

LAND AUCTION

171 Acres m/l Winneshiek Co., IA



THURSDAY, November 9th, 2023 10:00AM
SALE SITE: Featherlite Center, Cresco, Iowa
Martin Koudelka Revocable Trust



BURKE REAL ESTATE

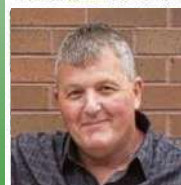
124 N. Elm St.

Cresco, IA 52136

Mark Burke (563)380-2868

Mark Burke

Licensed Broker
Iowa and Minnesota



BURKE
REAL ESTATE
124 North Elm St
Cresco, IA 52136

Cell Phone: 563.380.2868

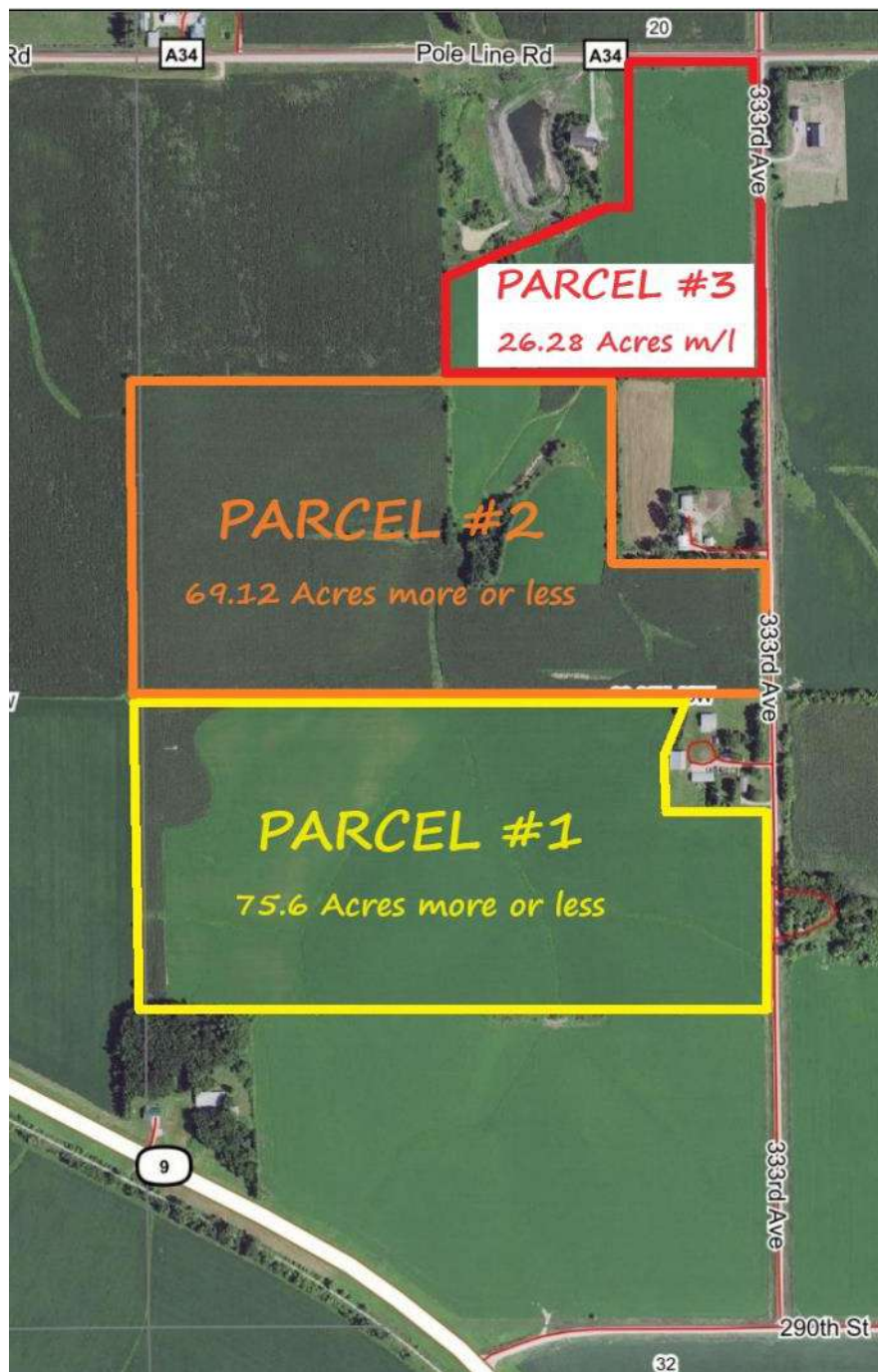
Office Phone: 563.547.2554

mark@burkecresco.com

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PARCEL BREAKDOWN

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

PARCEL #1— 75.6 Acres m/l—73.3 Acres m/l tillable

PARCEL #2— 69.12 Acres m/l— 68 Acres m/l tillable

PARCEL #3— 26.28 Acres m/l— 23.7 Acres m/l tillable

PARCELS #1, #2 & #3 - 171 Acres m/l— 165 Acres m/l tillable

Farm will be offered in three parcels or as a whole.

R-10-W

FREMONT TWP



PARCEL #1

75.6 Acres more or less

73.3 Acres m/l tillable

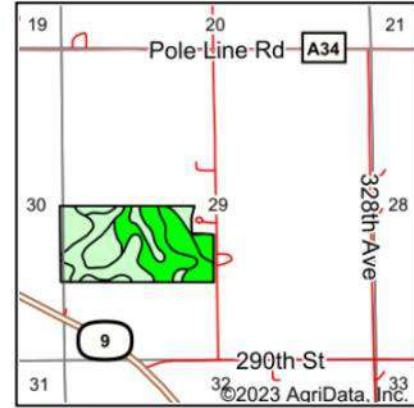
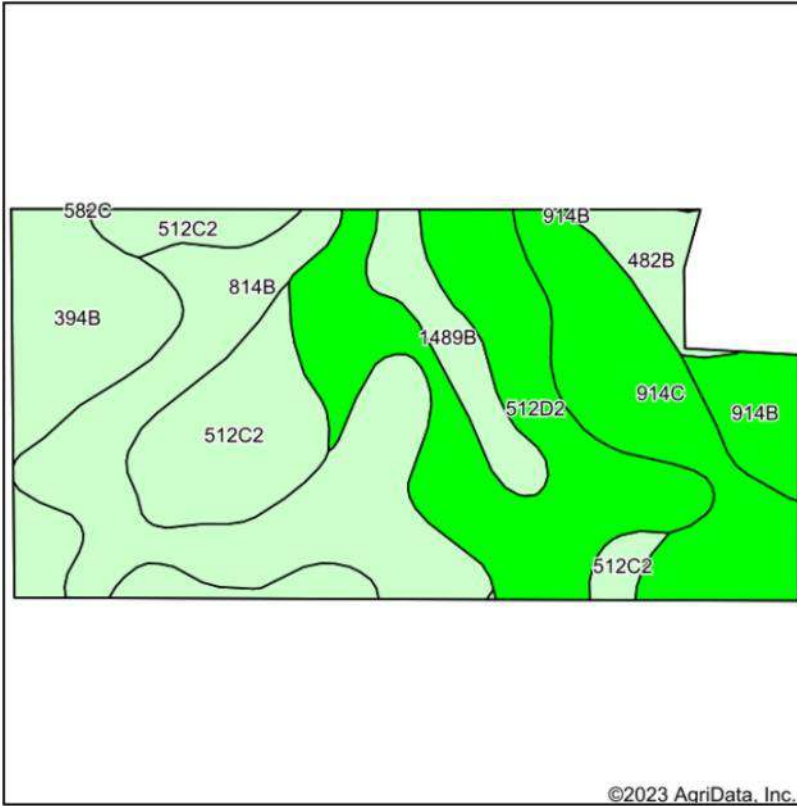
Average CSR2: 51.4

Real Estate Taxes: \$1,564

Bid dollar per surveyed acre.



Soils Map



State: **Iowa**
 County: **Winneshiek**
 Location: **29-99N-10W**
 Township: **Orleans**
 Acres: **73.3**
 Date: **9/11/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA191, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
814B	Rockton loam, 2 to 5 percent slopes	17.19	23.5%		Ile	52	57	52
512D2	Marlean loam, 9 to 14 percent slopes, moderately eroded	16.91	23.1%		Vle	33	5	52
914C	Winneshiek loam, 5 to 9 percent slopes	10.84	14.8%		Ille	38	33	46
394B	Ostrander silt loam, 2 to 5 percent slopes	9.89	13.5%		Ile	85	83	66
512C2	Marlean loam, 5 to 9 percent slopes, moderately eroded	9.71	13.2%		IVe	52	20	55
1489B	Lawson-Ossian complex, 0 to 4 percent slopes	3.65	5.0%		Ilw	77	82	75
914B	Winneshiek loam, 2 to 5 percent slopes	2.89	3.9%		Ile	38	53	43
482B	Racine loam, 2 to 5 percent slopes	2.22	3.0%		Ile	76	78	55
Weighted Average					3.34	51.4	41.8	*n 54.3

**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

69.12 Acres more or less

68 Acres m/l tillable

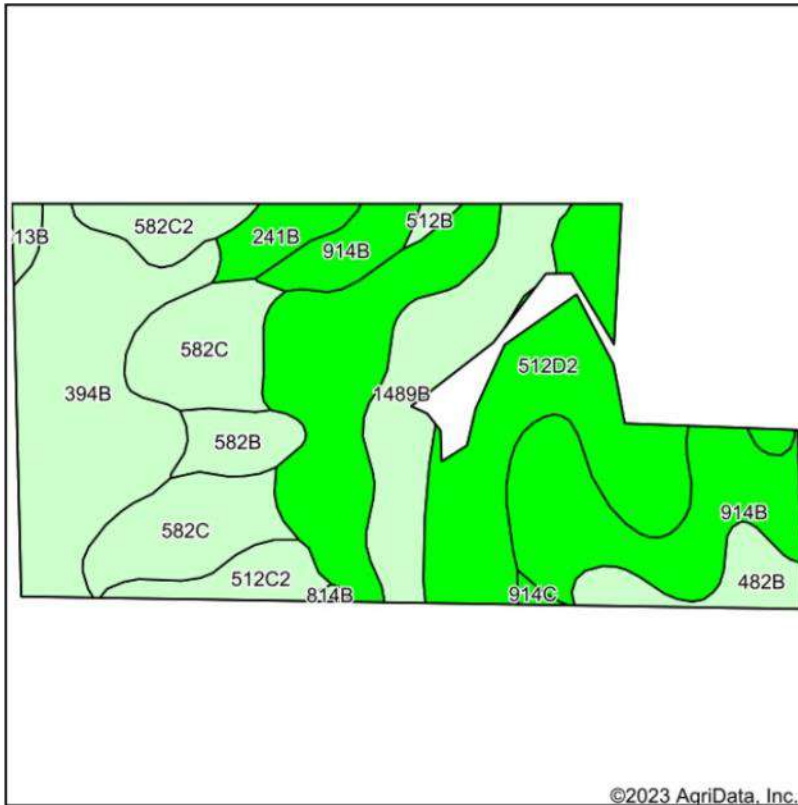
Average CSR2: 55.8

Real Estate Taxes: \$1,534

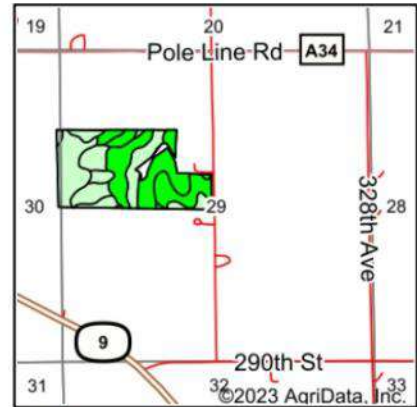
Bid dollar per surveyed acre.



Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Winneshiek
Location: 29-99N-10W
Township: Orleans
Acres: 68
Date: 9/11/2023

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA191, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
512D2	Marlean loam, 9 to 14 percent slopes, moderately eroded	20.46	30.1%		Vle	33	5	52
394B	Ostrander silt loam, 2 to 5 percent slopes	12.00	17.6%		Ile	85	83	66
914B	Winneshiek loam, 2 to 5 percent slopes	10.08	14.8%		Ile	38	53	43
582C	Kasson loam, 5 to 9 percent slopes	8.03	11.8%		IIle	69	64	63
1489B	Lawson-Ossian complex, 0 to 4 percent slopes	6.92	10.2%		IIw	77	82	75
482B	Racine loam, 2 to 5 percent slopes	2.30	3.4%		Ile	76	78	55
512C2	Marlean loam, 5 to 9 percent slopes, moderately eroded	1.91	2.8%		IVe	52	20	55
582B	Kasson loam, 2 to 5 percent slopes	1.82	2.7%		Ile	75	78	65
582C2	Kasson loam, 5 to 9 percent slopes, eroded	1.77	2.6%		IIle	66	62	55
241B	Lilah-Dickinson complex, 2 to 5 percent slopes	1.64	2.4%		IIIs	22	35	31
813B	Atkinson loam, 2 to 5 percent slopes	0.48	0.7%		Ile	67	70	62
512B	Marlean loam, 2 to 5 percent slopes	0.28	0.4%		IIle	62	45	66
914C	Winneshiek loam, 5 to 9 percent slopes	0.19	0.3%		IIle	38	33	46
814B	Rockton loam, 2 to 5 percent slopes	0.12	0.2%		Ile	52	57	52
Weighted Average					3.43	55.8	48.5	*n 57

**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

26.28 Acres more or less

23.7 Acres m/l tillable

Average CSR2: 55.5

Real Estate Taxes: \$544

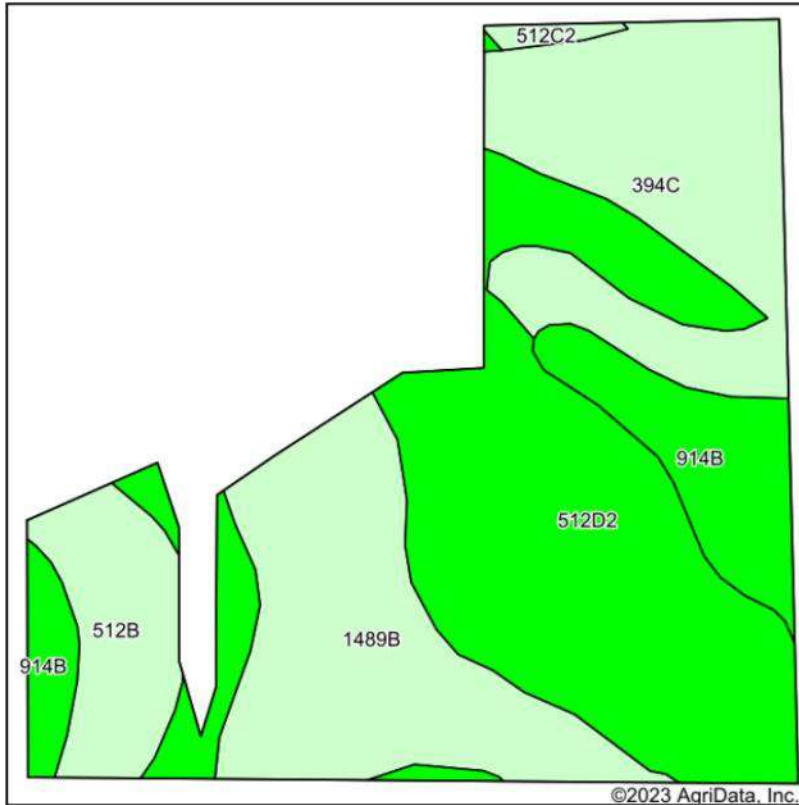
This parcel is zoned Ag. The property would require a rezoning request for any other use with no guarantee. Please contact Winneshiek Planning and Zoning if you have any questions.



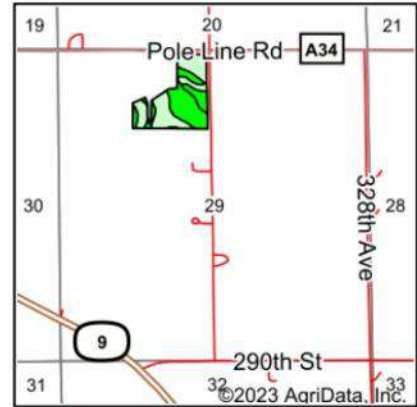
Bid dollar per surveyed acre.



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Winneshiek**
 Location: **29-99N-10W**
 Township: **Orleans**
 Acres: **23.7**
 Date: **9/11/2023**

Maps Provided By:

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Area Symbol: IA191, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
512D2	Marlean loam, 9 to 14 percent slopes, moderately eroded	9.15	38.6%		Vle	33	5	52
1489B	Lawson-Ossian complex, 0 to 4 percent slopes	5.00	21.1%		IIw	77	82	75
394C	Ostrander silt loam, 5 to 9 percent slopes	4.92	20.8%		IIIe	82	68	66
914B	Winneshiek loam, 2 to 5 percent slopes	2.54	10.7%		Ile	38	53	43
512B	Marlean loam, 2 to 5 percent slopes	1.93	8.1%		IIIe	62	45	66
512C2	Marlean loam, 5 to 9 percent slopes, moderately eroded	0.16	0.7%		IVe	52	20	55
Weighted Average					3.85	55.5	42.8	*n 60

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

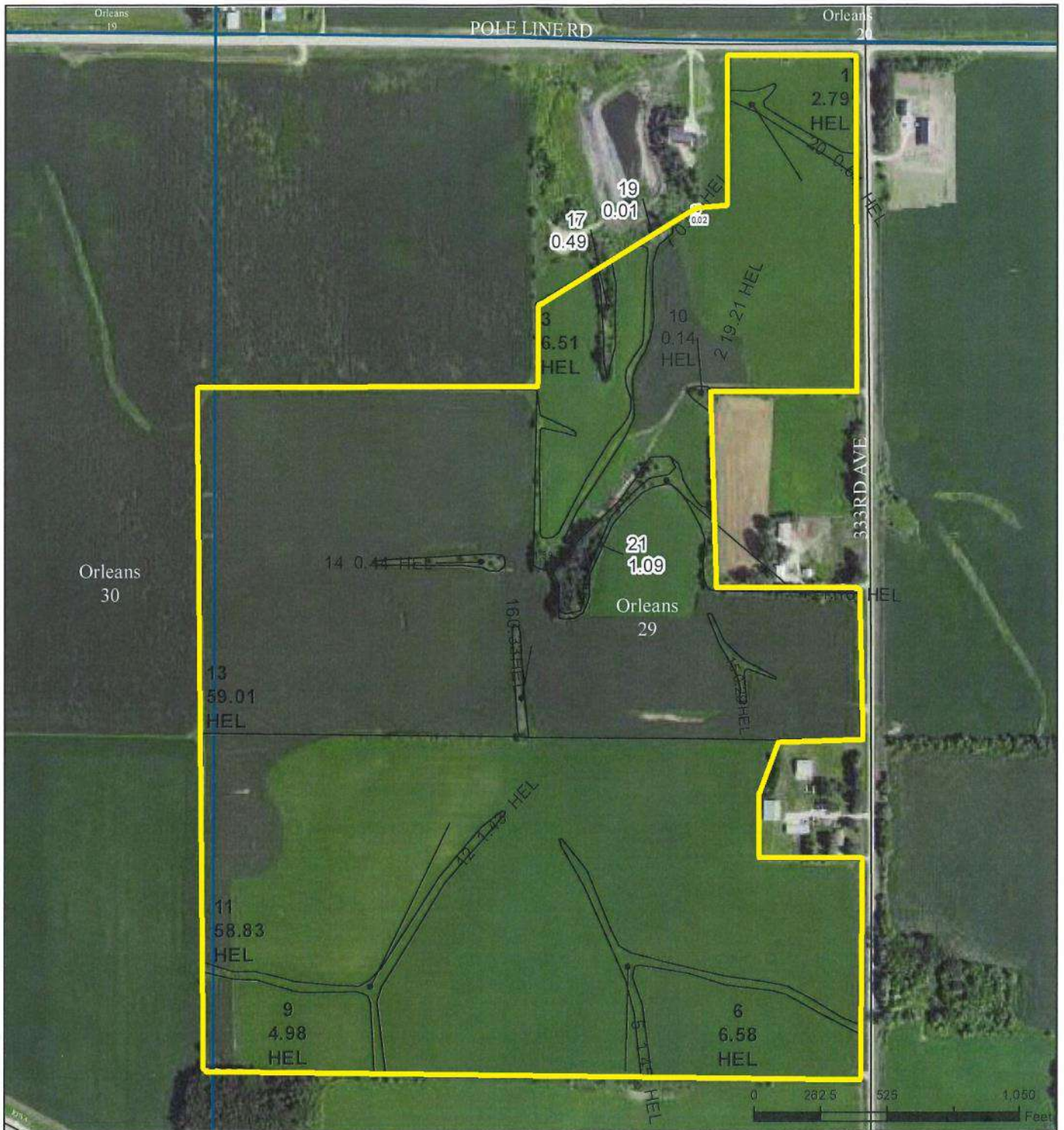
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*c: Using Capabilities Class Dominant Condition Aggregation Method



United States
Department of
Agriculture

Winneshiek County, Iowa



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: 165.33 acres

2023 Program Year

Map Created June 08, 2023

Farm 9824

Tract 8406

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IOWA
WINNESHIEK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 9824

Prepared : 8/23/23 1:13 PM CST

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-191-2020-167
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
166.94	165.33	165.33	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	165.33		0.00		0.00	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	147.41	0.00	165	
Soybeans	17.92	0.00	37	
TOTAL	165.33	0.00		

NOTES

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Tract Number : 8406
Description : SEC 29 ORLEANS
FSA Physical Location : IOWA/WINNESHIEK
ANSI Physical Location : IOWA/WINNESHIEK
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MARTIN J KOUDELKA REVOCABLE TRUST
Other Producers :
Recon ID : 19-191-2020-166

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
166.94	165.33	165.33	0.00	0.00	0.00	0.00	0.0

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

LOCATION OF FARM: From Cresco: Go two miles east of Cresco on Hwy 9. Continue east on the Pole Line Road for one mile. Turn south on 333rd Avenue. Farm is on the west side of the road. **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: \$3,642 Taxes will be prorated to date of closing.

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

ATTORNEY FOR ESTATE: Joseph Braun, Elwood, O'Donohoe, Braun and White, Cresco, Iowa

LEASE: No lease in effect for 2024.

A 1% buyer's fee to be paid at closing.

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.