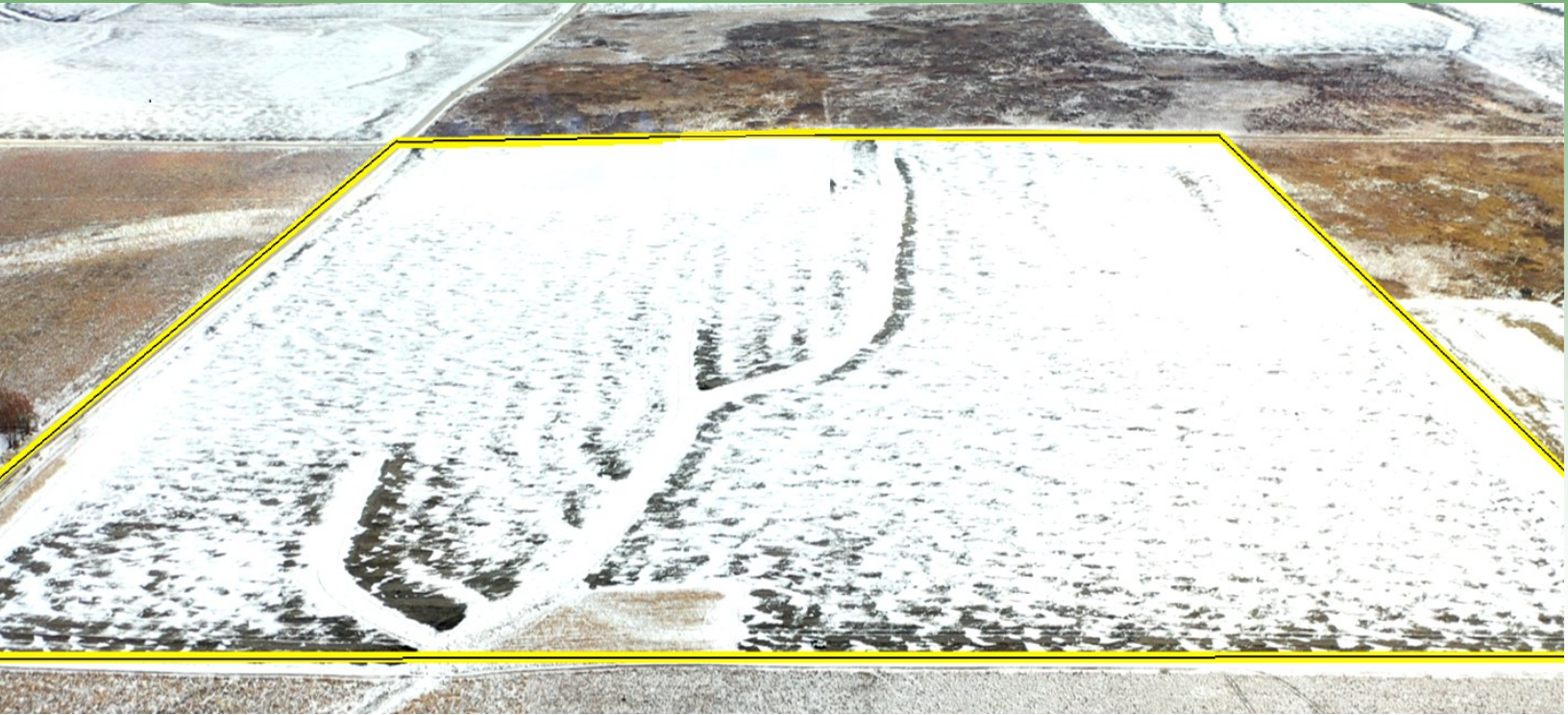


LAND AUCTION

160 Acres m/l Howard Co., IA



THURSDAY, January 29th, 2026 10:00AM
SALE SITE: Lime Springs Community Center
201 Center Street, Lime Springs, IA

83.8 CSR2 / PATTERN TILED

OFFERED IN 2 PARCELS

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

Duane E. and Virginia M. Hojer Trust
and Scottie and Denise Hojer

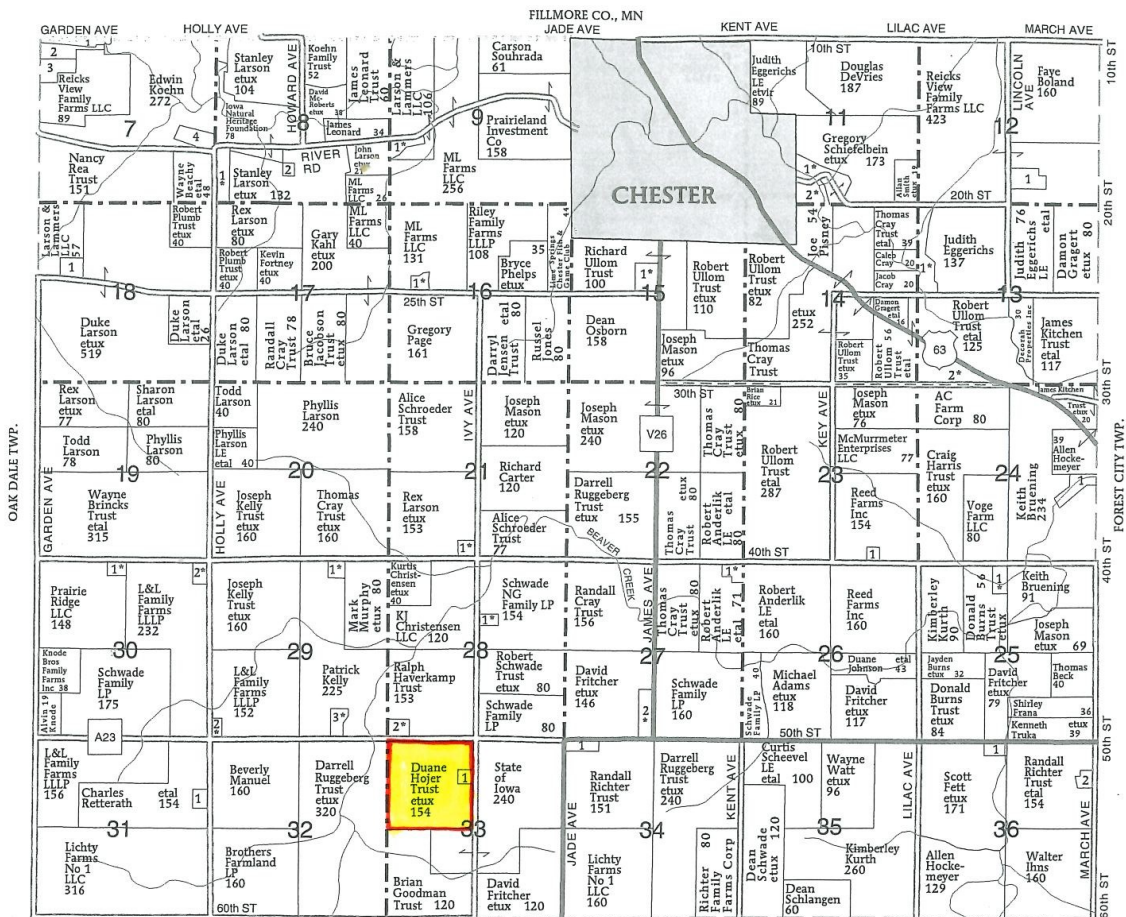
www.burkecresco.com



T-100-N

CHESTER PLAT

R-13-W



SARATOGA TWP.





PARCEL BREAKDOWN

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

PARCEL #1—80 Acres more or less

PARCEL #2— 80 Acres more or less

PARCELS #1 & #2— 160 Acres more or less

FSA & CRP information attached.

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

Bid dollar per surveyed acre.

CRP acres have been estimated on splits.

If farm is split, exact CRP acres would be determined by FSA.

If farm is split, tile easements would be given.

Buyers would be responsible for any new driveways.

Real Estate Taxes will be prorated to date of closing.

PARCEL #1

80 Acres more or less

2.8 Acres m/I CRP with balance in cropland and road

0.6 Acres bid in at \$213/acre until 2030

1.2 Acres bid in at \$300/acre until 2032

1.0 Acre bid in at \$289.20/acre until 2035

Real Estate Taxes: \$2,672

Legal Description: The West Half of the Northwest Quarter of Section 33, Township 100 North, Range 13 West of the 5th P.M., Howard County, IA.

PARCEL #2

80 Acres more or less

2.3 Acres m/I CRP with balance in cropland and roads

CRP is bid in at \$289.30/acre until 2035

Real Estate Taxes: \$2,356

Legal Description: The East Half of the Northwest Quarter Including Lot 1 in Section 33, Township 100 North, Range 13 West of the 5th P.M., Howard County, IA.

PARCELS #1 & #2

160 Acres more or less

5.1 Acres m/I CRP with balance in cropland and roads

0.6 Acres bid in at \$213/acre until 2030

1.2 Acres bid in at \$300/acre until 2032

3.3 Acre bid in at \$289.20/acre until 2035

Real Estate Taxes: \$5,028

Legal Description: The Northwest Quarter Including Lot 1 in Section 33, Township 100 North, Range 13 West of the 5th P.M., Howard County, IA.

FSA Aerial Photo:



United States
Department of
Agriculture

Howard County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination

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

Tract Cropland Total: 153.10 acres

2025 Program Year

Map Created May 08, 2025

Farm 5174

Tract 9755

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.

FSA & Howard County Assessor acres vary.

FSA Information:

Farm will be sold per surveyed acre and if necessary
FSA acres will be adjusted after closing.

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 : 5174

Prepared : 12/16/25 10:46 AM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : 12294B, 12786B
Recon ID : 19-089-2007-65
Transferred From : None
ARCPLC G//F Eligibility : Eligible

★ An additional 3.3 acres were put into CRP in 2025 that
does not show on this printout. See attached contracts.

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
153.63	153.10	153.10	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	151.30	0.00		★ 1.80	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	74.85	0.00	171	
Soybeans	73.15	1.70	43	
TOTAL	148.00	1.70		

NOTES

Tract Number : 9755
Description : E-4 NW 1/4 SEC 33-100-13 CHESTER
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 : DUANE E HOJER AND VIRGINIA M HOJER IRREV TRUST
Other Producers : None
Recon ID : None

FSA INFO:

148 acres tillable / 5.1 acres CRP
(does not include 6 acre building site)

HOWARD COUNTY ASSESSOR:

156 net acres + 4 acres roads =
160 acres more or less

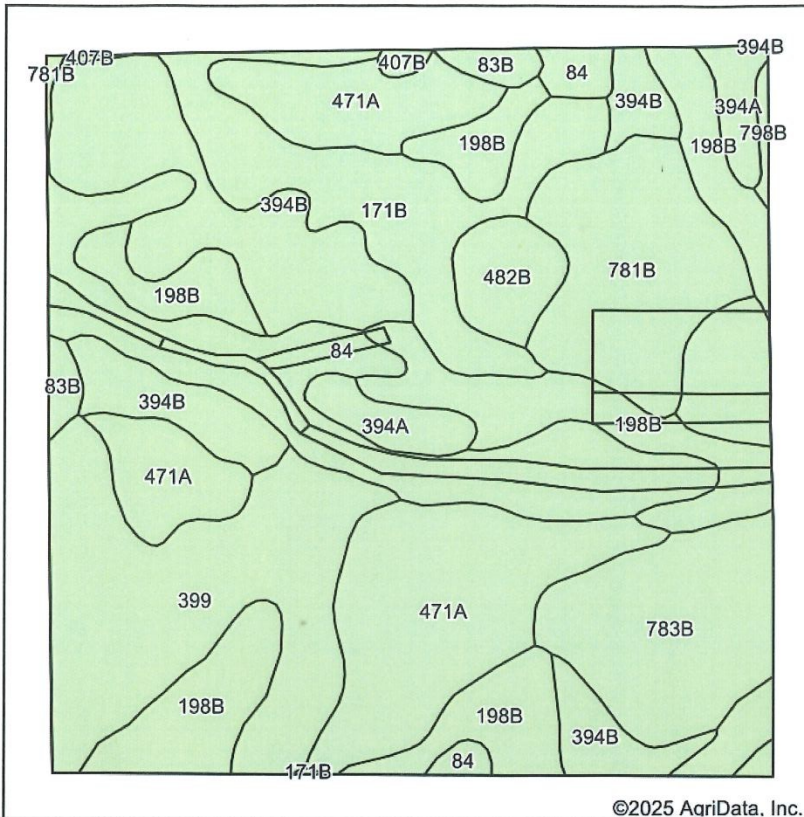
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.63	153.10	153.10	0.00	0.00	0.00	0.00	0.0

This FSA information does not include the 6 acre building site.

Soil Map:

Soils Map



State: **Iowa**
 County: **Howard**
 Location: **33-100N-13W**
 Township: **Chester**
 Acres: **159.7**
 Date: **12/30/2025**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA089, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
198B	Floyd loam, 1 to 4 percent slopes	26.07	16.2%		Ilw	89			88
471A	Oran loam, 0 to 2 percent slopes	23.99	15.0%		Iw	79			63
399	Readlyn silt loam, 1 to 3 percent slopes	20.57	12.9%		Iw	91			68
394B	Ostrander loam, 2 to 5 percent slopes	20.12	12.6%		Ile	88			68
84	Clyde silty clay loam, 0 to 3 percent slopes	18.20	11.4%		Ilw	88			85
783B	Cresco loam, 2 to 5 percent slopes	15.15	9.5%		Ile	73			63
171B	Bassett loam, 2 to 5 percent slopes	13.18	8.3%		Ile	85	215	62	73
781B	Lourdes loam, 2 to 5 percent slopes	12.50	7.8%		Ile	68			61
394A	Ostrander loam, 0 to 2 percent slopes	3.99	2.5%		Is	94			70
482B	Racine loam, 2 to 5 percent slopes	3.32	2.1%		Ile	76			55
83B	Kenyon loam, 2 to 5 percent slopes	1.69	1.1%		Ile	90			77
407B	Schley silt loam, 1 to 4 percent slopes	0.48	0.3%		Ilw	81			85
798B	Protivin loam, 1 to 4 percent slopes	0.44	0.3%		Ile	61			64
Weighted Average					1.70	83.8	17.7	5.1	*n 71.8

**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

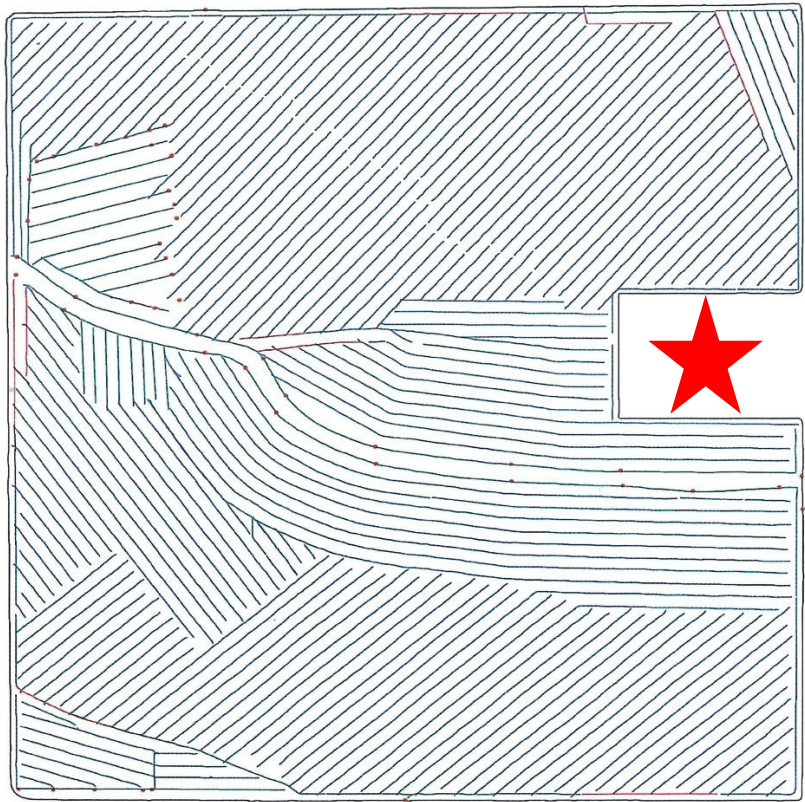
Soils data provided by USDA and NRCS.

Tile Map:

LATEC GPS:

- Chester 33

North



This area will be cleared and tiled on 40 foot spacings by the Sellers.

Tiled by Mehmert Tiling Inc., Lime Springs, Iowa

Location: Howard County - NW 1/4 Chester 33		
Scale: 200 feet	Spacing: 40	Date: 10/17/11

CRP Information:

0.6 Acres bid in at \$213/acre until 9-30-2030

1.2 Acres bid in at \$300/acre until 9-30-2032

3.3 Acre bid in at \$289.20/acre until 9-30-2035

CRP will be prorated to date of closing.

Page 1 of 1

CRP-1 (05-05-25) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 089		2. SIGN-UP NUMBER 52	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 12294B		4. ACRES FOR ENROLLMENT 0.60	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HOWARD COUNTY FARM SERVICE AGENCY 311 7TH ST SW, SUITE #1 CRESCO, IA52136-1865		6. TRACT NUMBER 9755		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 11-01-2019 TO: (MM-DD-YYYY) 09-30-2030	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 547-2841		8. SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					
<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 \$ 213.00		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 128.00		A. Tract No. 9755		B. Field No. 0007	
9C. First Year Payment \$		C. Practice No. CP8A		D. Acres 0.40	
(Item 9C is applicable only when the first year payment is prorated.)		E. Total Estimated Cost-Share \$ 50.00		F. Total Estimated Cost-Share \$ 25.00	

Page 1 of 1

CRP-1 (05-05-25) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 089		2. SIGN-UP NUMBER 55	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 12786B		4. ACRES FOR ENROLLMENT 1.20	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HOWARD COUNTY FARM SERVICE AGENCY 311 7TH ST SW, SUITE #1 CRESCO, IA52136-1865		6. TRACT NUMBER 9755		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 11-01-2021 TO: (MM-DD-YYYY) 09-30-2032	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 547-2841		8. SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					
<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 \$ 300.00		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 360.00		A. Tract No. 9755		B. Field No. 0009	
9C. First Year Payment \$		C. Practice No. CP43		D. Acres 1.20	
(Item 9C is applicable only when the first year payment is prorated.)		E. Total Estimated Cost-Share \$ 636.00		F. Total Estimated Cost-Share	

CRP-1 (05-05-25)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 19 089		2. SIGN-UP NUMBER 63		
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 13388		4. ACRES FOR ENROLLMENT 3.30		
		6. TRACT NUMBER 9755	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2025 TO: (MM-DD-YYYY) 09-30-2035			
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HOWARD COUNTY FARM SERVICE AGENCY 311 7TH ST SW, SUITE #1 CRESCO, IA52136-1865		8. SIGNUP TYPE: Continuous				
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 547-2841						
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.						
<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 \$ 289.20		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 954.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment \$		9755	0002	CP8A	2.70	\$ 340.00
(Item 9C is applicable only when the first year payment is prorated.)		9755	0005	CP8A	0.60	\$ 76.00



LOCATION OF FARM: From Lime Springs: Go west on 50th street approximately 5 miles. Property is on the south side of the road. Address: 5233 Ivy Avenue, Lime Springs, Iowa.
WATCH FOR SIGNS.

SURVEY: 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.

Soil information and average CSR2 information is based on Surety Maps.

No lease in effect for 2026.

**This is a high quality / high CSR2 farm that is pattern tiled with forty foot spacings.
There is a wind energy development easement on this property.
Contact agent for details.**

BIDDER REGISTRATION: Prospective buyers must provide name, address, and phone number to clerks prior to sale. Successful 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: On or before March 5, 2026

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.