Plan is being actively applied.” The current Conservation Plan still allows a continuous row crop rotation of corn/soybeans with reduced tillage and residue management.

IMPROVEMENTS – None

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

POSSESSION - The 2026 season operator is already in place! 2026 lease @ \$275/acre.

EASEMENTS - Public highway right-of-way along the North side. Power line in the West fence line.

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.

IOWA
HANCOCK
Form: FSA-156EZ



FARM : 913
Prepared : 2/10/26 4:02 PM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MR STEVEN W ABELE
CRP Contract Number(s) : 11760
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
73.11	67.73	67.73	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	57.63	0.00		10.10	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	57.58	2.52	120	0
TOTAL	57.58	2.52		

NOTES

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Tract Number : 666

Description : L2 N2 NW4 11-97-23 ELLINGTON
FSA Physical Location : IOWA/HANCOCK
ANSI Physical Location : IOWA/HANCOCK
BIA Unit Range Number :
CRP Contract Number(s) : 11760
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LORRAINE SEVERSON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
73.11	67.73	67.73	0.00	0.00	0.00	0.00	0.0

IOWA
HANCOCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 913
Prepared : 2/10/26 4:02 PM CST
Crop Year : 2026

Tract 666 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	57.63	0.00	10.10	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	57.58	2.52	120
TOTAL	57.58	2.52	

NOTES

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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, 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 State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 [How to File a Program Discrimination Complaint](#) 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 (12-02-19)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE & ADMIN. LOCATION 19 081	2. SIGN-UP NUMBER 54
CONSERVATION RESERVE PROGRAM CONTRACT <i>MA 2-18-20</i>		3. CONTRACT NUMBER <i>H.S. 2-18-20 11760</i>	4. ACRES FOR ENROLLMENT 10.10
		6. TRACT NUMBER 666	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HANCOCK COUNTY FARM SERVICE AGENCY 255 US HWY 69 S, STE 5 GARNER, IA 50438-8666		8. SIGNUP TYPE: General	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (641) 923-3666			

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; CRP-2; CRP-2C; or CRP-2G.

9A. Rental Rate Per Acre	\$ 191.00	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 1,929.00	A. Tract No	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	665	0002	CP38E-4D	3.86	\$ 525.00
(Item 9C is applicable only when the first year payment is prorated.)		666	0003	CP38E-4D	3.73	\$ 507.00
		666	0006	CP38E-2	2.51	\$ 459.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)				
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) LORRAINE SEVERSON 1005 HIGHWAY 69 N FOREST CITY, IA 50436-1057	(2) SHARE 100.00 %	(3) SIGNATURE (By) <i>Lorraine Severson</i>	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 2-18-20
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 <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 9/15/20
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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 in this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (15 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 7 U.S.C. 9091(2)(c)(B). 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.

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REC'D
FEB 18 2020

HANCOCK CO. FSA
GARNER, IA



United States Department of Agriculture

Gaining Ground for Wildlife CP38E-4D

CRP: Wildlife Plan

Implementation Requirements

Natural Resources Conservation Service

Iowa Conservation Practice 6-15
October 2022

Description

Gaining Ground for Wildlife is a Conservation Reserve Program (CRP) State Acres for Wildlife Enhancement (SAFE) initiative. Gaining Ground SAFE is designed to establish at least two blocks of native grass mixes differing in height (e.g., tall & short) and diversity. This practice is to be established on eligible cropland within 3 miles of existing protected habitats and will benefit a suite of wetland and grassland songbirds with different habitat requirements.

Conservation planners should refer to 2-CRP, Iowa Amendments, Exhibit 11 for specifics.

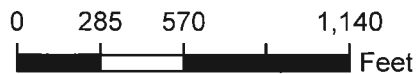
This document will serve as the wildlife plan.

Practice Requirements

- All Gaining Ground for Wildlife contracts will be CP38E-4D (Permanent Wildlife Habitat-Noneasement).
- Habitat blocks/offers must be a minimum of 10 acres if not adjacent to an existing (public or private) wildlife habitat



Pair of Bobolinks/Photo courtesy of USDA

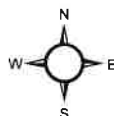


20__ Program Year

Map Created* 2022

Legend

- G9_A 10e du_u_001
- plsk_w_in081
- National_Wetland.SDE.wetlands
- Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



FARM: 913
TRACT: 666

Township, Section
Ellington 11



553.1

0111202000

523.7

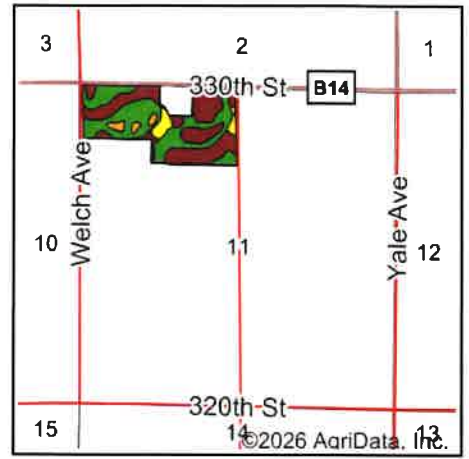
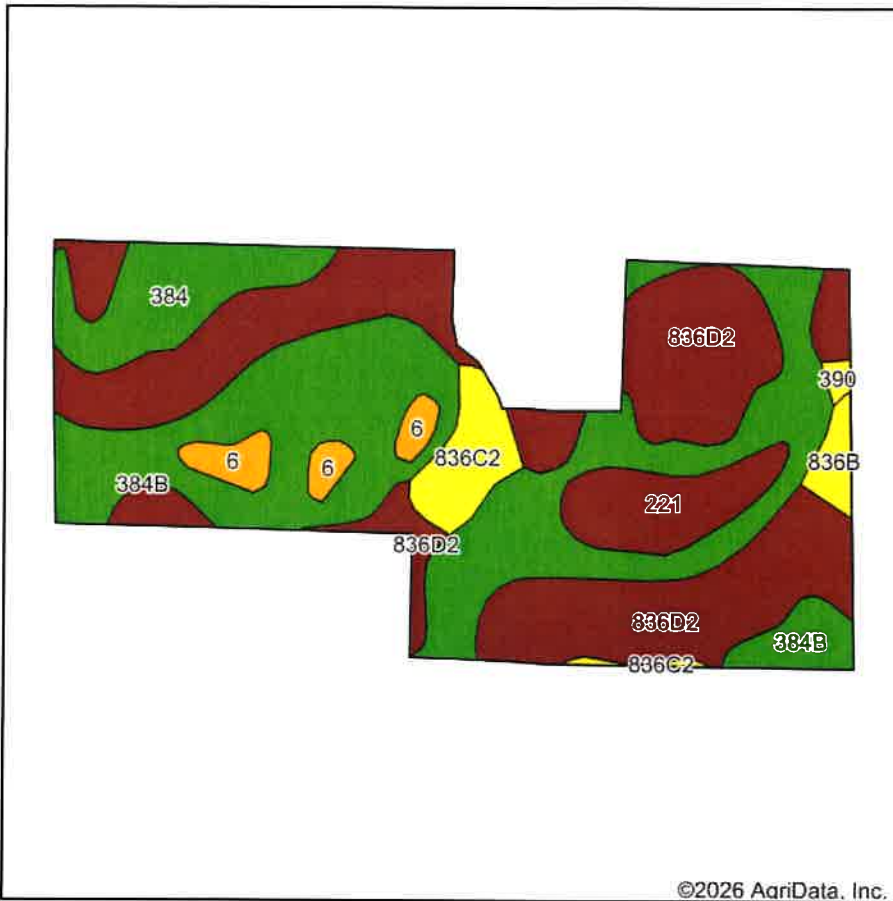
345.6

254.2

516.3

0111201000

Soils Map



State: **Iowa**
 County: **Hancock**
 Location: **11-97N-23W**
 Township: **Ellington**
 Acres: **57.58**
 Date: **2/21/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA081, Soil Area Version: 36

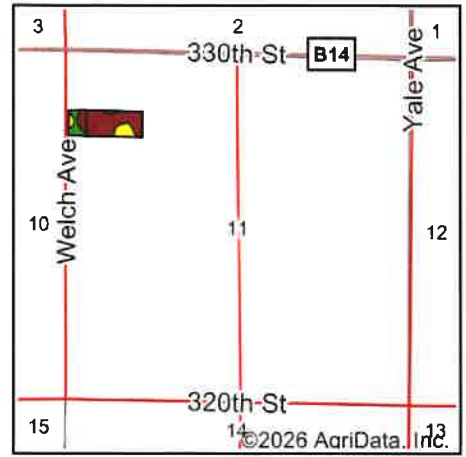
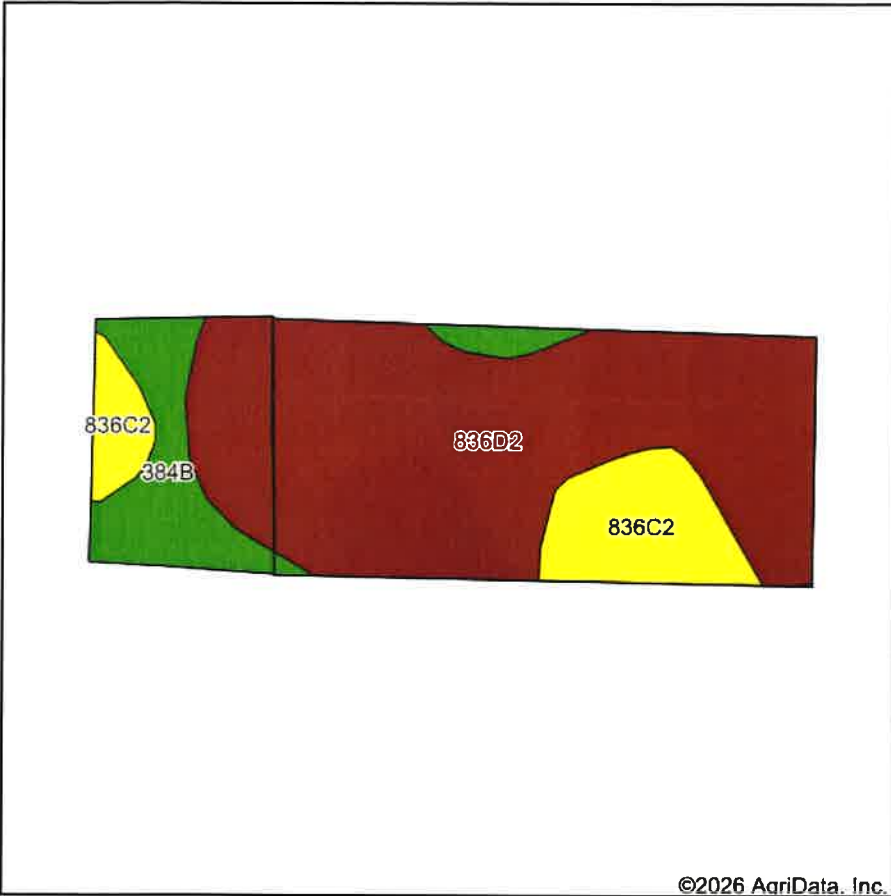
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	
836D2	Kilkenny clay loam, 10 to 16 percent slopes, moderately eroded	23.35	40.4%		IVe	0.0	0.0	33		
384B	Collinwood silty clay loam, 2 to 6 percent slopes	21.57	37.5%		IIe	200.0	58.0	82	69	
384	Collinwood silty clay loam, 1 to 3 percent slopes	4.31	7.5%		IIw	208.0	60.3	82	74	
221	Klossner muck, 0 to 1 percent slopes	3.33	5.8%		IIIw	80.0	23.2	32	49	
836C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	2.37	4.1%		IIIe	177.6	51.5	62	39	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.65	2.9%		IIIw	185.6	53.8	59	57	
836B	Kilkenny clay loam, 2 to 6 percent slopes	0.79	1.4%		IIe	220.8	64.0	69	64	
390	Waldorf silty clay loam, 0 to 2 percent slopes	0.21	0.4%		IIw	193.6	56.1	69	67	
Weighted Average						2.94	111.5	32.3	57.5	*-

**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 Map



State: **Iowa**
 County: **Hancock**
 Location: **11-97N-23W**
 Township: **Ellington**
 Acres: **10.11**
 Date: **2/21/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA081, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	
836D2	Kilkenny clay loam, 10 to 16 percent slopes, moderately eroded	7.11	70.4%		IVe	0.0	0.0	33		
836C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	1.61	15.9%		IIle	177.6	51.5	62	39	
384B	Collinwood silty clay loam, 2 to 6 percent slopes	1.39	13.7%		Ile	200.0	58.0	82	69	
Weighted Average						3.57	55.8	16.2	44.4	*-

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

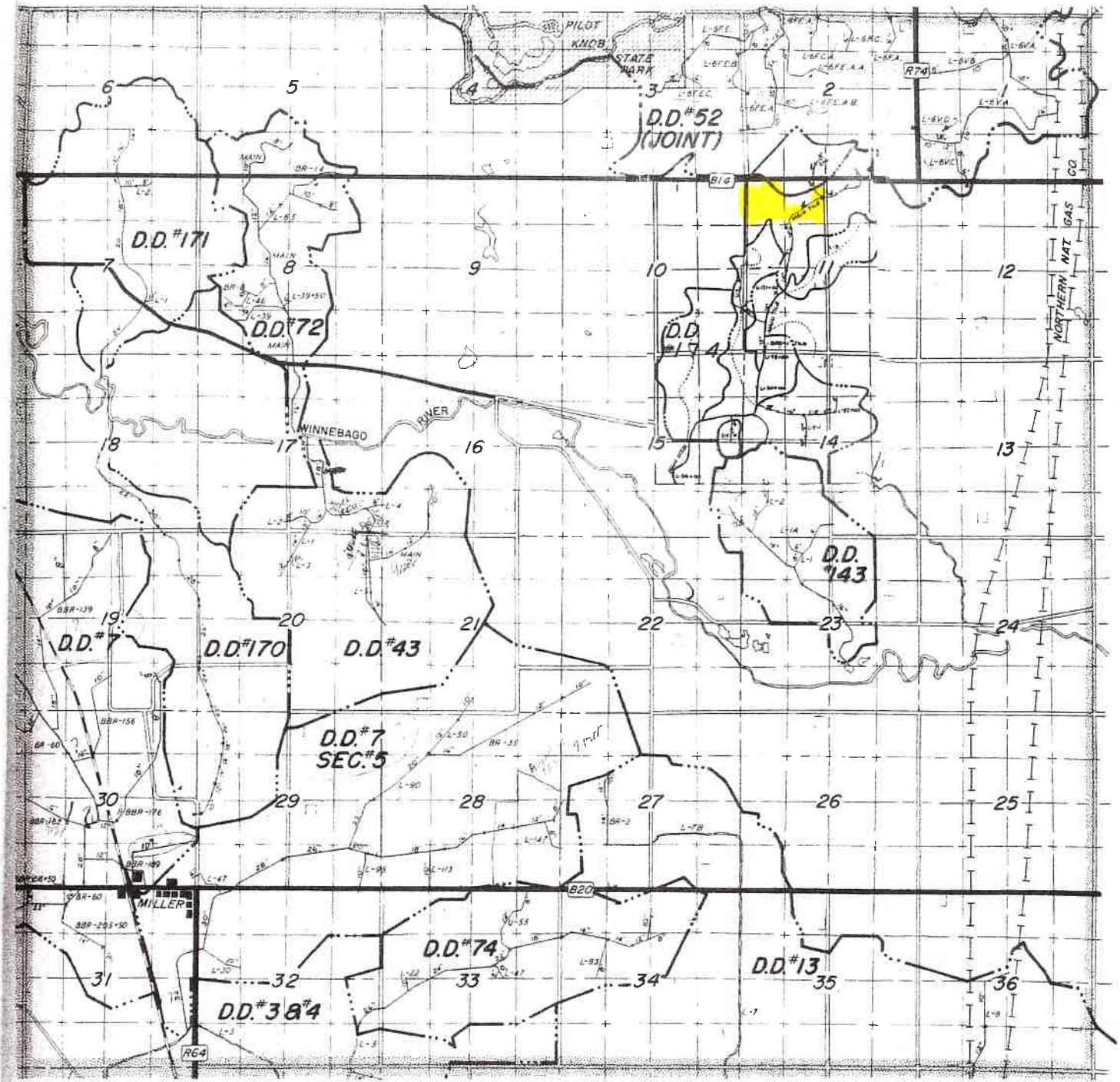
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method



ELLINGTON

T. 97 N. - R. 23 W.



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.