

BLACKHAWK COUNTY FARMLAND

AUCTION



OWNERS ANN & DEAN RIGDON

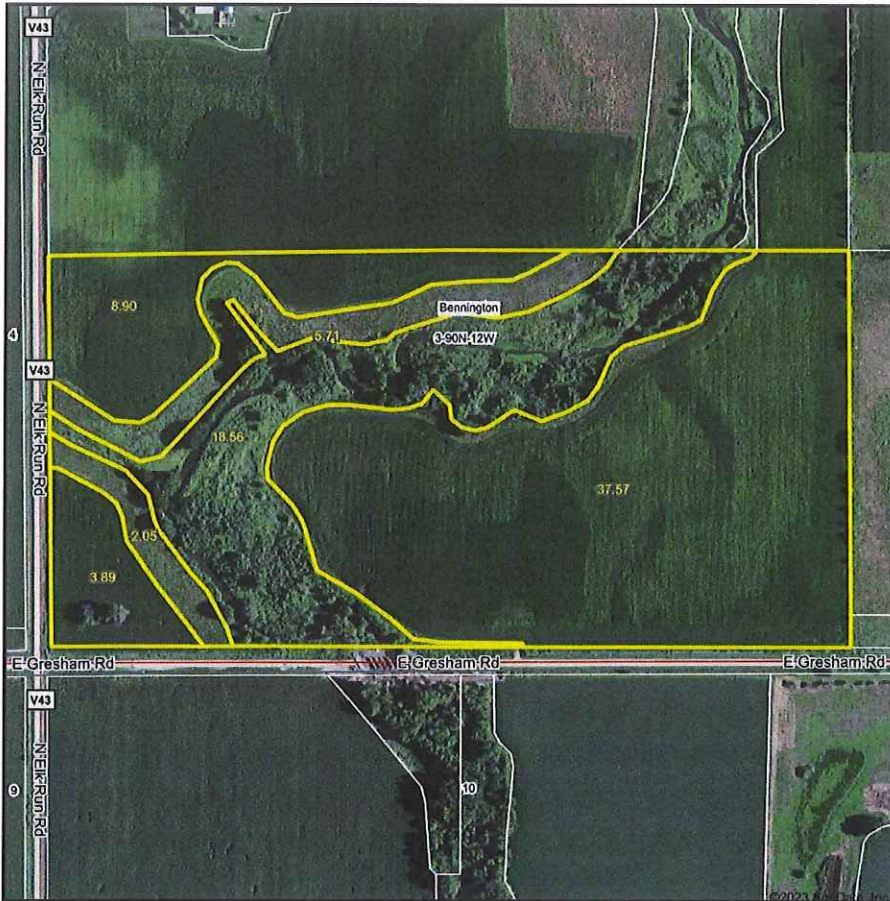
Thursday, March 2nd, 2023 at 10:00 AM

AUCTION HELD AT

115 MAIN ST. - AMERICAN LEGION - DUNKERTON, IA



76.39 TAXABLE ACRES M/L BENNINGTON TOWNSHIP - SECTION 3



**50.36 Tillable Acres m/l
CSR2 66.1**

**18.27 Acres m/l
Creek & Recreational Ground**

**7.76 Acres m/l
Government CRP Acres**

Property will be sold by Taxable Acres.

*Closing Attorney: Nate Miller,
Beecher Law Firm*

*Please call for property disclosure
packet*

Real Estate Broker - Ryan Backes



**BACKES
REAL ESTATE**



BACKES
AUCTIONEERS & REALTY

800 - 876 - 8070

WWW.BACKES-AUCTION.COM | RAYMOND, IA

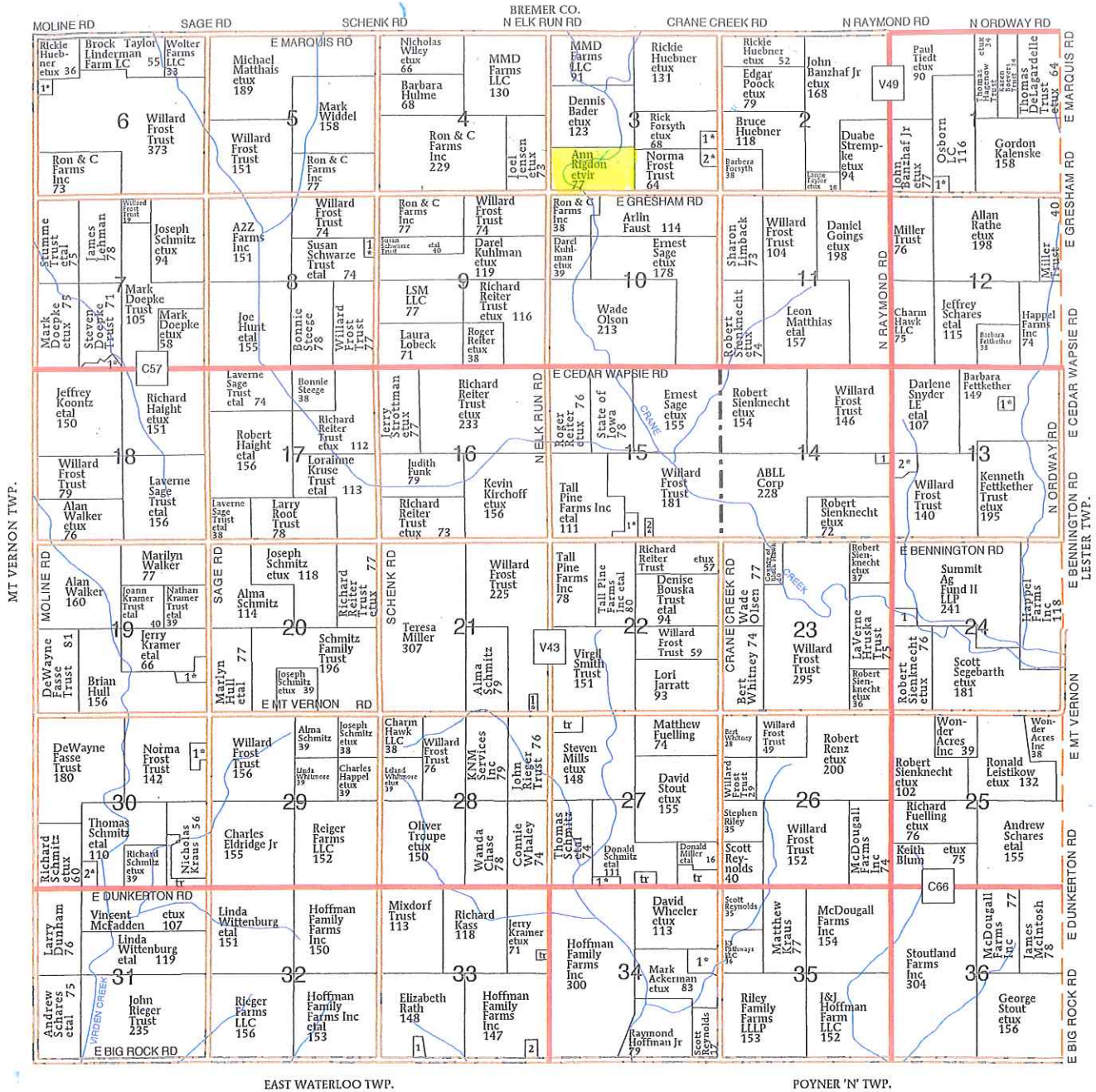
NOTICE: All information in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, lease, and restrictions of record. All sales are presumed to be made by the individual judgment of the purchaser. All property is sold on an "As is-Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All map boundaries are approximate, and photographs used may or may not depict the actual property. All bids will be on a whole dollar amount basis. Seller reserves the right to reject any and all bids. Any announcements made on auction day by the auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the auctioneer. All decisions of the auctioneer are final.

Farmland Auction
Owners: Ann & Dean Rigdon
Thursday March 2, 2023 @ 10:00 AM

Terms and Conditions of Real Estate

1. Properties will be sold by legal description.
2. **Buyer** and **Seller** are each required to sign a Real Estate uniform offer and acceptance and disclosure statement.
3. 10% earnest payment is required day of sale and will be deposited into Backes Realty Trust Account.
4. Balance of the selling price due in full on or before April 3rd, 2023.
5. A merchantable abstract of title and deed will be provided by **Sellers** at the closing.
6. Possession of the real estate will be given at the closing. Farm Tenancy is open for 2023.
7. Property taxes will be prorated to date of closing.
8. Final bid requires **Seller's** approval.
9. **Buyer** acknowledges that he or she have inspected the premises and are bidding on the property in an "as is" condition.
10. Surveying of the property lines will be responsibility of the **Buyer**.
11. The Assessed Valuations for all 4 parcels as shown in the Black Hawk County Court House for 2022 are \$69,690.00 dollars. Net taxes are \$1,681.51 dollars. Listed below are the parcel numbers.
Parcel 901203351002 Assessment \$30,830.00 – Net Taxes \$743.88 dollars.
Parcel 901203376002 Assessment \$38,860.00 – Net Taxes \$937.63 dollars.
12. When the bidding is "Closed" or "Suspended" by the auctioneer for any reason, the bidding will resume when all pertinent information has been determined.
13. Backes Auctioneers or Backes Realty LLC assumes no responsibility of the accuracy of the information herein, although the information was obtained from sources considered to be reliable.

(Landowners)



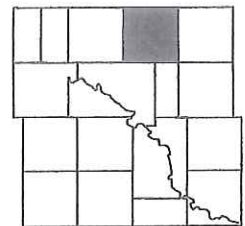
- BENNINGTON TOWNSHIP**
- SECTION 1**
1. Heiple, Robert etux 5
- SECTION 3**
1. Forsyth, Christopher etux 11
2. Nading, Scott etux 13

- SECTION 6**
1. Bentley, Michael etux 6
- SECTION 7**
1. Doepke, Mark etux 9
- SECTION 8**
1. Steege, Darin etux 6
- SECTION 13**
1. Back, Michael etux 7

2. Stafford, Joe etux 15
- SECTION 14**
1. Tall Pine Farms Inc 6
- SECTION 15**
1. Bierman, Larry etux 8
2. Moeller, Stephanie etvir 6
- SECTION 19**
1. Murch, Maynard etux 13

- SECTION 21**
1. McCoy, Jon etux 6
- SECTION 24**
1. County of Black Hawk 8
- SECTION 27**
1. Bouck, Daniel etal 5
- SECTION 30**
1. Sage, Thomas etux 14

2. Curry, Robert etux 9
- SECTION 33**
1. Kramer, Julie 9
2. Bartholomew Trust, Joseph 7
- SECTION 34**
1. Lewis, Jason etux 15



Iowa
Regional
Utilities
Association

1351 Iowa Speedway Drive; Newton, IA
(641) 792-7011/800-400-6066

205 C Avenue; Grundy Center, IA
(319) 824-5920

Providing quality rural water and wastewater services to central and northeast Iowa

Iowa
Black Hawk

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

Prepared: 1/23/23 9:50 AM
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: BADER, DENNIS
Farm Identifier:

Farms Associated with Operator:
6309, 6310

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11829, 11806, 11776

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
199.24	152.95	152.95	0.0	0.0	0.0	37.09	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	115.86	0.0	0.0	0.0				

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	115.8	154	14.10
Total Base Acres:	115.8		

Tract Number: 1804 Description: Section 3 - Bennington
 FSA Physical Location : Black Hawk, IA ANSI Physical Location: Black Hawk, IA
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Wetland determinations not complete
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
122.56	94.79	94.79	0.0	0.0	0.0	29.29	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	65.5	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	65.5	154	14.10				
Total Base Acres:	65.5						

Owners: BADER, DENNIS BADER, PAMELA
 Other Producers: None

Iowa
Black Hawk

U.S. Department of Agriculture
Farm Service Agency

Prepared: 1/23/23 9:50 AM
Crop Year: 2023

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 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.

Tract Number: 6853 Description Section 3 - Bennington

FSA Physical Location : Black Hawk, IA ANSI Physical Location: Black Hawk, IA

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
76.68	58.16	58.16	0.0	0.0	0.0	7.8	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	50.36	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	50.3	154	0.00
Total Base Acres:	50.3		

Owners: RIGDON, ANN RIGDON, DEAN
Other Producers: None

CRP-1 (12-02-19)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
		19 013	53
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER	4. ACRES FOR ENROLLMENT
		11806	7.80
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BLACK HAWK COUNTY FARM SERVICE AGENCY 2950 SOUTHLAND DRIVE SUITE 1 WATERLOO, IA 50701-9019	6. TRACT NUMBER	7. CONTRACT PERIOD	
	6853	FROM: (MM-DD-YYYY)	TO: (MM-DD-YYYY)
		10-01-2020	09-30-2030
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (319) 296-3185	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; CRP-2; CRP-2C; or CRP-2G.

9A. Rental Rate Per Acre	\$ 174.08	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 1,358.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	6853	0004	CP21	2.10	\$ 292.00
(Item 9C is applicable only when the first year payment is prorated.)		6853	0005	CP21	5.70	\$ 792.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)						
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) ANN RIGDON 3629 MCSTAY RD JESUP, IA 50648-9697	(2) SHARE 100.00 %	(3) SIGNATURE (By) <i>Ann L. Rigdon</i>	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) <i>06/03/2020</i>		
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DEAN RIGDON 3629 MCSTAY RD JESUP, IA 50648-9697	(2) SHARE 0.00 %	(3) SIGNATURE (By) <i>Dean Rigdon</i>	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) <i>06/03/2020</i>		
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) <i>5/28/2020</i>
------------------	--	--

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 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.

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.

RECEIVED

JUN 09 2020

BLACK HAWK CO FSA



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: 58.16 acres

2022 Program Year

Map Created March 16, 2022

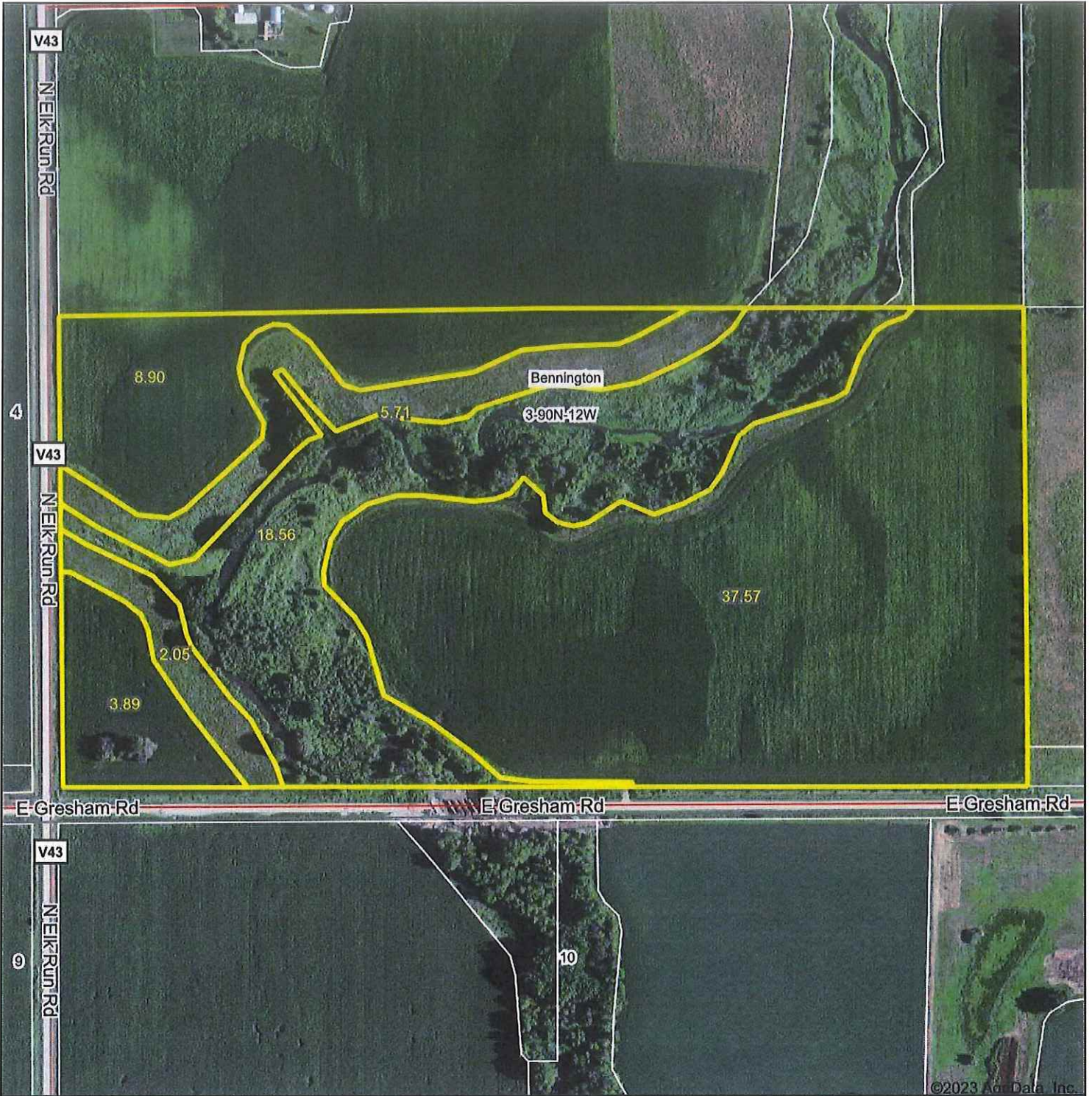
Farm **3320**

Tract **6853**

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.

Aerial Map



Map Center: 42° 37' 50.17, -92° 15' 12.77



3-90N-12W
Black Hawk County
Iowa

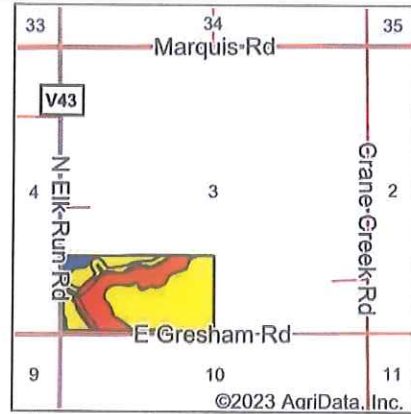
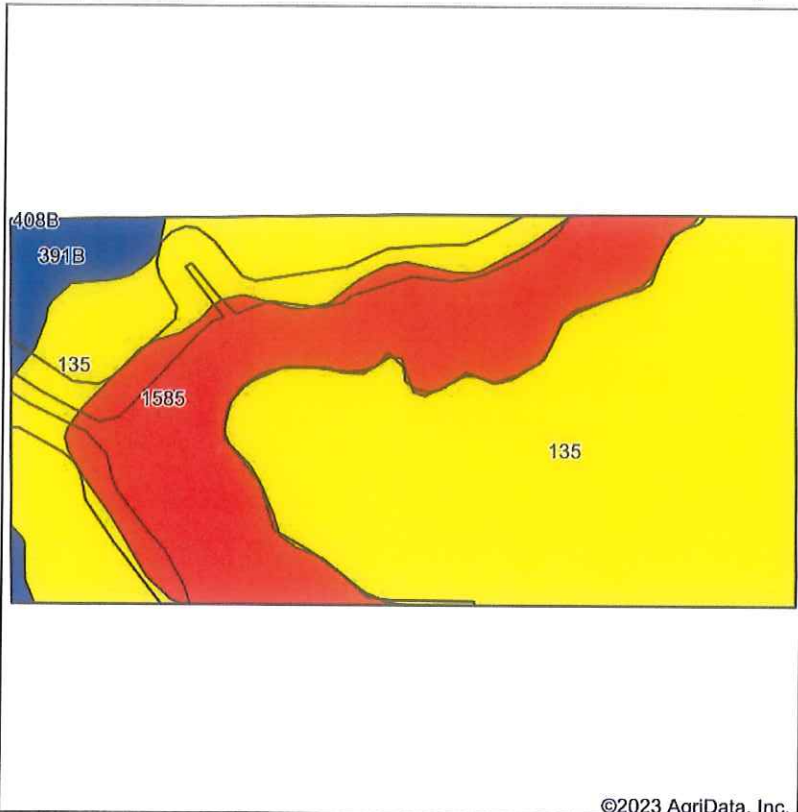


2/6/2023

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

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

Soils Map



State: Iowa
 County: Black Hawk
 Location: 3-90N-12W
 Township: Bennington
 Acres: 76.68
 Date: 1/24/2023

Maps Provided By:




 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

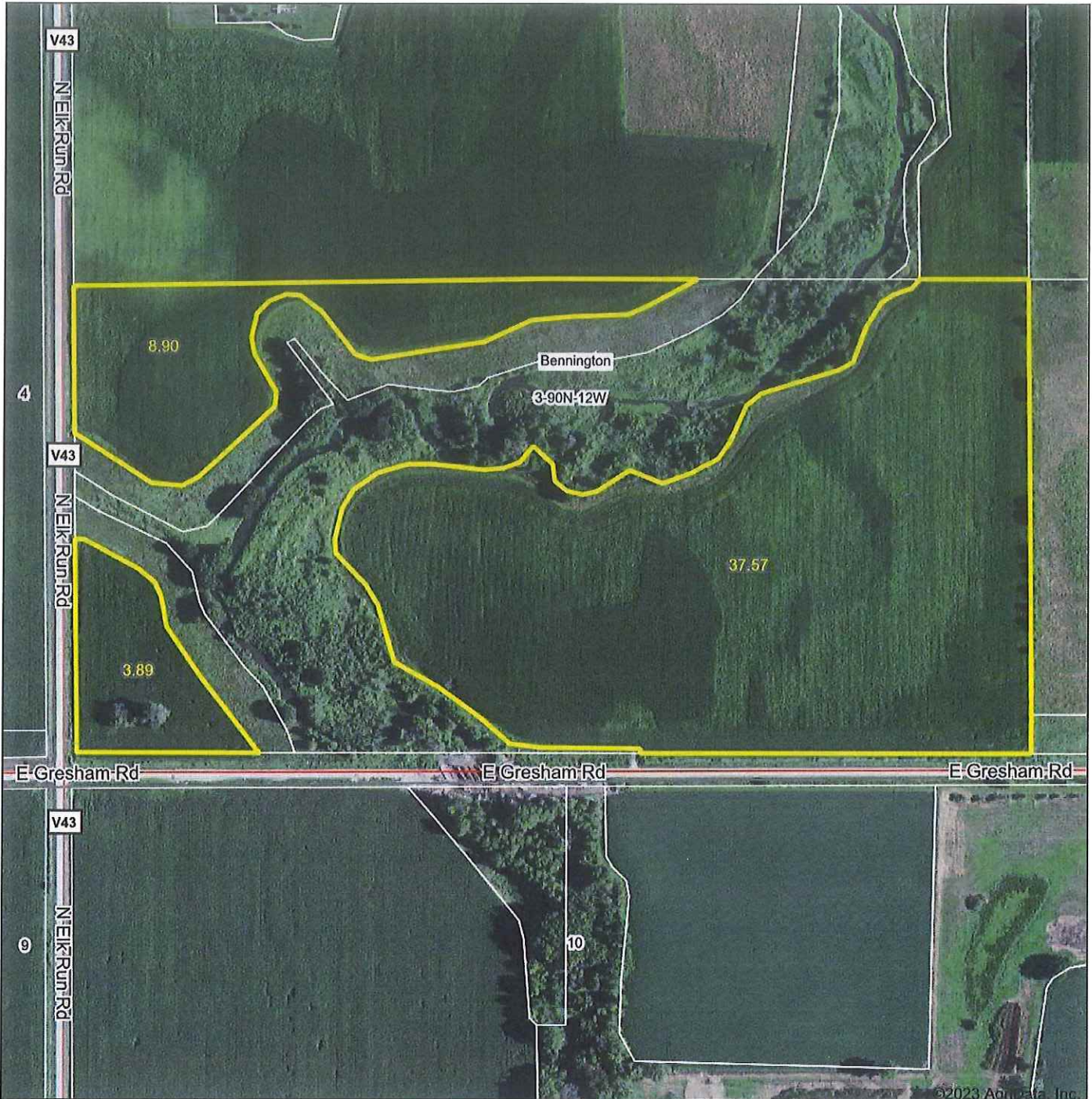
Area Symbol: IA013, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	52.33	68.2%		Ilw	65	80
1585	Spillville-Coland-Shandep complex, 0 to 2 percent slopes, frequently flooded	21.12	27.5%		Vw	5	5
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.23	4.2%		Ilw	87	72
Weighted Average						2.83	49.4

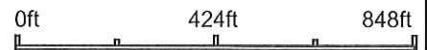
**IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

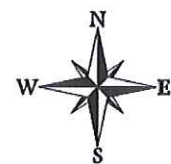
Aerial Map



Map Center: 42° 37' 49.27, -92° 15' 13.05



3-90N-12W
Black Hawk County
Iowa

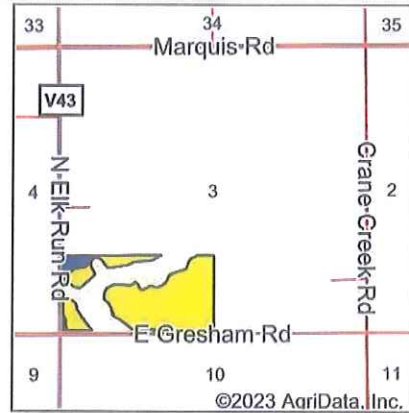
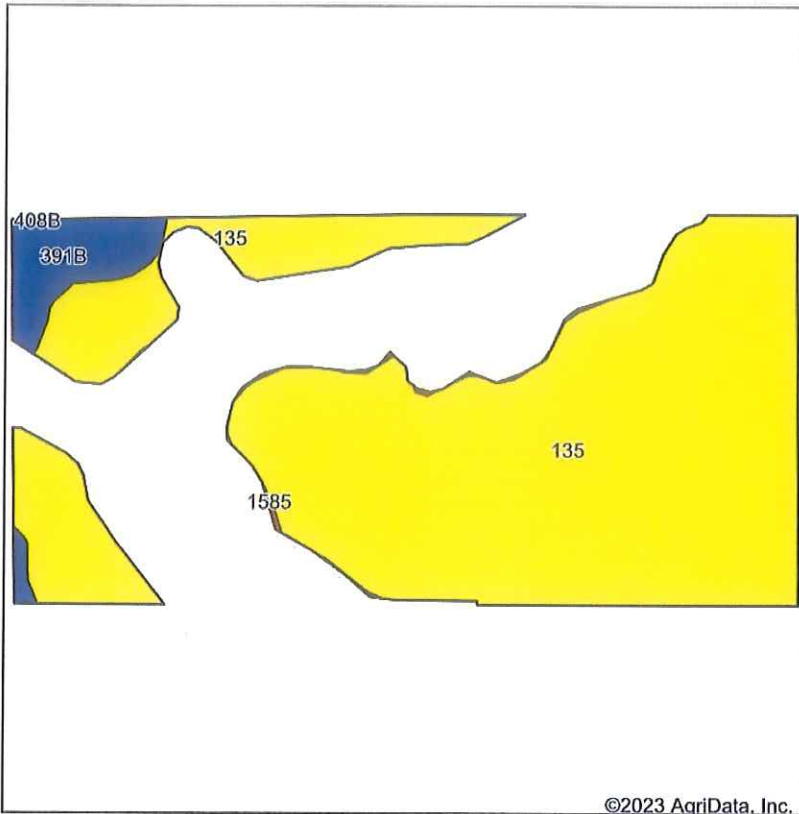


1/24/2023

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

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

Soils Map



State: **Iowa**
 County: **Black Hawk**
 Location: **3-90N-12W**
 Township: **Bennington**
 Acres: **50.36**
 Date: **1/24/2023**

Maps Provided By:



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

Area Symbol: IA013, Soil Area Version: 30

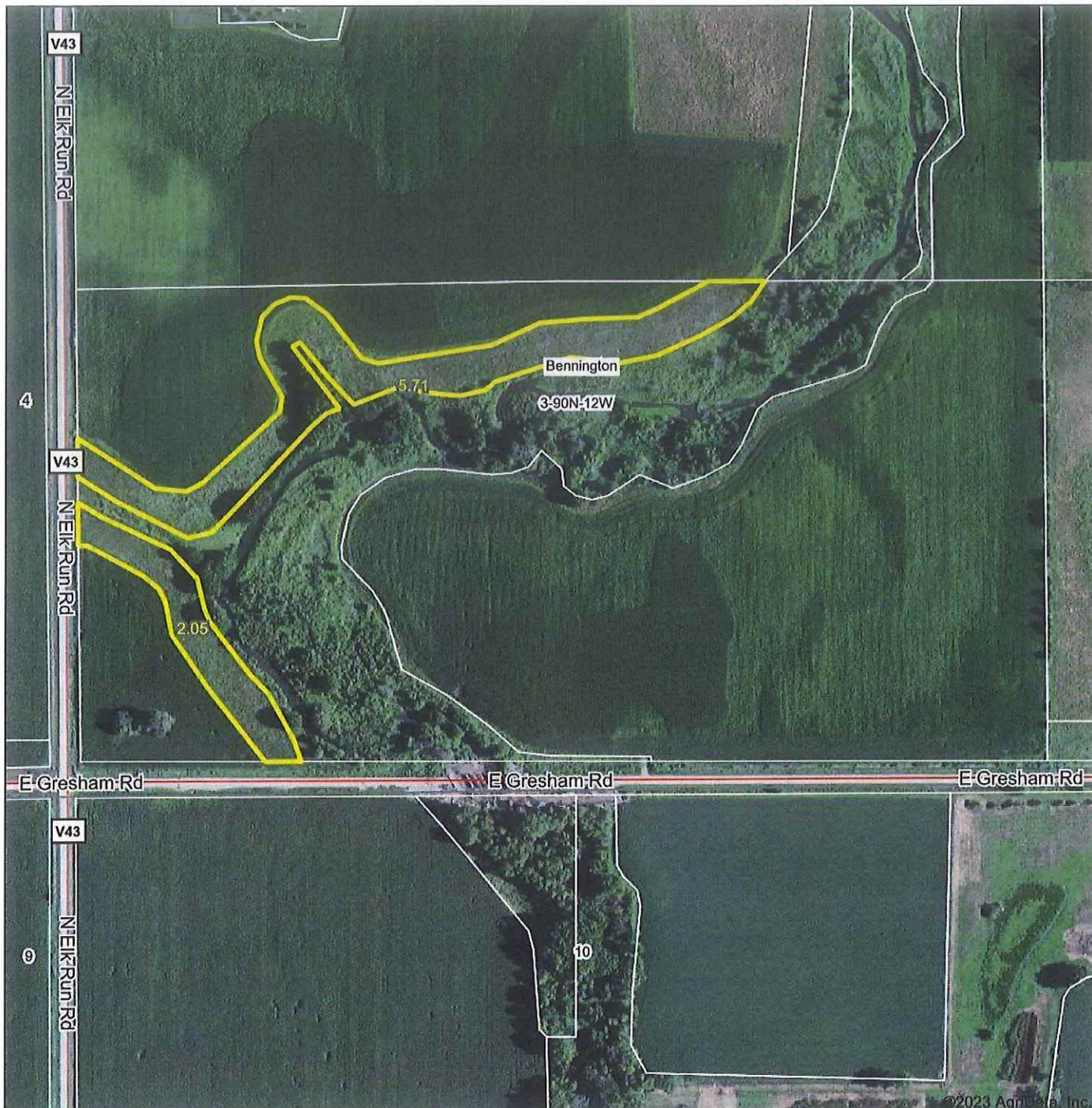
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	47.00	93.3%		Ilw	65	80	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.13	6.2%		Ilw	87	72	
1585	Spillville-Coland-Shandep complex, 0 to 2 percent slopes, frequently flooded	0.23	0.5%		Vw	5	5	
Weighted Average						2.01	66.1	79.2

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

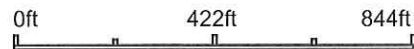
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

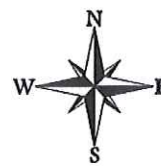
Aerial Map



Map Center: 42° 37' 49.27, -92° 15' 13.16



3-90N-12W
Black Hawk County
Iowa



1/24/2023

Maps Provided By:



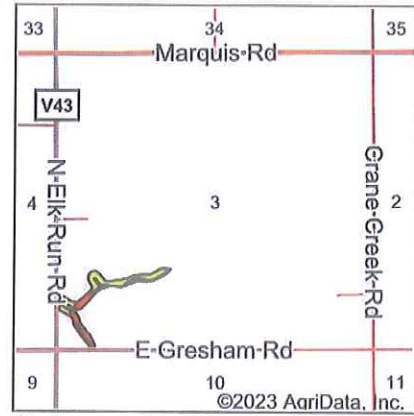
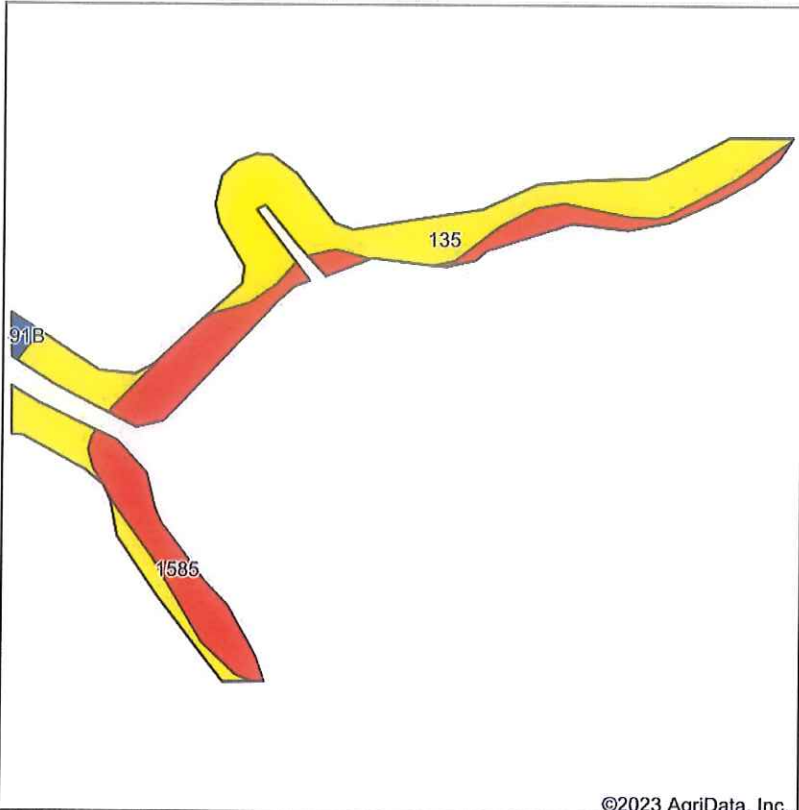
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2021

www.AgriDataInc.com

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

Soils Map



State: Iowa
 County: Black Hawk
 Location: 3-90N-12W
 Township: Bennington
 Acres: 7.76
 Date: 1/24/2023

Maps Provided By:




 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

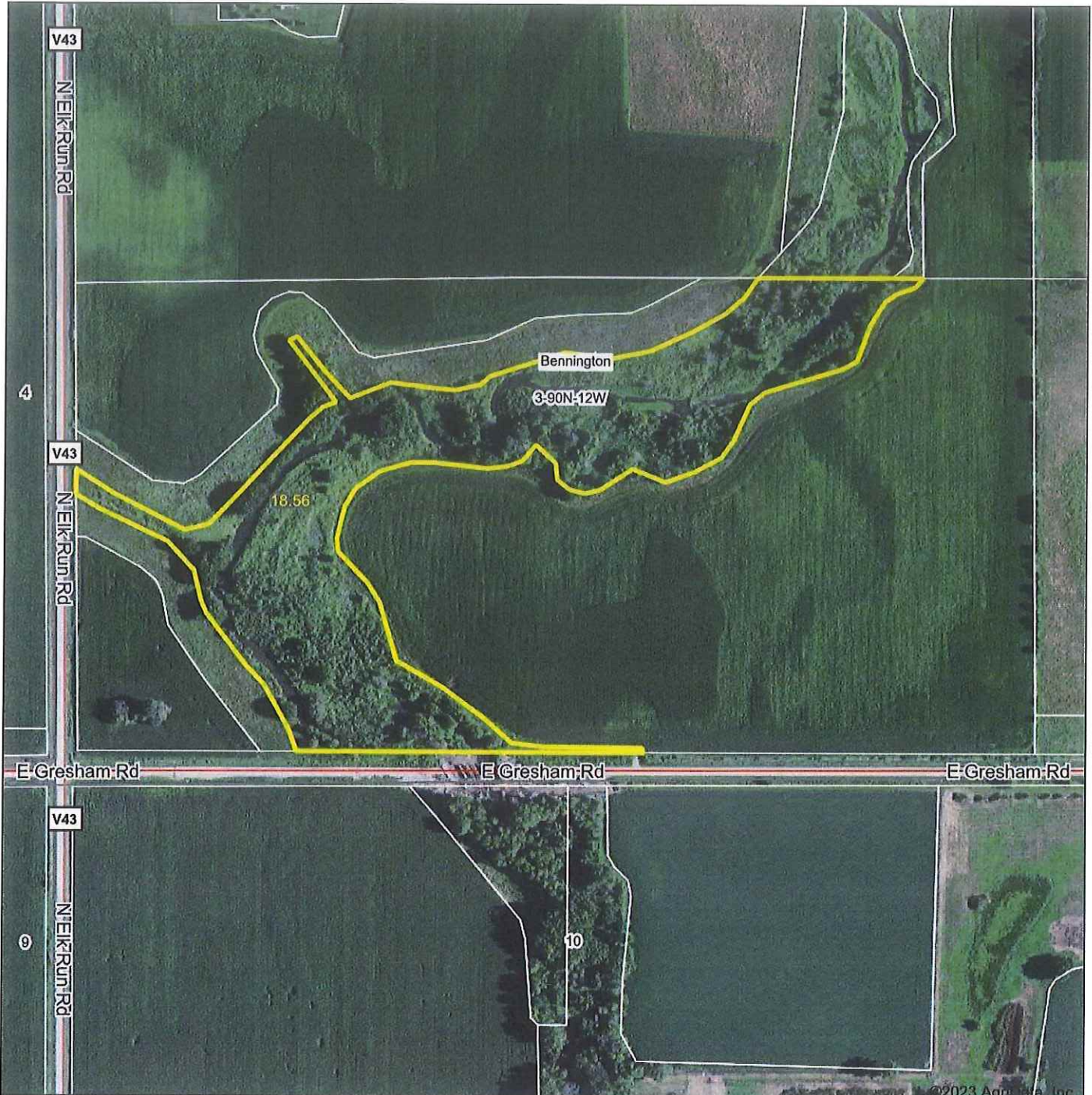
©2023 AgriData, Inc.

Area Symbol: IA013, Soil Area Version: 30

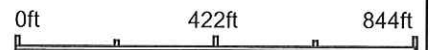
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.69	60.4%		Ilw	65	80	
1585	Spillville-Coland-Shandep complex, 0 to 2 percent slopes, frequently flooded	2.98	38.4%		Vw	5	5	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.09	1.2%		Ilw	87	72	
Weighted Average						3.15	42.2	51.1

**IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Aerial Map



Map Center: 42° 37' 49.27, -92° 15' 13.16



3-90N-12W
Black Hawk County
Iowa

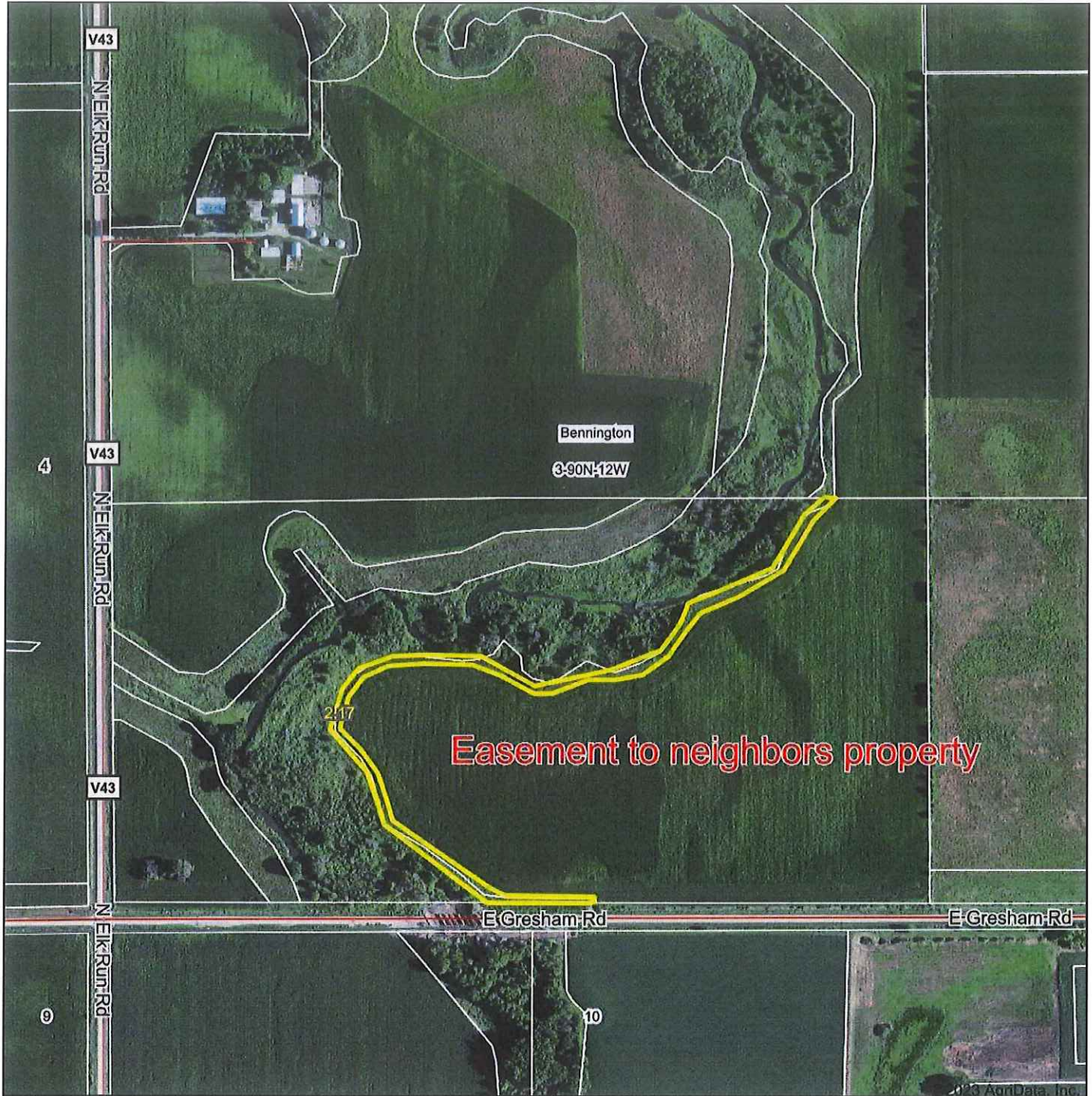


1/24/2023

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

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

Aerial Map



Map Center: 42° 37' 54.94, -92° 15' 11.64



3-90N-12W
Black Hawk County
Iowa



2/8/2023

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

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