

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

www.burkecresco.com

Steven Burke

Broker Associate
Auctioneer
Licensed in Iowa and Minnesota



BURKE
REAL ESTATE

124 North Elm St
Cresco, IA 52136

Cell Phone: 507.251.0644

Office Phone: 563.547.2554
steven@burkecresco.com

www.burkecresco.com





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

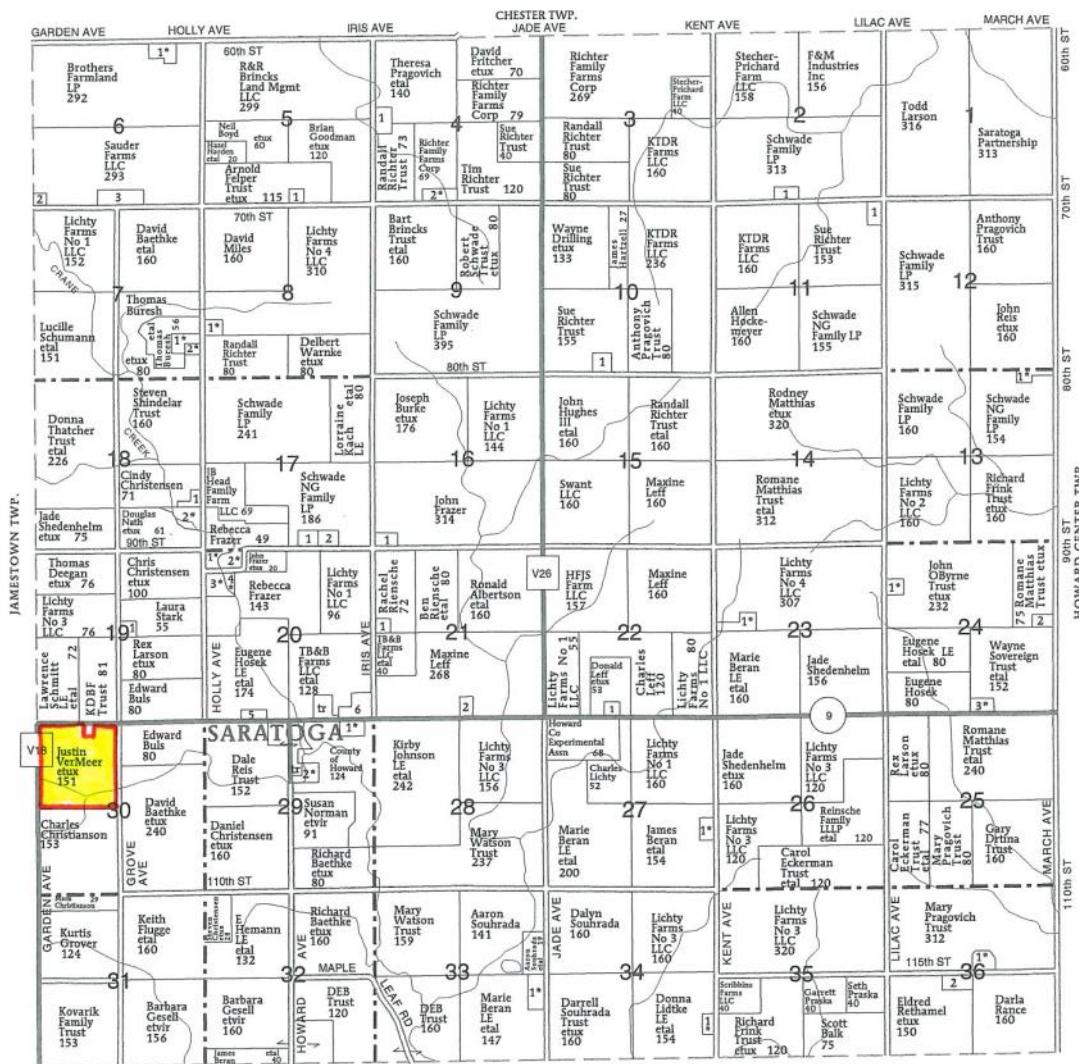
**Farm will be offered in three parcels, any combination
of parcels or as a whole.**



T-99-N

SARATOGA PLAT

R-13-W



PARCEL #1

100 Acres more or less

93.8 Acres m/l tillable

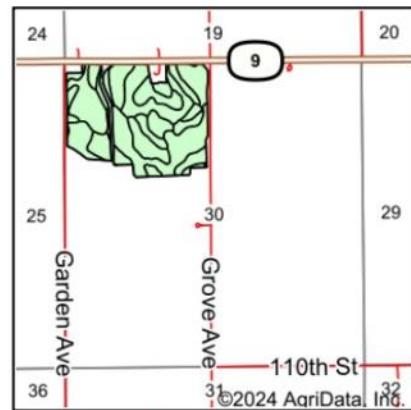
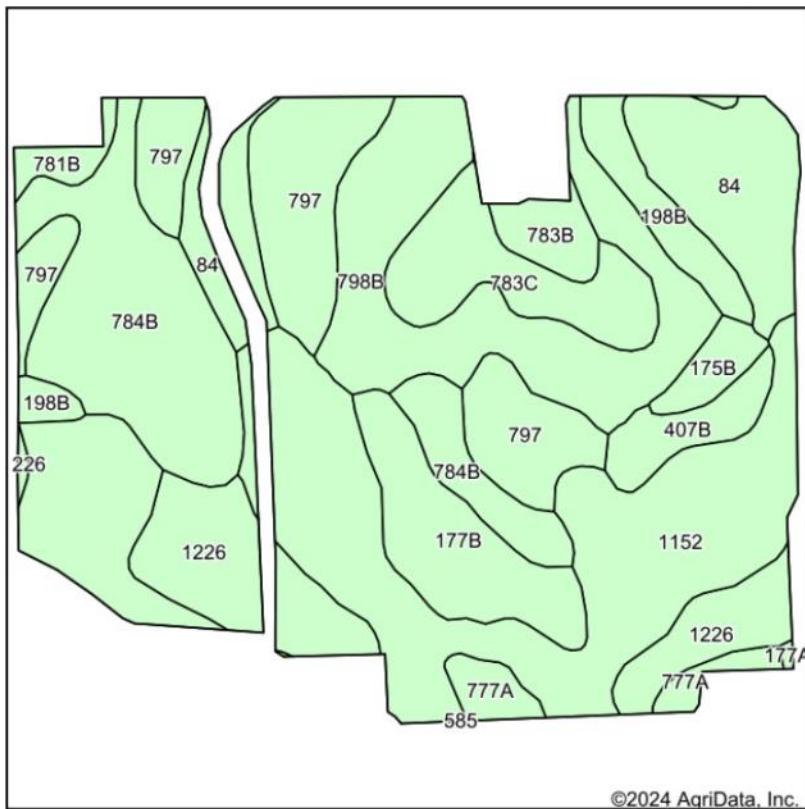
Average CSR2: 65.6

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:

 © AgriData, Inc. 2023
www.AgriDataInc.com



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%		IIw	54	66	60
784B	Riceville loam, 1 to 4 percent slopes	12.53	13.4%		IIw	68	50	71
798B	Protivin loam, 1 to 4 percent slopes	11.84	12.6%		IIe	61	55	64
797	Jameston silty clay loam	10.37	11.1%		IIw	73	55	90
84	Clyde silty clay loam, 0 to 3 percent slopes	7.76	8.3%		IIw	88	73	85
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	7.67	8.2%		IIs	59	70	60
177B	Saude loam, 2 to 5 percent slopes	5.28	5.6%		IIs	55	58	60
783C	Cresco loam, 5 to 9 percent slopes	4.87	5.2%		IIIe	81	45	84
198B	Floyd loam, 1 to 4 percent slopes	2.88	3.1%		IIw	89	78	88
407B	Schley silt loam, 1 to 4 percent slopes	2.02	2.2%		IIw	81	70	85
777A	Wapsie loam, 0 to 2 percent slopes	1.67	1.8%		IIs	55	58	42
783B	Cresco loam, 2 to 5 percent slopes	1.49	1.6%		IIe	73	65	63
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.19	1.3%		IIIe	50	55	36
781B	Lourdes loam, 2 to 5 percent slopes	0.83	0.9%		IIe	68	60	61
177A	Saude loam, 0 to 2 percent slopes	0.07	0.1%		IIs	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

PARCEL #2

20 Acres more or less

18.8 Acres m/l tillable

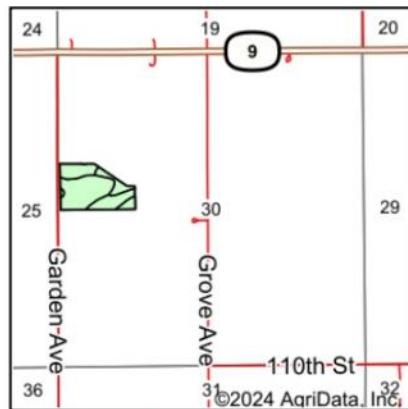
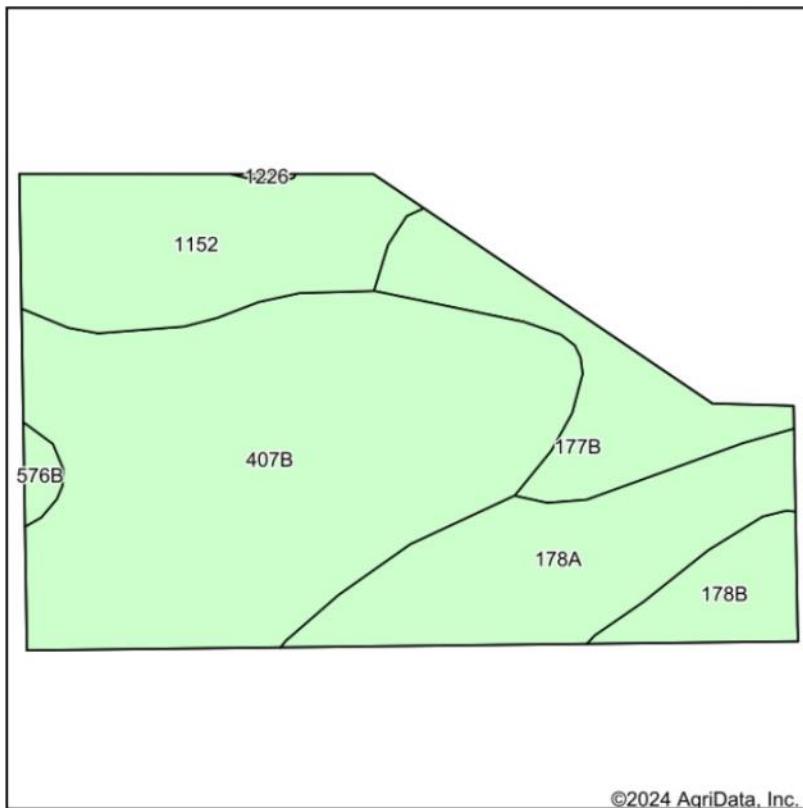
Average CSR2: 70.6

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:

 © AgriData, Inc. 2023 www.AgriDataInc.com



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%		llw	81	70	85
178A	Waukeee loam, 0 to 2 percent slopes	3.21	17.1%		lls	69	79	71
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.14	16.7%		llw	54	66	60
177B	Saude loam, 2 to 5 percent slopes	2.10	11.2%		lls	55	58	60
178B	Waukeee loam, 2 to 5 percent slopes	0.98	5.2%		lls	64	74	69
576B	Dickinson-Racine complex, 2 to 5 percent slopes	0.17	0.9%		llle	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

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

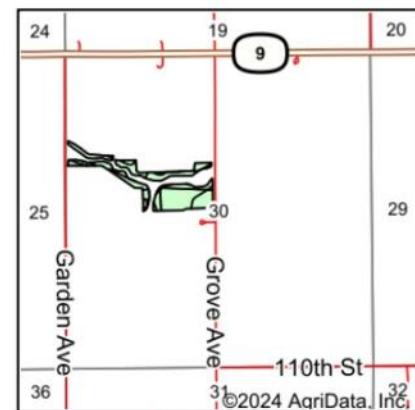
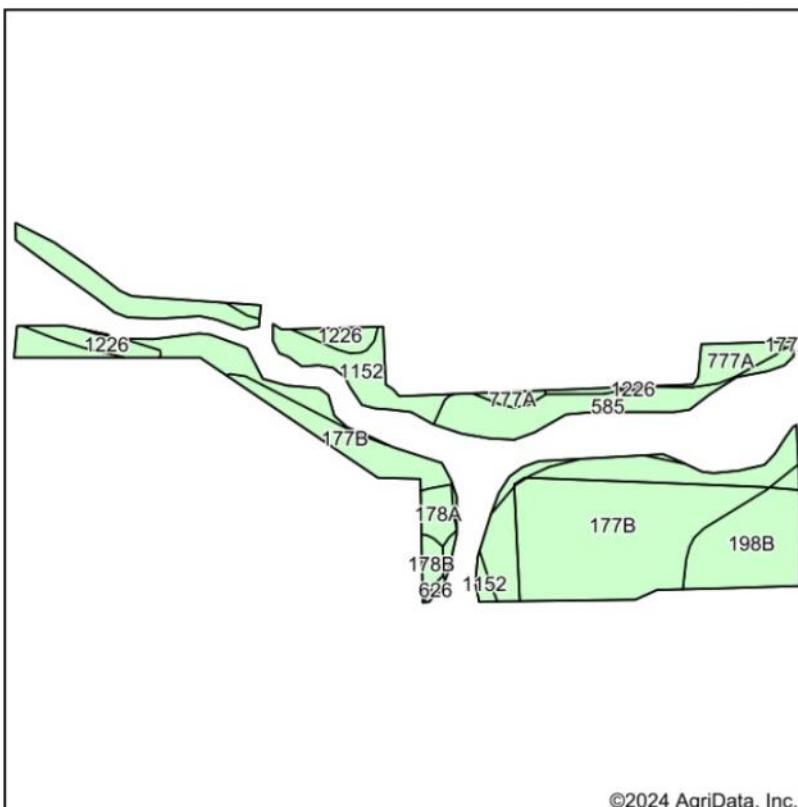
11.2 Acres CRP bid in at \$303.57/acre =

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

Bid dollar per surveyed acre.



Soils Map



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

Maps Provided By:
 **surety**[®]
 © AgriData, Inc. 2023 www.AgriDataInc.com



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	Saude loam, 2 to 5 percent slopes	8.07	44.2%		lls	55	58	60
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.86	21.2%		llw	54	66	60
198B	Floyd loam, 1 to 4 percent slopes	2.14	11.8%		llw	89	78	88
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	2.00	11.0%		llw	70	85	68
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.81	4.5%		lls	59	70	60
777A	Wapsie loam, 0 to 2 percent slopes	0.72	4.0%		lls	55	58	42
178A	Waukeee loam, 0 to 2 percent slopes	0.37	2.0%		lls	69	79	71
178B	Waukeee loam, 2 to 5 percent slopes	0.23	1.3%		lls	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



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

See Page 2 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : 11440A
Recon ID : 19-089-2024-18
Transferred From : None
ARCPLC G/I/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	
TOTAL	119.60	0.00		

NOTES

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 inquiries 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.