

# LAND AUCTION

148 Acres m/l Howard Co., IA

THURSDAY, July 18th, 2024 10:00AM  
SALE SITE: Featherlite Center, Cresco, Iowa



**BURKE REAL ESTATE**

**124 N. Elm St.**

**Cresco, IA 52136**

**Steven Burke (507)251-0644**

**Steven Burke**

Broker Associate  
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Licensed in Iowa and Minnesota



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### **PARCEL BREAKDOWN**

**Property will sell in the way that creates the highest net price.**

**PARCEL #1**— 100 Acres m/l—93.8 Acres tillable

**PARCEL #2**— 20 Acres m/l— 18.8 Acres tillable

**PARCEL #3**— 28 Acres m/l— 7 Acres tillable and 11.2 Acres CRP

**PARCELS #1, #2 & #3** - 148 Acres m/l— 119.6 Acres tillable and  
11.2 Acres CRP

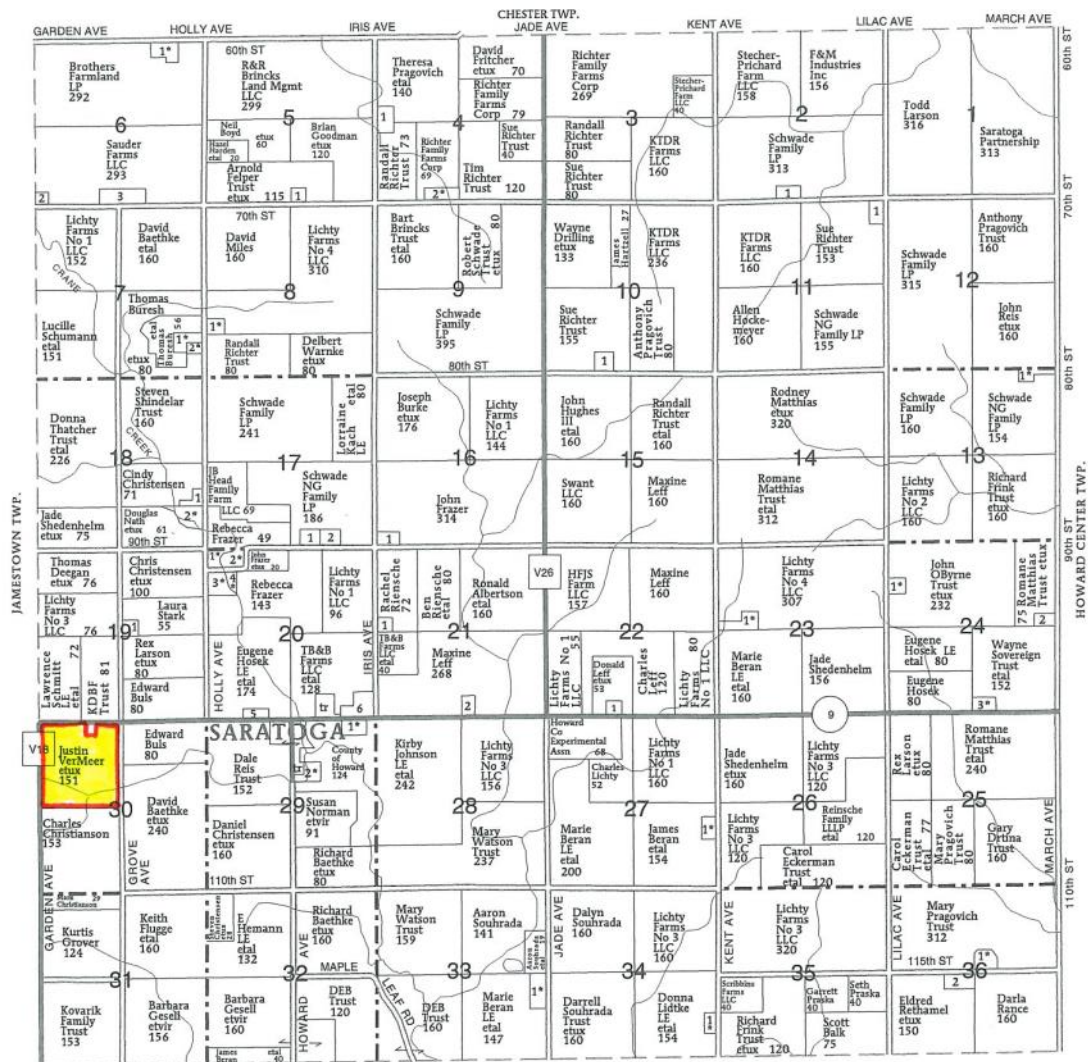
**Farm will be offered in three parcels, any combination  
of parcels or as a whole.**



T-99-N

# SARATOGA PLAT

R-13-W





## **PARCEL #1**

### **100 Acres more or less**

93.8 Acres m/l tillable

Average CSR2: 65.6

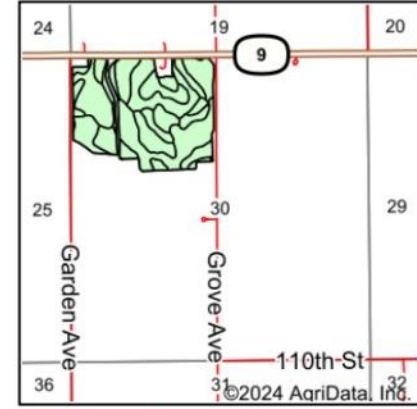
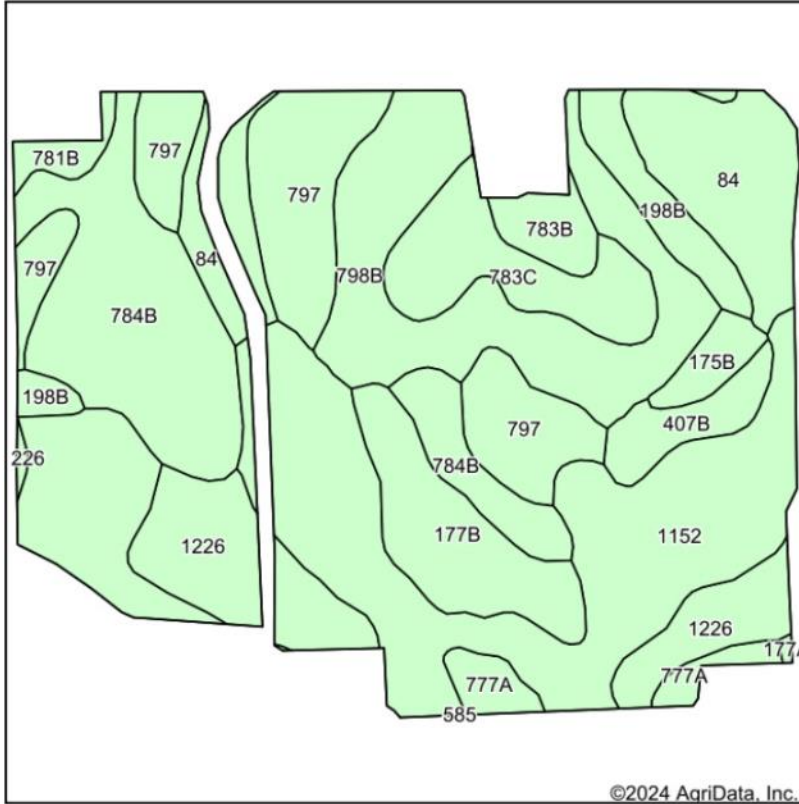
Estimated Real Estate Taxes: \$2,169

**Bid dollar per surveyed acre.**





# Soils Map



State: **Iowa**  
 County: **Howard**  
 Location: **30-99N-13W**  
 Township: **Saratoga**  
 Acres: **93.8**  
 Date: **6/17/2024**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA089, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	23.33	24.6%		Ilw	54	66	60
784B	Riceville loam, 1 to 4 percent slopes	12.53	13.4%		Ilw	68	50	71
798B	Protivin loam, 1 to 4 percent slopes	11.84	12.6%		Ile	61	55	64
797	Jameston silty clay loam	10.37	11.1%		Ilw	73	55	90
84	Clyde silty clay loam, 0 to 3 percent slopes	7.76	8.3%		Ilw	88	73	85
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	7.67	8.2%		Ils	59	70	60
177B	Saude loam, 2 to 5 percent slopes	5.28	5.6%		Ils	55	58	60
783C	Cresco loam, 5 to 9 percent slopes	4.87	5.2%		Ille	81	45	84
198B	Floyd loam, 1 to 4 percent slopes	2.88	3.1%		Ilw	89	78	88
407B	Schley silt loam, 1 to 4 percent slopes	2.02	2.2%		Ilw	81	70	85
777A	Wapsie loam, 0 to 2 percent slopes	1.67	1.8%		Ils	55	58	42
783B	Cresco loam, 2 to 5 percent slopes	1.49	1.6%		Ile	73	65	63
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.19	1.3%		Ille	50	55	36
781B	Lourdes loam, 2 to 5 percent slopes	0.83	0.9%		Ile	68	60	61
177A	Saude loam, 0 to 2 percent slopes	0.07	0.1%		Ils	60	63	62
Weighted Average					2.06	65.6	60.7	*n 69.4

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

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



## **PARCEL #2**

### **20 Acres more or less**

18.8 Acres m/l tillable

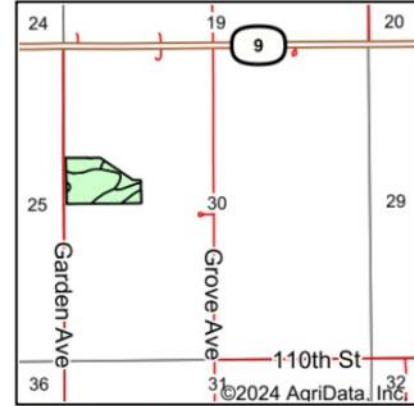
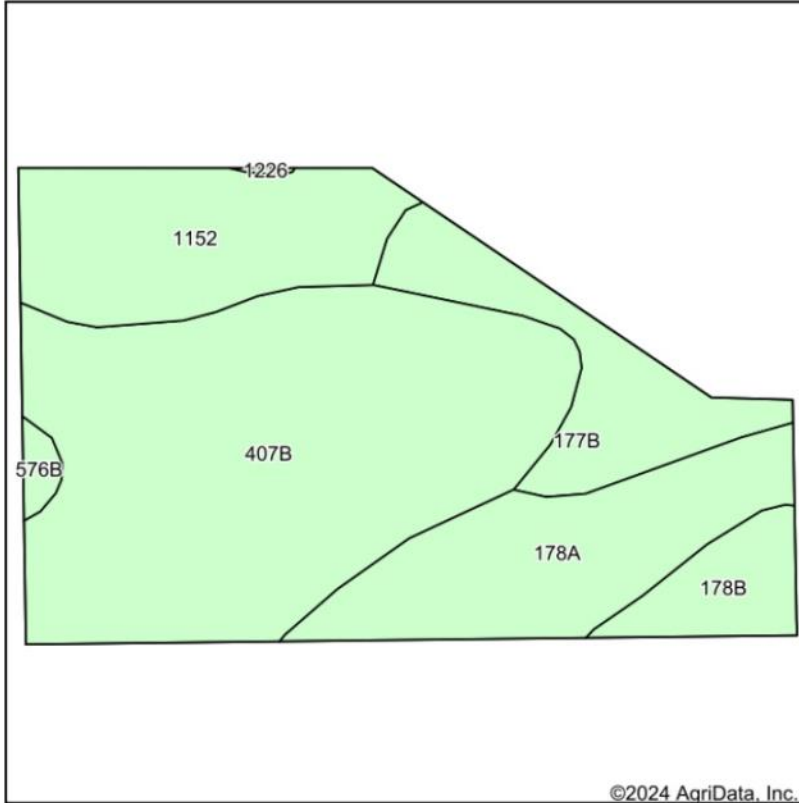
Average CSR2: 70.6

Estimated Real Estate Taxes: \$434

**Bid dollar per surveyed acre.**



# Soils Map



State: **Iowa**  
 County: **Howard**  
 Location: **30-99N-13W**  
 Township: **Saratoga**  
 Acres: **18.8**  
 Date: **6/17/2024**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA089, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
407B	Schley silt loam, 1 to 4 percent slopes	9.20	48.9%		Ilw	81	70	85
178A	Waukee loam, 0 to 2 percent slopes	3.21	17.1%		IlS	69	79	71
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.14	16.7%		Ilw	54	66	60
177B	Saude loam, 2 to 5 percent slopes	2.10	11.2%		IlS	55	58	60
178B	Waukee loam, 2 to 5 percent slopes	0.98	5.2%		IlS	64	74	69
576B	Dickinson-Racine complex, 2 to 5 percent slopes	0.17	0.9%		Ille	70	65	49
Weighted Average					2.01	70.6	69.7	*n 74.5

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

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



## **PARCEL #3**

### **28 Acres more or less**

7 Acres m/l tillable & 11.2 Acres CRP

Average CSR2: 61.0

Estimated Real Estate Taxes: \$607

11.2 Acres CRP bid in at \$303.57/acre =

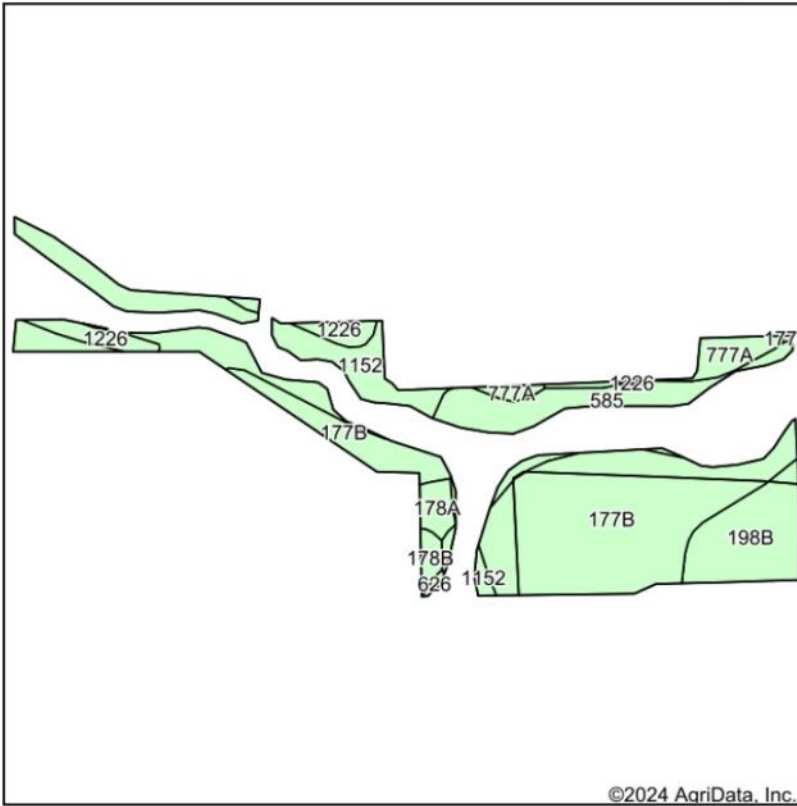
\$3,400 annual payment until 9-30-2030

**Bid dollar per surveyed acre.**



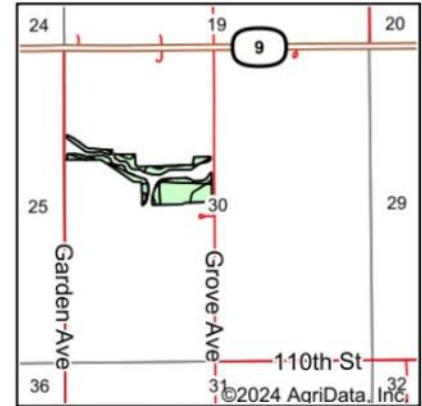


## Soils Map



©2024 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Howard**  
 Location: **30-99N-13W**  
 Township: **Saratoga**  
 Acres: **18.2**  
 Date: **6/17/2024**

Maps Provided By:



Area Symbol: IA089, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
177B	Saupe loam, 2 to 5 percent slopes	8.07	44.2%		IIIs	55	58	60
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.86	21.2%		IIW	54	66	60
198B	Floyd loam, 1 to 4 percent slopes	2.14	11.8%		IIW	89	78	88
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	2.00	11.0%		IIW	70	85	68
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.81	4.5%		IIIs	59	70	60
777A	Wapsie loam, 0 to 2 percent slopes	0.72	4.0%		IIIs	55	58	42
178A	Waukee loam, 0 to 2 percent slopes	0.37	2.0%		IIIs	69	79	71
178B	Waukee loam, 2 to 5 percent slopes	0.23	1.3%		IIIs	64	74	69
Weighted Average					2.00	61	66.2	*n 63.8

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

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## FLOOD MAP:







Section #: 30  
Township: Saratoga

Farm#: 6692  
Tract#: 7939



### Legend

Field Boundary

0 240 480 960 Feet

1 inch = 660 feet

Prepared by Howard Co FSA

Map Printed: March 23, 2023

### Wetland Determination

#### Wetland Determination Identifiers

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

Disclaimer: 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 wetland boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).  
USDA is an equal opportunity provider, employer, and lender.



IOWA  
HOWARD

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 6692

Prepared : 6/12/24 9:38 AM CST

Crop Year : 2024

Operator Name :  
CRP Contract Number(s) : 11440A  
Recon ID : 19-089-2024-18  
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
145.15	130.80	130.80	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	119.60		0.00		11.20	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	78.10	0.00	142	
Soybeans	41.50	0.00	47	
<b>TOTAL</b>	<b>119.60</b>	<b>0.00</b>		

#### NOTES

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Tract Number : 7939  
Description : D-6 NW1/4 SEC 30 SARATOGA 99-13  
FSA Physical Location : IOWA/HOWARD  
ANSI Physical Location : IOWA/HOWARD  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : JUSTIN DEAN VERMEER, STACIE ANN VERMEER  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
145.15	130.80	130.80	0.00	0.00	0.00	0.00	0.0



**SALE SITE:** Featherlite Center, Howard County Fairground, Cresco, Iowa

**LOCATION OF FARM:** This property is located one mile west of Saratoga, Iowa on the south side of Hwy 9 between Grove and Garden Avenues. WATCH FOR SIGNS.

**SURVEY:** Acres and tillable acres have been estimated using Surety Maps. Property will be surveyed to determine exact acres. Survey will be at Seller's expense. Sale price will be adjusted according to survey. Existing fences may or may not be in correct location. If farm is split, FSA acres will be adjusted according to survey on each parcel.

**REAL ESTATE TAXES:** \$3,006 Taxes will be prorated to date of closing.

Tax estimates were determined by Howard County Assessor office and the total varies slightly with current taxes.

Soil information and average CSR information is based on Surety Maps.

**LEASE:** Buyer will receive \$11,000 rent credit at closing. Farm will be free and clear from any lease for 2025.

**CRP payment** will be prorated to date of closing.

Property has good location with access on three sides, recreational opportunity and potential for a building site.

Live, online and phone bidding available.

**BIDDER REGISTRATION:** Prospective buyers must provide name, address, and phone number to clerks prior to sale. Bidders must also furnish a letter of credit from their bank.

**YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**TERMS:** 10% Down Day of Sale, with the balance cash due upon completion of legal documents including surveys. Successful bidders will sign a Purchase Agreement following the close of bidding. All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement.

**CLOSING:** When survey and paperwork is ready—approximately 45 days.

**NOTE:** Owners reserve the right to accept or reject any and all bids.

**NOTICE:** All information contained in this brochure has been gained from sources deemed reliable; however, bidders are invited to inspect the property and make their own investigations with respect thereto. All sales will be presumed to be made upon the individual judgment of the purchaser. Each potential bidder is responsible for conducting his or her independent inspections, investigations, and inquires and due diligence concerning the property. The information contained in this brochure or other related material is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Burke Real Estate. Drawings and maps are not to scale and are included as a visual aid only. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. This information may not be totally accurate and possibly subject to change. Announcements made day of sale take precedence over any advertised or preprinted materials.

**All of the property is being offered on an "as is, where is" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or Burke Real Estate.**