

LAND & ACREAGE AUCTION

162.32 Acres Howard County, Iowa



Two cemented machine sheds



6 bedroom / 3 bath home



Grain setup with dryer



RICHARD LENEHAN ESTATE
THURSDAY, November 2nd, 2023 10:00AM
SALE SITE: Elma Memorial Hall, Elma, IA

BURKE REAL ESTATE

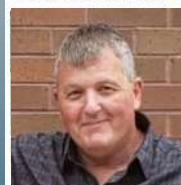
124 N. Elm St.

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

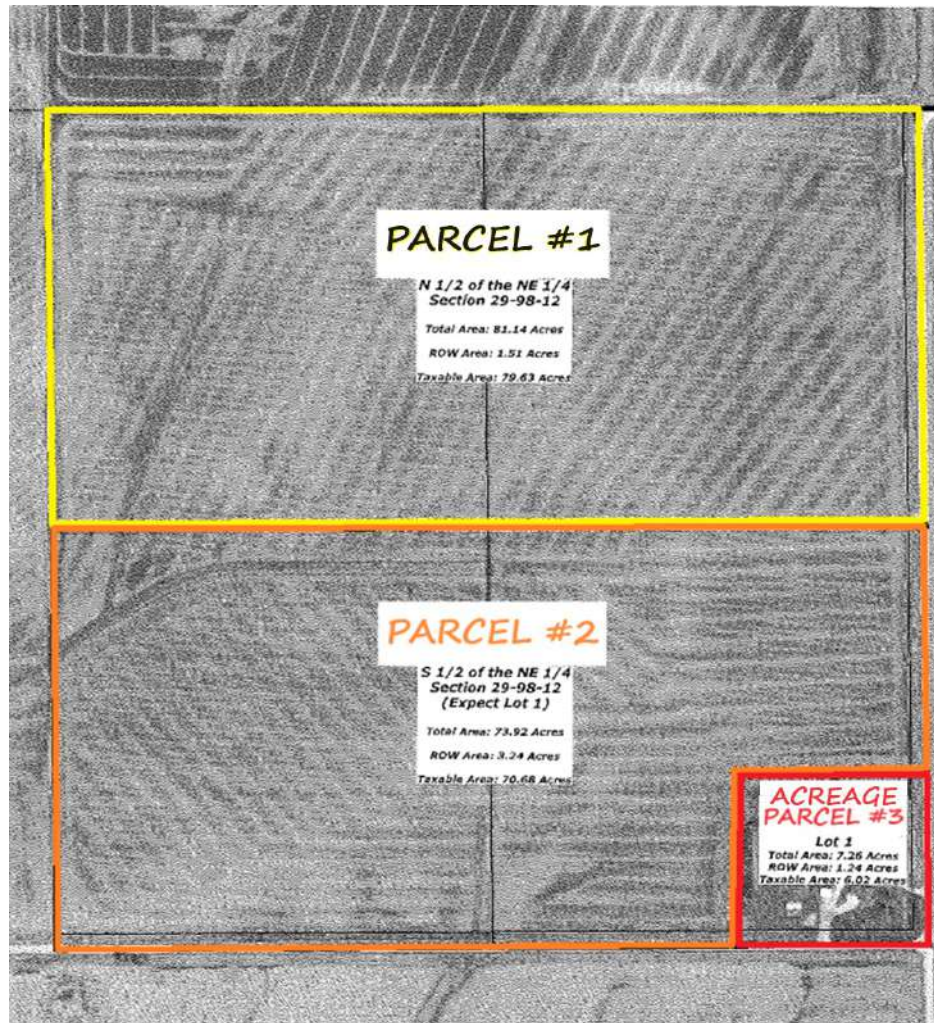
Office Phone: 563.547.2554

mark@burkecresco.com

"Specializing in farm sales and land auctions"

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PARCEL BREAKDOWN

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

PARCEL #1— 81.14 Acres / 79.63 Net Acres / Mostly all tillable with CRP waterways

PARCEL #2— 73.92 Acres / 70.68 Net Acres / Mostly all tillable with a small amount of CRP and a waterway

PARCELS #3— 7.26 Acres with home, 2 sheds, and grain setup

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

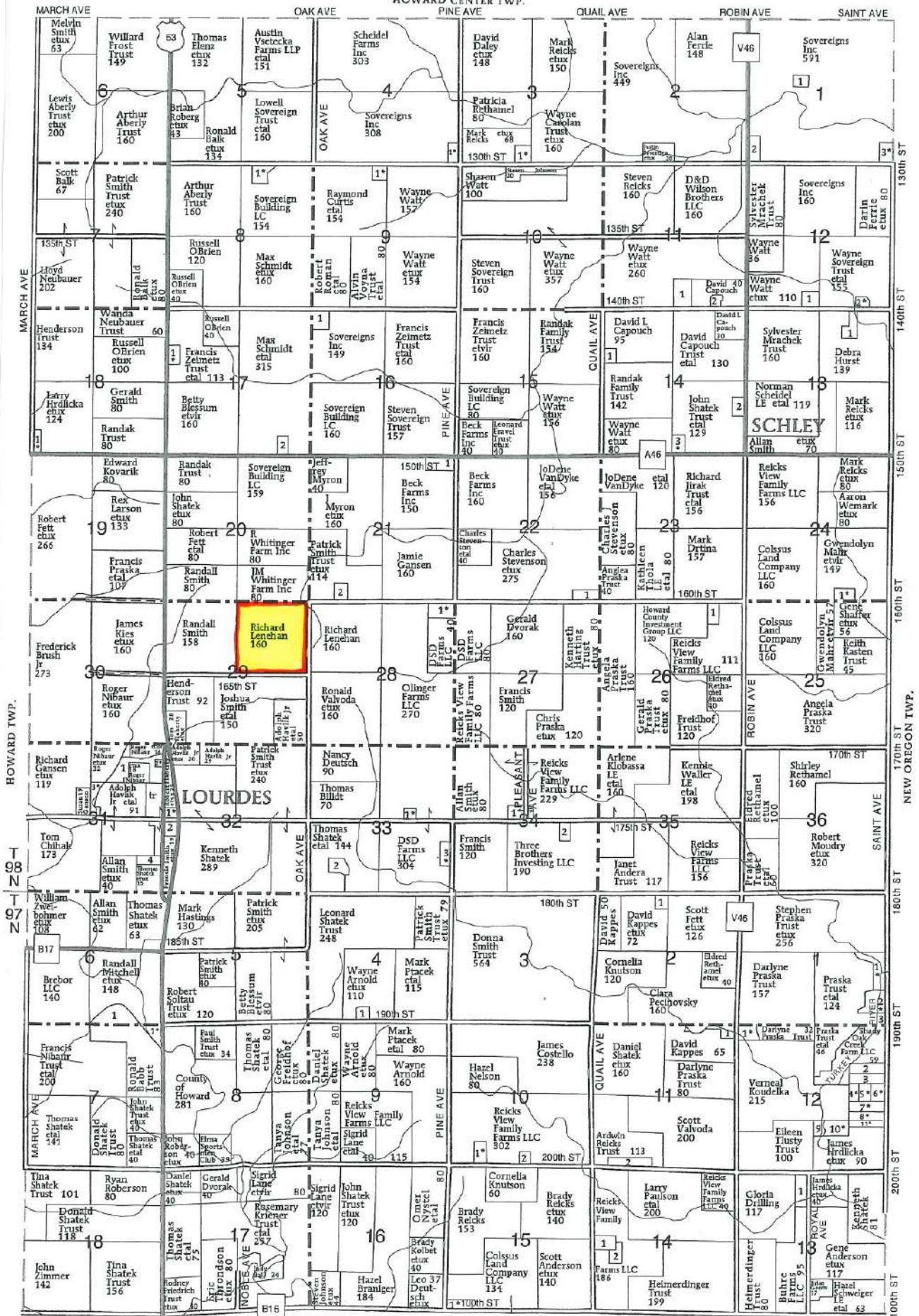
T-97-98-N

PARIS PLAT

R-12-W

(Landowners)

HOWARD CENTER TWP.



PARCEL #1

81.14 Acres

79.63 Net Acres

Mostly all tillable with CRP waterways

See FSA/CRP information attached.

Average CSR2: 68.3

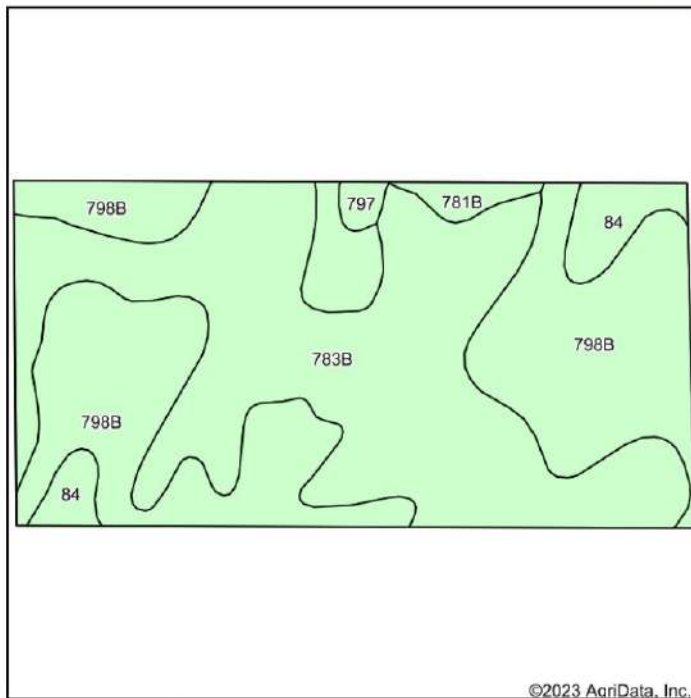
Real Estate Taxes: \$1,892

Bid dollar per surveyed acre.

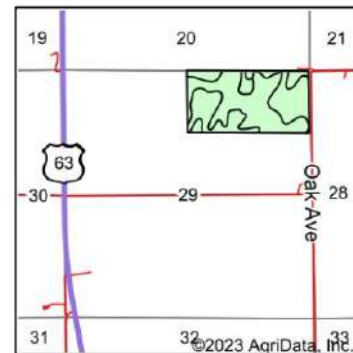
If the property is split, CRP and tillable acres will be adjusted by FSA.



Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Howard
Location: 29-98N-12W
Township: Paris
Acres: 79.6
Date: 9/23/2023

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA089, Soil Area Version: 30								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
783B	Cresco loam, 2 to 5 percent slopes	38.64	48.5%		Ile	73	65	63
798B	Protivin loam, 1 to 4 percent slopes	35.50	44.6%		Ile	61	55	64
84	Clyde silty clay loam, 0 to 3 percent slopes	3.65	4.6%		Ilw	88	73	85
781B	Lourdes loam, 2 to 5 percent slopes	1.15	1.4%		Ile	68	60	61
797	Jameston silty clay loam	0.66	0.8%		Ilw	73	55	90
Weighted Average					2.00	68.3	60.8	*n 64.6

**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

73.92 Acres

70.68 Net Acres

Mostly all tillable with a small amount of CRP and a waterway

See FSA/CRP information attached.

Average CSR2: 72.1

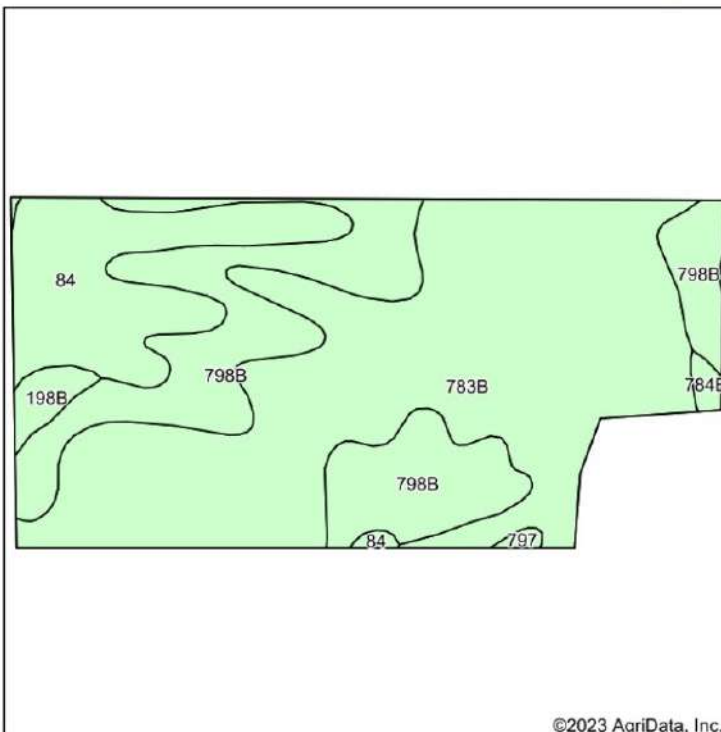
Real Estate Taxes: \$1,802

Bid dollar per surveyed acre.

If property is split, CRP and tillable acres will be adjusted by FSA.

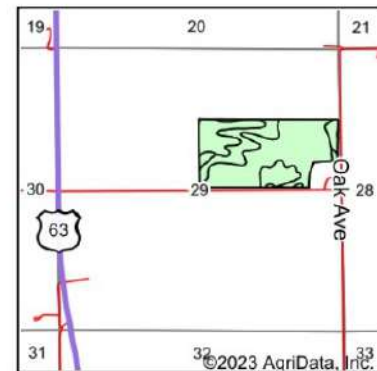


Soils Map



Soils data provided by USDA and NRCS.

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State: Iowa
County: Howard
Location: 29-98N-12W
Township: Paris
Acres: 70.7
Date: 9/23/2023

Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: 1A089, Soil Area Version: 30								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
783B	Cresco loam, 2 to 5 percent slopes	38.44	54.4%		Ile	73	65	63
798B	Protivin loam, 1 to 4 percent slopes	19.81	28.0%		Ile	61	55	64
84	Clyde silty clay loam, 0 to 3 percent slopes	10.64	15.0%		Ilw	88	73	85
198B	Floyd loam, 1 to 4 percent slopes	1.14	1.6%		Ilw	89	78	88
784B	Riceville loam, 1 to 4 percent slopes	0.43	0.6%		Ilw	68	50	72
797	Jameston silty clay loam	0.24	0.3%		Ilw	73	55	90
Weighted Average					2.00	72.1	63.5	*n 67.1

**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

7.26 Acres

ADDRESS: 14949 165th Street, Elma, Iowa

ESTIMATED REAL ESTATE TAXES: \$3,000

DESCRIPTION: This property is located on a gravel road just northeast of Lourdes, Iowa. The split level home was built in 1996. It has 1,568 square feet of living space on the main and upper levels and 1,344 square feet in the lower level which is also finished. There is a two car attached garage and large wrap around deck off the front of the home. Exterior has vinyl siding and asphalt shingles.

Off the two car garage is an entry area with $\frac{3}{4}$ bath and laundry. The upper level has the kitchen with oak cupboards, dining area, large living room, full bath and three bedrooms. The lower level has two average sized bedroom, one small bedroom or office, a full bathroom, family room and furnace/utility room. The home is heated by gas forced air and cooled by central air.

Outbuildings include: two large machine sheds that both have cement floors, a grain setup with dryer, wet bin, 2 storage bins, and a detached two car garage. Measurements and ages are listed on attached Howard County Assessor information.

Acreage is being sold "AS IS".

The Estate is exempt from a time of transfer septic inspection.

No known info on the well.

Red fuel barrels on stands and LP tanks to stay with property.

Bid dollar per surveyed acre.





OPEN HOUSES:
THURSDAY, Oct. 12th 5pm to 7pm
SATURDAY, Oct. 14th 9am to Noon



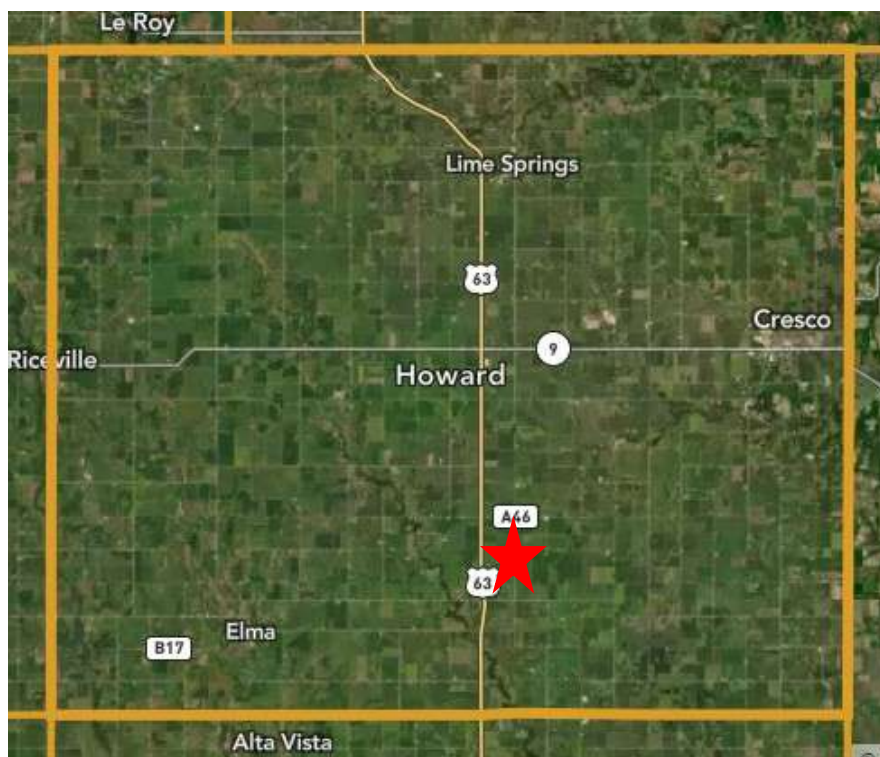
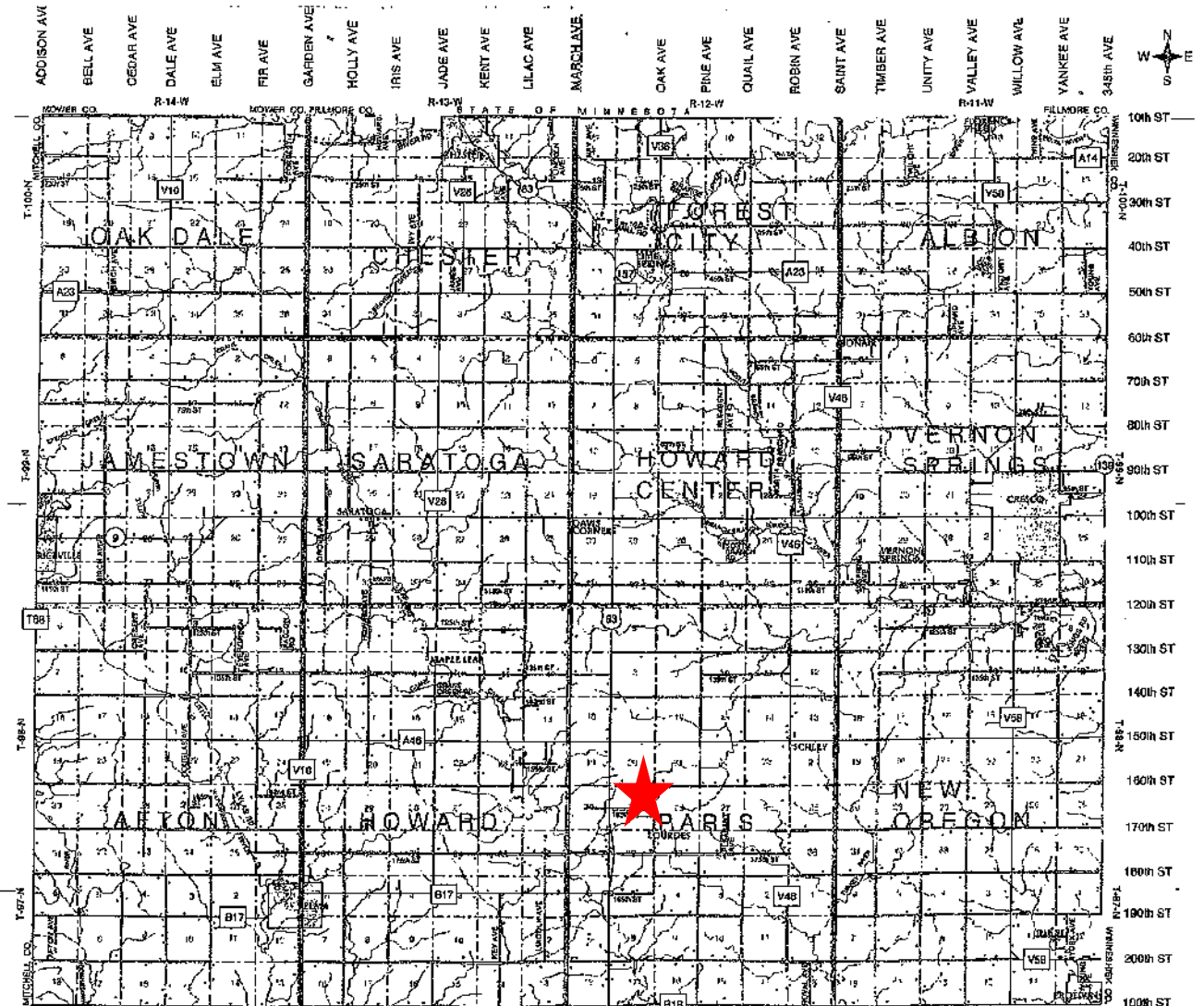


Building and bin sizes and ages based on Howard County Assessor information:

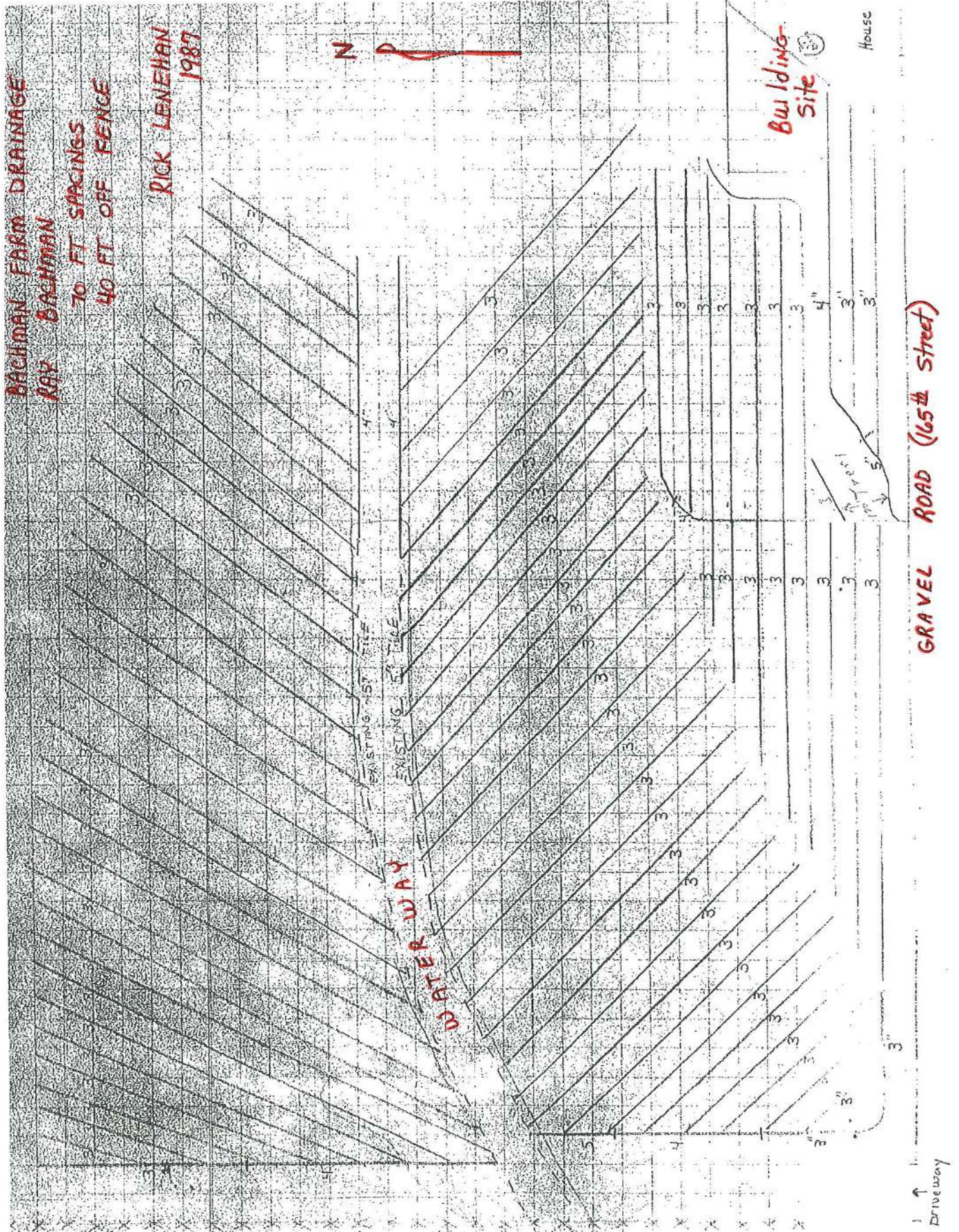
	Count	Ag Building Description	Units		Year
1 of 7 P-1	1	PIT 924-Machine or Utility Bldg	48' x 96'	4,608 SF	1985
2 of 7 P-2	1	STEEL/DRYER 904-Bin - Stl. Grain Storage	30' x 21'	13,002 Bu	1987
3 of 7 P-5	1	FRAME 917-Swine Finish and Farrow (K	20' x 40'	800 SF	1950
4 of 7 P-6	1	STEEL 904-Bin - Stl. Grain Storage	0'	50,000 Bu	2001
5 of 7 P-7	1	STEEL/HOPPER BIN 904-Bin - Stl. Grain Storage	0'	10,500 Bu	2001
6 of 7 P-8	1	FR MTL 927-Shed	10' x 12'	120 SF	2001
7 of 7 P-9	1	MACHINE SHED 924-Machine or Utility Bldg	60' x 120'	7,200 SF	2004



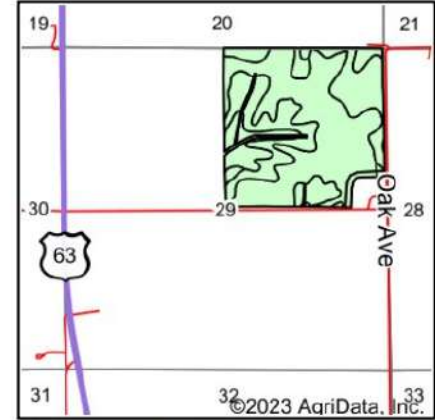
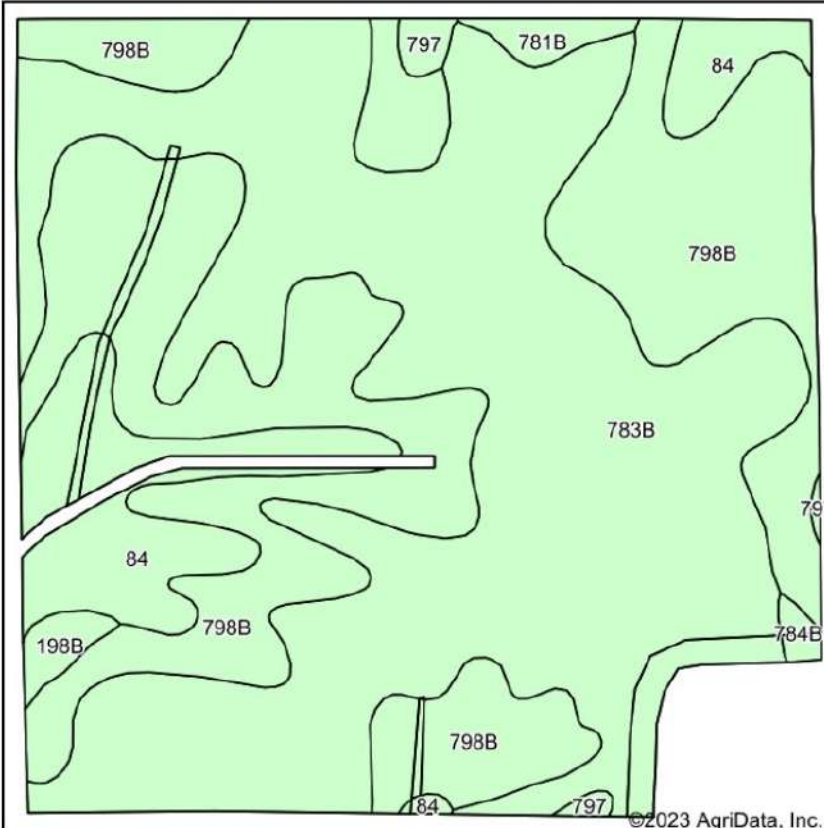
Howard County, Iowa



Tile map:



Soils Map



State: **Iowa**
 County: **Howard**
 Location: **29-98N-12W**
 Township: **Paris**
 Acres: **149.8**
 Date: **9/23/2023**

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

Area Symbol: IA089, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
783B	Cresco loam, 2 to 5 percent slopes	77.10	51.5%		IIe	73	65	63
798B	Protivin loam, 1 to 4 percent slopes	55.67	37.2%		IIe	61	55	64
84	Clyde silty clay loam, 0 to 3 percent slopes	13.13	8.8%		IIw	88	73	85
781B	Lourdes loam, 2 to 5 percent slopes	1.22	0.8%		IIe	68	60	61
198B	Floyd loam, 1 to 4 percent slopes	1.14	0.8%		IIw	89	78	88
797	Jameston silty clay loam	1.03	0.7%		IIw	73	55	90
784B	Riceville loam, 1 to 4 percent slopes	0.51	0.3%		IIw	68	50	72
Weighted Average					2.00	69.9	61.9	*n 65.7

**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



Master

OWA
HOWARD

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3177

Prepared : 9/13/23 12:52 PM CST

Crop Year : 2023

Operator Name :
CRP Contract Number(s) : 11367A, 11862A, 12298A
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Tract Number : 1285
Description : NE1/4 SEC 29-98-12 PARIS TWP
FSA Physical Location : IOWA/HOWARD
ANSI Physical Location : IOWA/HOWARD
BIA Unit Range Number :
HEL Status : HEL field on tract. Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : RICHARD JAMES LENEHAN ESTATE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.35	149.80	149.80	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	146.10	0.00	3.70	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	73.30	0.00	166
Soybeans	72.80	0.50	52
TOTAL	146.10	0.50	

NOTES

CRP Information:

2.1 Acres bid in at \$293.86/acre Until 9-30-2027 Total annual payment—\$ 617

1.1 Acres bid in at \$349.20/acre Until 9-30-2025 Total annual payment—\$ 384

0.5 Acres bid in at \$213.00/acre Until 9-30-2030 Total annual payment—\$ 107

CRP will be divided according to splits by the FSA.

CRP will be prorated to date of closing.

Wetland Determination Map

Land Owner: Richard Lenehan
 Tract & Farm # T1285 F3177
 Legal Description: T98N R12W Sec 29
 Certification Office: New Hampton FO

Certified By: Ben Kuennen
 Map Creation Date: 8/19/2016
 Determination County: Howard



Legend

Certified Wetland
 Determination Boundary

Wetlands
 Surface Drain
 Berm/Dike
 Subsurface Drain
 Boundary Point
 Data Form Point
 Picture Point

Wetland Codes

W	Wetland	FWP	Farmed Wetland Pasture
CW	Converted Wetland	MIW	Mitigation Exemption
CW+yr	Converted After 1990	NW	Non Wetland
FW	Farmed Wetland	PC	Prior Converted Cropland
AW	Artificial Wetland		

Agency: USDA-NRCS

N



This Determination Map is valid for the purpose of the National Wetlands Inventory (NWI) only.



HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:	RICHARD LENEHAN 14949 165TH ST ELMA, IA 50628	Request Date:	5/7/2019	County:	HOWARD
Agency or Person Requesting Determination:	FSA	Tract No:	1285	FSA Farm No.:	3177

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	Yes
Are there highly erodible soil map units on this farm?	Yes

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date
1	Yes	No	151.2	7/14/1992

The Highly Erodible Land determination was completed in the office.

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)	Acres	Determination Date	Certification Date
1 ✓	PC/NW ✓		151.2 ✓	8/19/2019	9/19/2019 ✓
6 ✓	NW ✓		6.2 ✓	8/19/2019	9/19/2019 ✓

The wetland determination was completed in the field. It was mailed to the person on 8/26/2019

Remarks:

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
<i>Ben Kuennen</i>	8/26/2019

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- PC Prior-Converted Cropland: A wetland converted to cropland before December 23, 1985, and as of December 23, 1985, was capable of being cropped and did not meet farmed wetland hydrology criteria. These areas are not subject to the wetland conservation provisions of the Food Security Act of 1985, as amended, unless further drainage manipulation affects adjacent wetlands.
- PC/NW Prior Converted Cropland/Non-Wetland: An area that contains both PC and NW.
- NW Non-Wetland: An area that does not contain a wetland. Also includes wetlands converted before December 23, 1985, but a commodity crop was not produced and the area does not meet wetland criteria (not been abandoned).

SALE SITE: Elma Memorial Hall, 702 Busti Avenue, Elma, Iowa

LOCATION OF FARM: From Lourdes: Go north one mile on Hwy 63, then east on 165th Street. Farmland starts 1/2 mile and Acreage is at 1 mile. Property is on the north side of the road. WATCH FOR SIGNS.

SURVEY: Property has been surveyed. FSA acres and surveyed acres vary slightly. Tillable and CRP acres will be adjusted by the FSA after closing. The survey is the Seller's expense. Sale price will be based on surveyed acres. Existing fences may or may not be in correct location.

REAL ESTATE TAXES: \$6,694 Taxes have been estimated on splits. Taxes will be prorated to date of closing.

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

If property is split, the owner of the acreage would be responsible for any fencing if they have livestock.

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. 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 paperwork is ready - approximately 30 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.