

LAND & BUILDING SITE AUCTION

160 Acres m/l Winneshiek Co., IA



THURSDAY, January 9th, 2025—10:00AM

SALE SITE: Featherlite Center, Howard County Fairgrounds, Cresco, IA

OFFERED IN 2 PARCELS

**Shari Phillips and Terri Vrba,
OWNERS**

Mark Burke
Broker, Licensed in IA & MN
Becky Burke
Salesperson, Licensed in IA
becky@burkecresco.com

BURKE
REAL ESTATE
124 North Elm St
Cresco, IA 52136

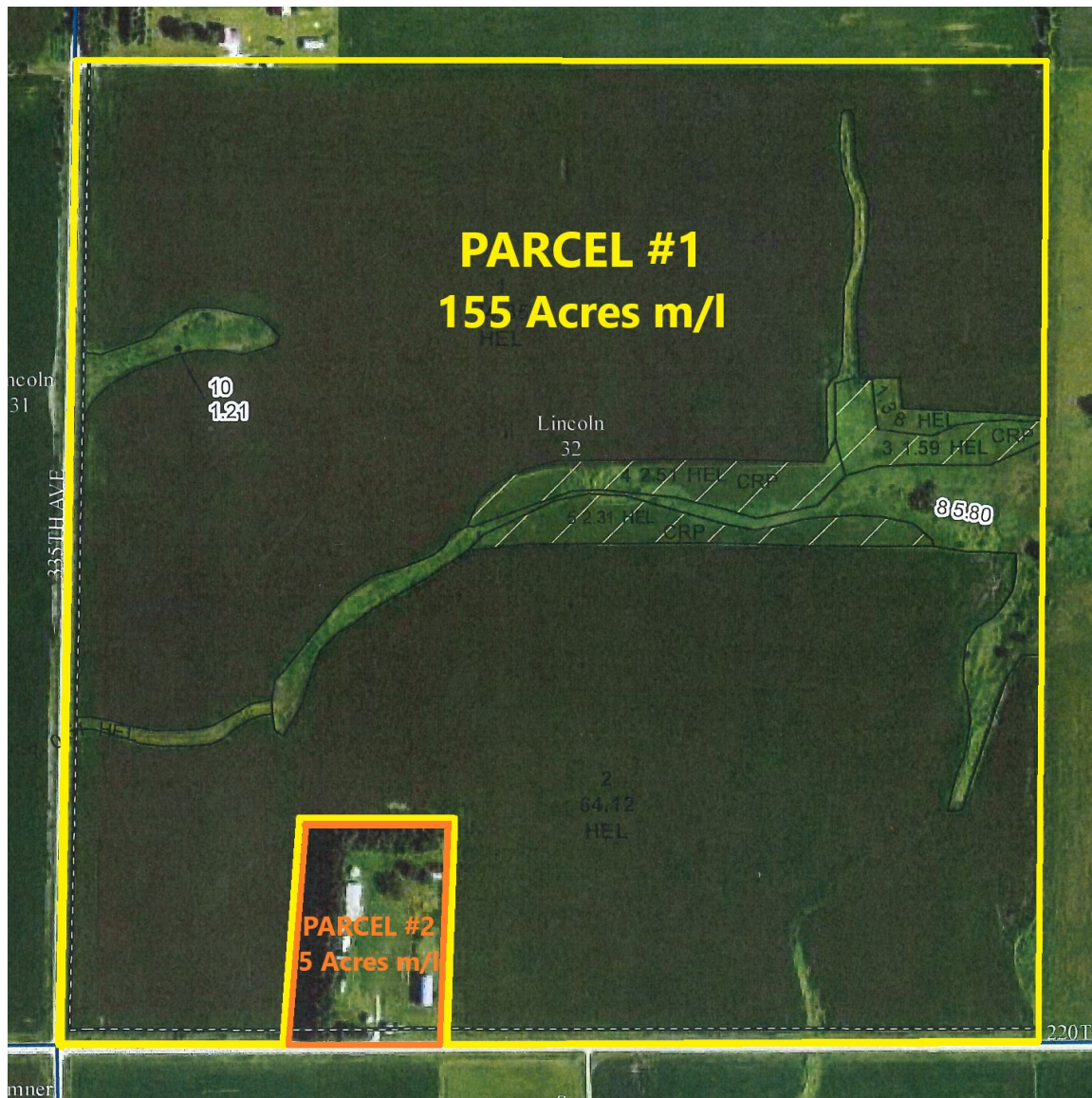
Mark: 563.380.2868
Becky: 563.380.1579
Office: 563.547.2554



"Specializing in farm sales and land auctions"

www.burkecresco.com

www.burkecresco.com



PARCEL BREAKDOWN

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

PARCEL #1— 155 Acres more or less—140.36 acres tillable and 6.41 acres CRP

PARCEL #2— 5 Acres more or less—Building site

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

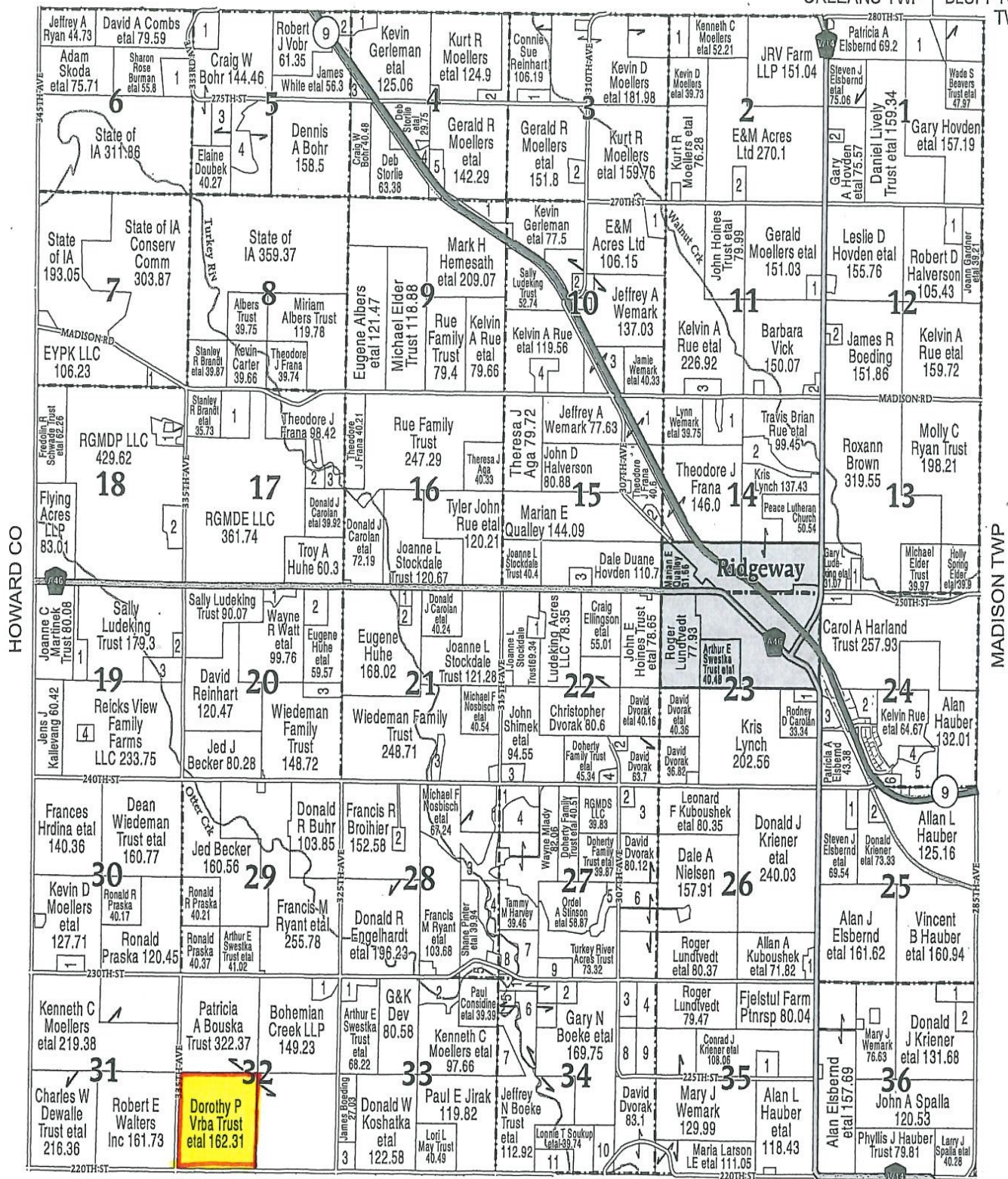
T-98-N

LINCOLN PLAT

R-10-W

(Landowners)

ORLEANS TWP

BLUFFTON
TWP

SUMMER TWP

PARCEL #1

155 Acres more or less

140.36 Acres tillable

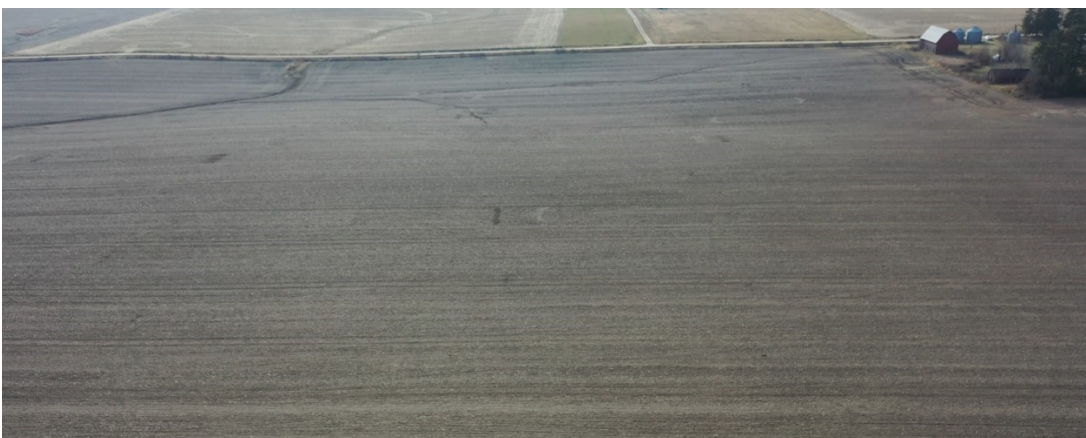
6.41 Acres CRP

See FSA/CRP information attached.

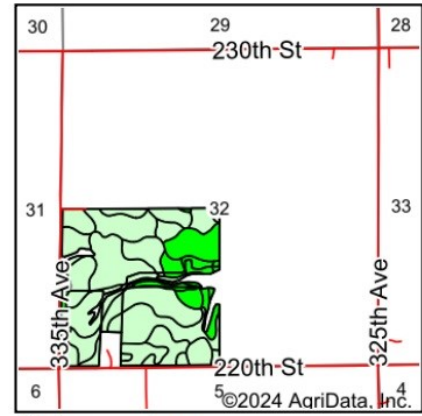
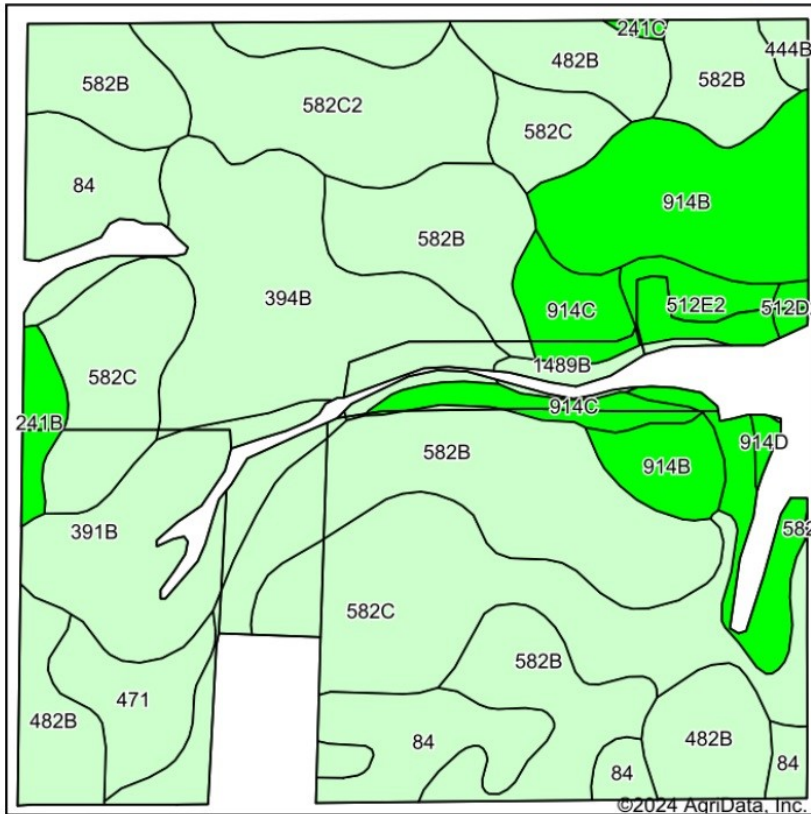
Average CSR2: 68.9

Estimated Real Estate Taxes: \$4,391

Bid dollar per surveyed acre.



Soils Map



State: **Iowa**
 County: **Winneshiek**
 Location: **32-98N-10W**
 Township: **Lincoln**
 Acres: **146.7**
 Date: **12/5/2024**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA191, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
582B	Kasson loam, 2 to 5 percent slopes	36.46	24.9%		Ile	75	78	65
582C	Kasson loam, 5 to 9 percent slopes	24.01	16.4%		IIle	69	64	63
394B	Ostrander silt loam, 2 to 5 percent slopes	15.01	10.2%		Ile	85	83	67
914B	Winneshiek loam, 2 to 5 percent slopes	12.01	8.2%		Ile	38	53	43
84	Clyde silt loam, 0 to 3 percent slopes	10.86	7.4%		IIw	88	73	73
482B	Racine loam, 2 to 5 percent slopes	10.59	7.2%		Ile	76	78	55
582C2	Kasson loam, 5 to 9 percent slopes, eroded	9.64	6.6%		IIle	66	62	55
391B	Clyde-Floyd complex, 1 to 4 percent slopes	9.60	6.5%		IIw	87	73	86
914C	Winneshiek loam, 5 to 9 percent slopes	4.71	3.2%		IIle	38	33	46
471	Oran loam, 0 to 2 percent slopes	3.95	2.7%		Iw	79	83	63
499D	Nordness silt loam, 5 to 14 percent slopes	3.02	2.1%		VIIs	14	5	35
512E2	Marlean loam, 14 to 18 percent slopes, moderately eroded	2.74	1.9%		VIIle	16	5	47
241B	Lilah-Dickinson complex, 2 to 5 percent slopes	1.53	1.0%		IIIIs	22	35	31
1489B	Lawson-Ossian complex, 0 to 4 percent slopes	0.97	0.7%		IIw	77	82	75
444B	Jacwin loam, 2 to 5 percent slopes	0.65	0.4%		Ile	62	58	51
512D2	Marlean loam, 9 to 14 percent slopes, moderately eroded	0.43	0.3%		VIle	33	5	52
914D	Winneshiek loam, 9 to 14 percent slopes	0.31	0.2%		IVe	11	18	40
241C	Lilah-Dickinson complex, 5 to 9 percent slopes	0.21	0.1%		IVIs	27	20	33
Weighted Average					2.44	68.9	67.3	*n 61.6

**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

Soils data provided by USDA and NRCS.

PARCEL #2

5 Acres more or less

ADDRESS: 3332 220th Street, Ridgeway, Iowa

ESTIMATED REAL ESTATE TAXES: \$187

DESCRIPTION: This property is located on a gravel road approximately seven miles southwest of Ridgeway, Iowa. There are several older buildings and bins. It would make a great place to build with established grove, driveway and power to the site.

Acreage is being sold "AS IS".

Bid dollar per surveyed acre.

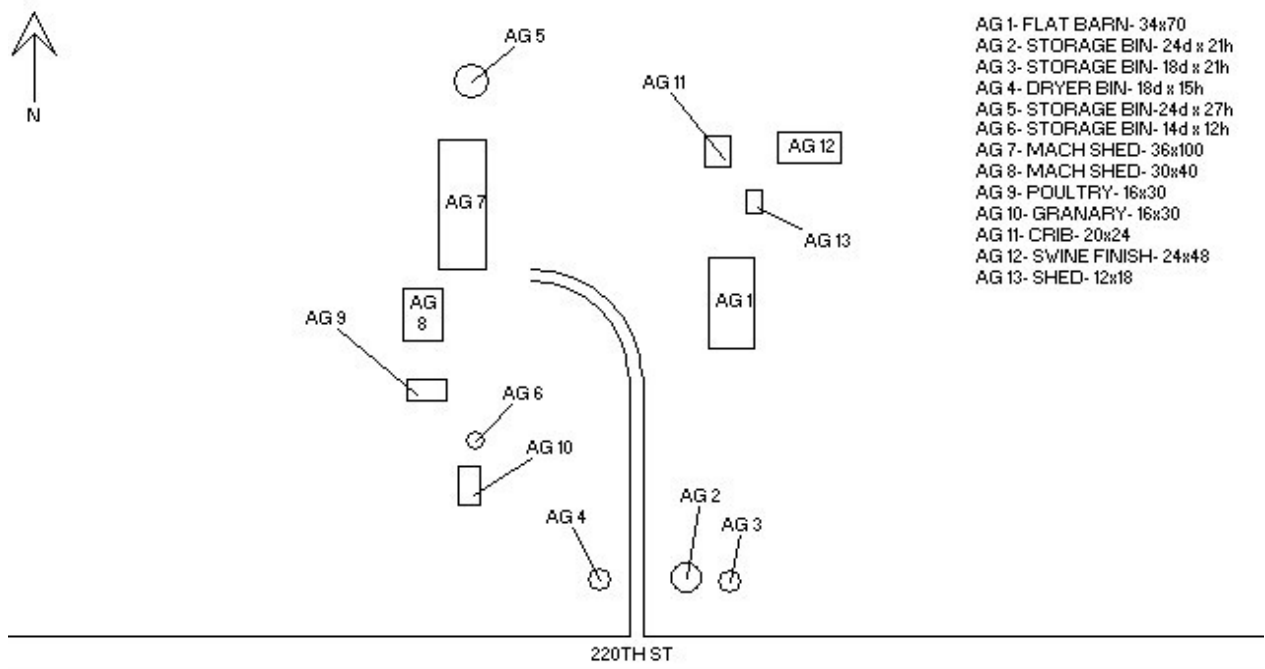




Building and bin sizes and ages based on Winneshiek County Assessor information:

Agricultural Buildings

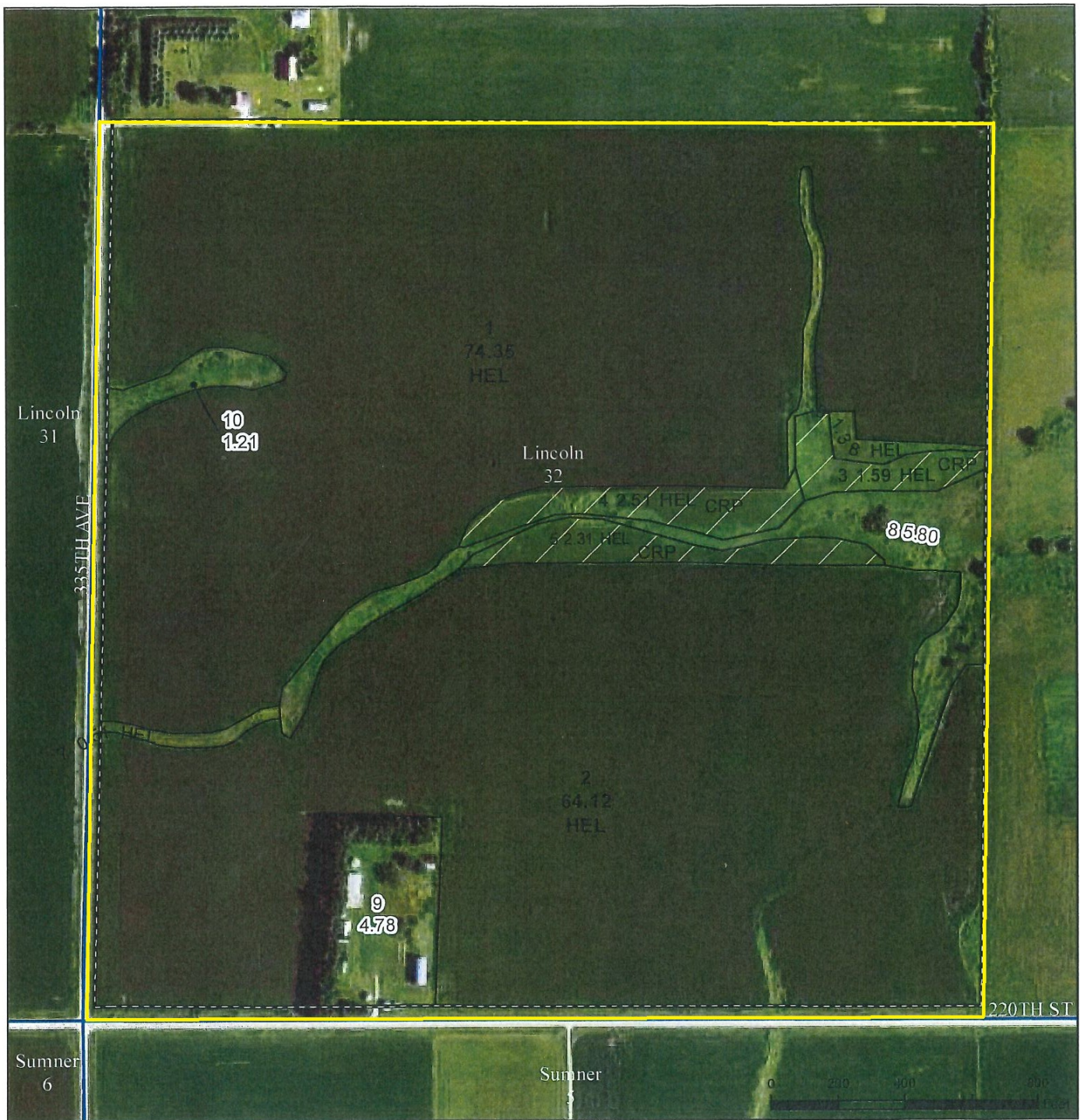
Plot #	Type	Description	Width	Length	Year Built
1	Barn - Flat	AG 1	34	70	1920
2	Bin - Steel Grain Storage	AG 2	24	21	1983
3	Bin - Steel Grain Storage	AG 3	18	21	1975
4	Bin - Steel Grain Storage	AG 4	18	15	1978
5	Bin - Steel Grain Storage	AG 5	27	24	1987
6	Bin - Steel Grain Storage	AG 6	14	12	1960
7	Machine or Utility Building	AG 7	36	100	1976
8	Machine or Utility Building	AG 8	30	40	1920
9	Poultry House	AG 9	16	30	1920
10	Crib	AG 10	16	30	1920
11	Crib	AG 11	20	24	1920
12	Swine Finish and Farrow (Old Style)	AG 12	24	48	1920
13	Shed	AG 13	12	18	1920





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: 146.77 acres

2023 Program Year
Map Created September 26, 2022

Farm 1089
Tract 414

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.

IOWA
WINNESHIEK

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1089

Prepared : 2/27/24 12:04 PM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : 10192B, 12216
Recon ID : None
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
158.56	146.77	146.77	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	140.36		0.00		6.41	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	4.00	0.00	57	
Corn	114.50	0.00	164	
Soybeans	5.50	0.00	43	
TOTAL	124.00	0.00		

NOTES

Tract Number : 414

Description : SEC 32 LINCOLN
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 : SHARON A PHILLIPS, DOROTHY P VRBA REVOCABLE TRUST
Other Producers : DOROTHY P VRBA
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.56	146.77	146.77	0.00	0.00	0.00	0.00	0.0

CRP Information:

1.59 Acres bid in at \$192.08/acre Until 9-30-2028 Total annual payment—\$ 305
4.82 Acres bid in at \$188.96/acre Until 9-30-2030 Total annual payment—\$ 912
CRP will be prorated to date of closing.

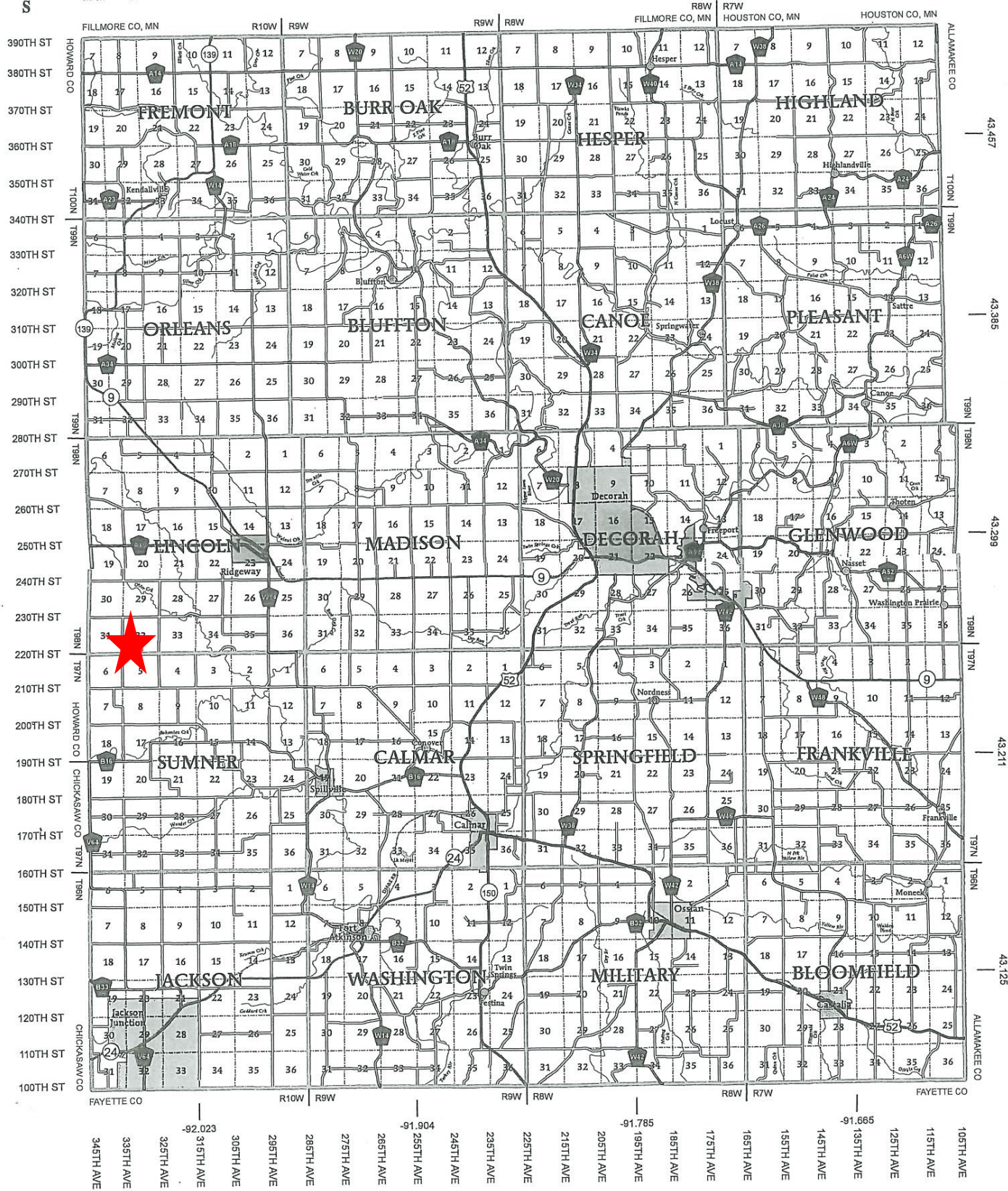
Page 1 of 1

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 191		2. SIGN-UP NUMBER 44					
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 10192B		4. ACRES FOR ENROLLMENT 1.59					
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WINNESHIEK COUNTY FARM SERVICE AGENCY 2296 OIL WELL ROAD DECORAH, IA52101-0000				6. TRACT NUMBER 414	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2013 TO: (MM-DD-YYYY) 09-30-2028						
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 382-8777				8. SIGNUP TYPE: Continuous							
<i>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; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i>											
9A. Rental Rate Per Acre \$ 192.08		10. Identification of CRP Land (See Page 2 for additional space)									
9B. Annual Contract Payment \$ 305.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share					
9C. First Year Payment \$		414	0003	CP21	1.59	\$ 221.00					
<i>(Item 9C is applicable only when the first year payment is prorated.)</i>											

Page 1 of 1

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 191		2. SIGN-UP NUMBER 53					
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 12216		4. ACRES FOR ENROLLMENT 4.82					
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WINNESHIEK COUNTY FARM SERVICE AGENCY 2296 OIL WELL ROAD DECORAH, IA52101-0000				6. TRACT NUMBER 414	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2020 TO: (MM-DD-YYYY) 09-30-2030						
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 382-8777				8. SIGNUP TYPE: Continuous							
<i>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; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i>											
9A. Rental Rate Per Acre \$ 188.96		10. Identification of CRP Land (See Page 2 for additional space)									
9B. Annual Contract Payment \$ 912.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share					
9C. First Year Payment \$		414	0004	CP21	2.51	\$ 459.00					
<i>(Item 9C is applicable only when the first year payment is prorated.)</i>		414	0005	CP21	2.31	\$ 423.00					

WINNESHIEK COUNTY, IOWA



SALE SITE: Featherlite Center, Howard County Fairgrounds, Cresco, Iowa.

ADDRESS OF THE PROERTY: 3332 220th Street, Ridgeway, Iowa

SURVEY: The property will be surveyed to determine exact acres. Survey will be at the Seller's expense. Sale price will be adjusted according to the survey. Existing fences may or may not be in correct location.

REAL ESTATE TAXES: \$4,578 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. FSA and Surety map acres vary slightly.

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 2025.

WETLAND DETERMINATION: A wetland determination has been ordered.

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 survey and paperwork is ready - approximately 30 – 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.