

# LAND AUCTION

304.93 Acres Winneshiek County, IA

FARM #1—144.86 Acres

THURSDAY, April 9th  
10:00AM

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

FARM #2—80.07 Acres

3 FARMS

FARM #3—80 Acres

**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](http://www.burkecresco.com)



Perry A. Blaser Revocable Trust



## **PARCEL BREAKDOWN**

**FARM #1**— 144.86 Acres more or less

**FARM #2**— 80.07 Acres more or less

**FARM #3**— 80 Acres more or less

FSA & CRP information attached.

***Bid dollar per surveyed acre.***

Real Estate Taxes and CRP will be prorated to date of closing.

**1% Buyer's fee to be paid at closing**

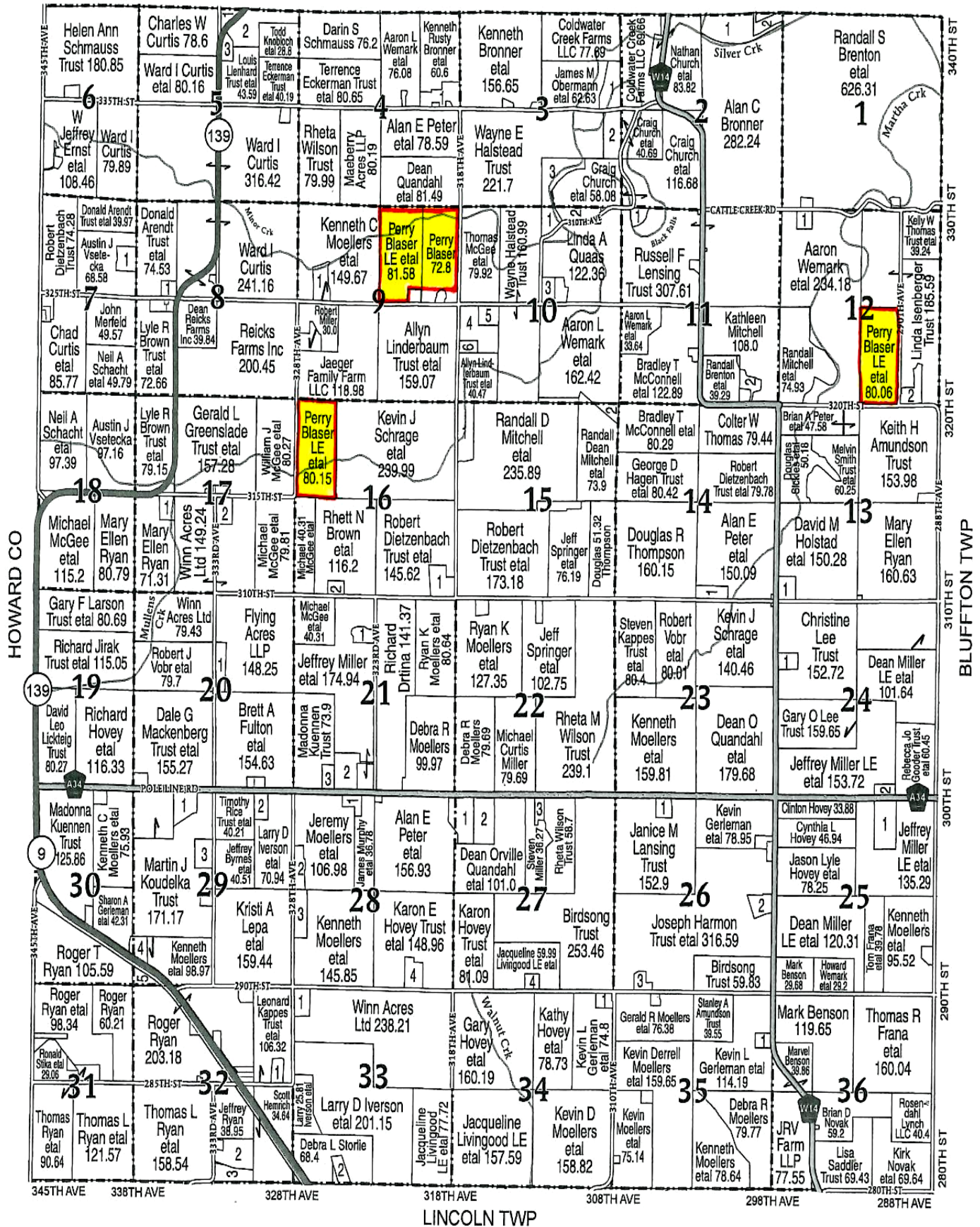
T-99-N

## ORLEANS PLAT

R-10-W

(Landowners)

FREMONT TWP



# **FARM #1**

## **144.86 Acres**

130 Acres m/l tillable\*\*

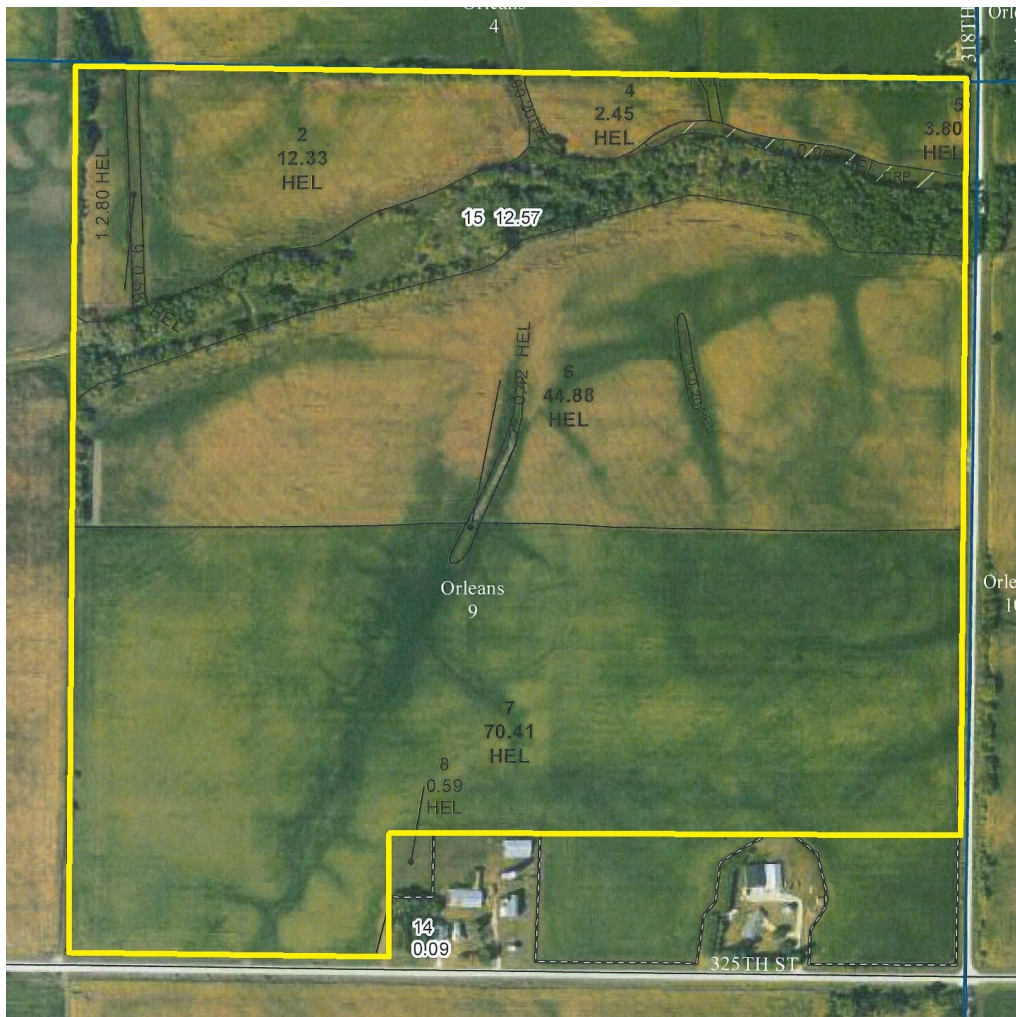
45.5 CSR2

CRP—0.96 Acres—Annual payment—\$300 until September 30, 2028

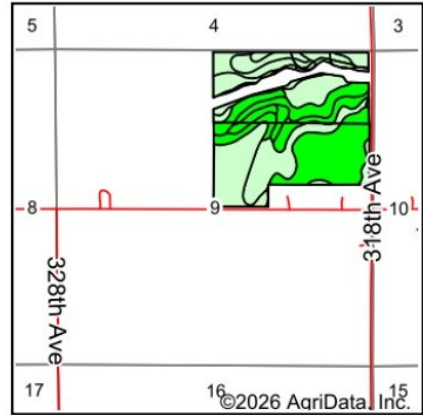
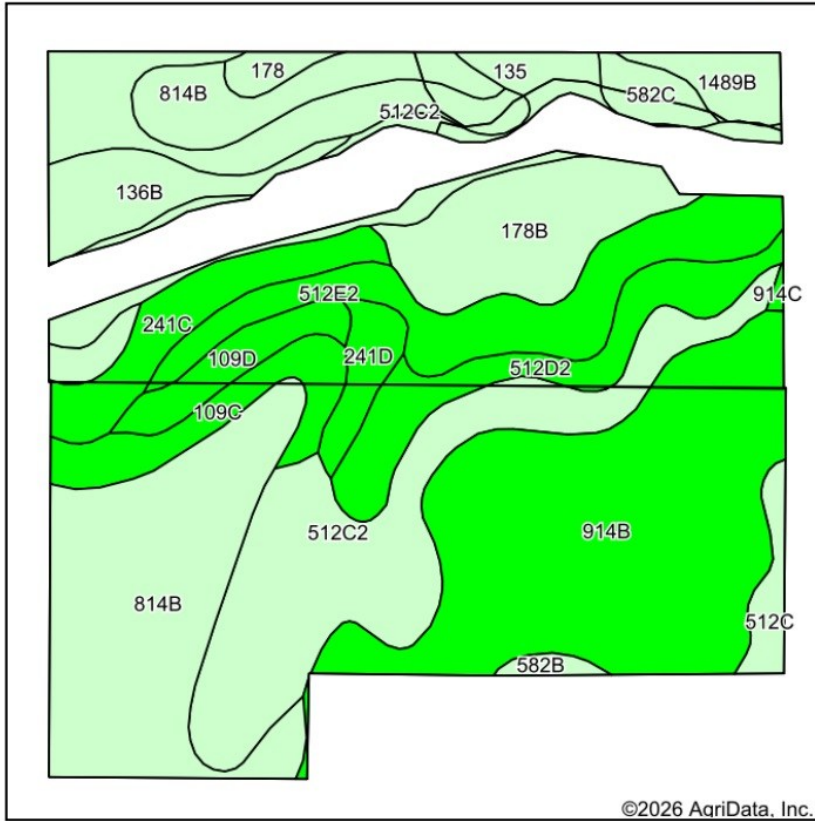
**Estimated Real Estate Taxes:** \$3,017

**FARM #1 is leased for 2026**—Buyer will be credited rent at closing. Contact agent for details. The wooded area provides an added bonus for hunting.

**\*\*Tillable acres have been estimated.** The tillable acres on each side of the building site located bottom right is not included in this sale. A survey has been done and the FSA will adjusted tillable acres according to the survey.



# Soils Map



State: Iowa  
 County: Winneshiek  
 Location: 9-99N-10W  
 Township: Orleans  
 Acres: 130  
 Date: 2/27/2026

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



Soils data provided by USDA and NRCS.

Area Symbol: IA191, Soil Area Version: 34

| Code             | Soil Description                                              | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | *n NCCPI Soybeans |
|------------------|---------------------------------------------------------------|-------|------------------|-------------|------------------|--------|-------------------|
| 914B             | Winneshiek loam, 2 to 5 percent slopes                        | 28.00 | 21.5%            |             | Ile              | 38     | 43                |
| 512C2            | Marlean loam, 5 to 9 percent slopes, moderately eroded        | 24.38 | 18.8%            |             | IVe              | 52     | 55                |
| 814B             | Rockton loam, 2 to 5 percent slopes                           | 22.63 | 17.4%            |             | Ile              | 52     | 52                |
| 512E2            | Marlean loam, 14 to 18 percent slopes, moderately eroded      | 9.27  | 7.1%             |             | Vlle             | 16     | 47                |
| 178B             | Waukee loam, 2 to 5 percent slopes                            | 8.40  | 6.5%             |             | Ils              | 64     | 69                |
| 512D2            | Marlean loam, 9 to 14 percent slopes, moderately eroded       | 6.43  | 4.9%             |             | Vle              | 33     | 52                |
| 136B             | Ankeny fine sandy loam, 2 to 5 percent slopes                 | 5.07  | 3.9%             |             | IIIe             | 74     | 47                |
| 135              | Coland clay loam, 0 to 2 percent slopes, occasionally flooded | 5.02  | 3.9%             |             | IIw              | 65     | 66                |
| 241C             | Lilah-Dickinson complex, 5 to 9 percent slopes                | 4.96  | 3.8%             |             | IVs              | 27     | 33                |
| 109C             | Backbone sandy loam, 5 to 9 percent slopes                    | 4.24  | 3.3%             |             | IVs              | 37     | 40                |
| 109D             | Backbone sandy loam, 9 to 14 percent slopes                   | 2.73  | 2.1%             |             | VIIs             | 10     | 37                |
| 241D             | Lilah-Dickinson complex, 9 to 14 percent slopes               | 2.07  | 1.6%             |             | IVs              | 11     | 24                |
| 1489B            | Lawson-Ossian complex, 0 to 4 percent slopes                  | 2.04  | 1.6%             |             | IIw              | 77     | 75                |
| 582C             | Kasson loam, 5 to 9 percent slopes                            | 1.61  | 1.2%             |             | IIIe             | 69     | 63                |
| 512C             | Marlean loam, 5 to 9 percent slopes                           | 1.59  | 1.2%             |             | IVe              | 54     | 60                |
| 178              | Waukee loam, 0 to 2 percent slopes                            | 0.90  | 0.7%             |             | Ils              | 69     | 71                |
| 582B             | Kasson loam, 2 to 5 percent slopes                            | 0.53  | 0.4%             |             | Ile              | 75     | 65                |
| 914C             | Winneshiek loam, 5 to 9 percent slopes                        | 0.13  | 0.1%             |             | IIIe             | 38     | 46                |
| Weighted Average |                                                               |       |                  |             | 3.26             | 45.5   | *n 50.6           |

Soils data provided by USDA and NRCS.

# FARM #1—FSA Information:

IOWA  
WINNESHIEK  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 8453

Prepared : 2/17/26 11:12 AM CST

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Operator Name :  
CRP Contract Number(s) : 10156D  
Recon ID : 19-191-2013-20  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

**The farm is being sold per surveyed acre and FSA  
acres will be adjusted according to the survey.**

### Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP  | Sugarcane | Farm Status          | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|-----------|----------------------|------------------|
| 152.40             | 139.74             | 139.74                 | 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               | 138.78                 | 0.00           |      |      | 0.96 | 0.00      | 0.00                 | 0.00             |

### Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None           | CORN       | None                |

### DCP Crop Data

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Corn         | 137.10        | 0.00                        | 139       |     |
| <b>TOTAL</b> | <b>137.10</b> | <b>0.00</b>                 |           |     |

### NOTES

Tract Number : 149

Description : SEC 9 ORLEANS  
FSA Physical Location : IOWA/WINNESHIEK  
ANSI Physical Location : IOWA/WINNESHIEK  
BIA Unit Range Number :  
CRP Contract Number(s) : 10156D  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : THE PERRY A BLASER REVOCABLE TRUST  
Other Producers : None  
Recon ID : None

**This FSA information includes  
the tillable land being sold on each  
side of the building site, which is  
estimated to be 8+ acres.**

### Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 152.40    | 139.74   | 139.74       | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |



## **FARM #2**

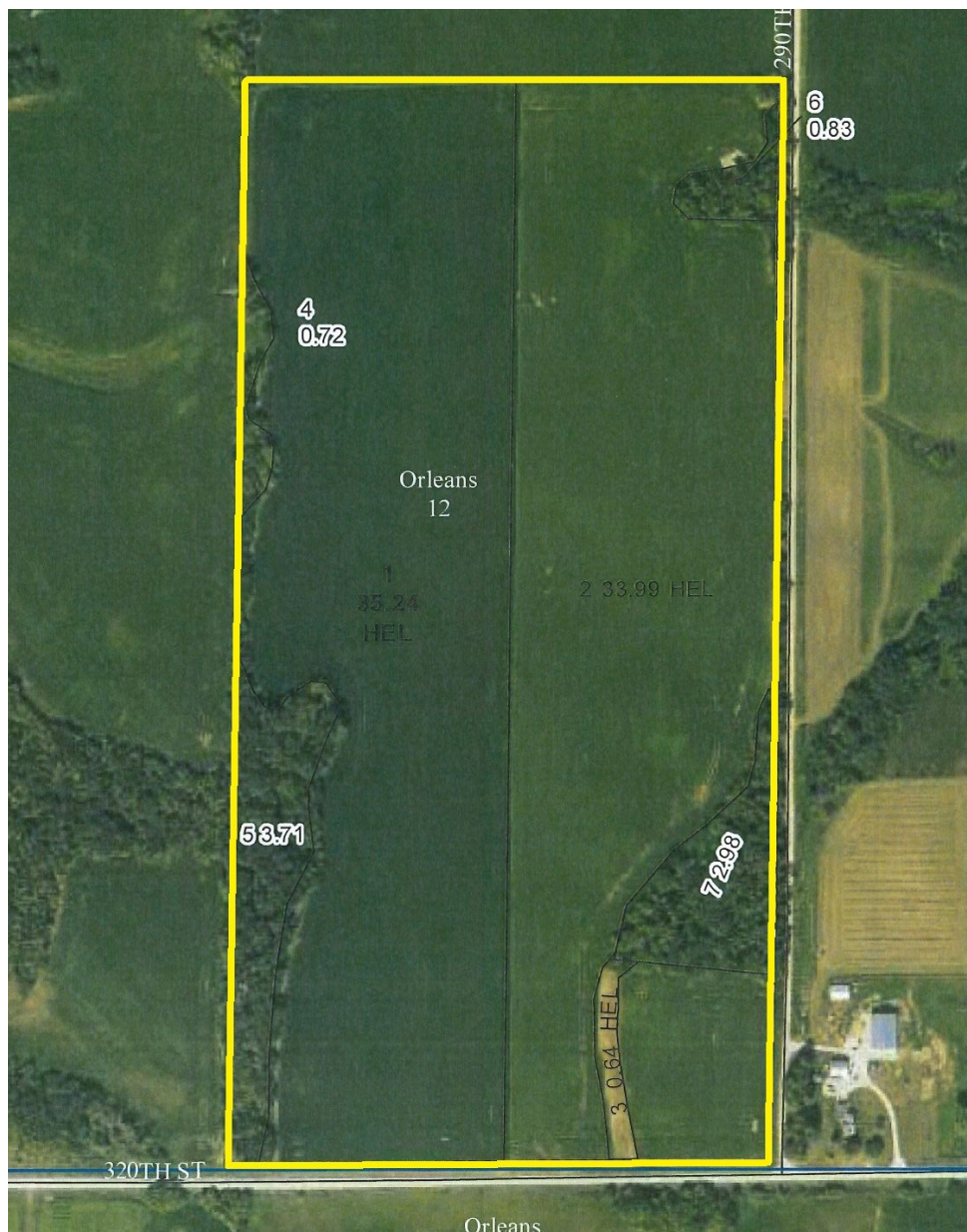
### **80.07 Acres**

69.8 Acres m/l tillable

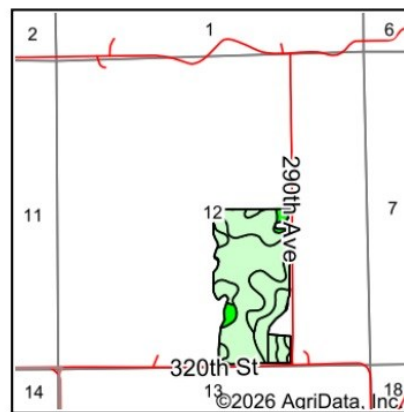
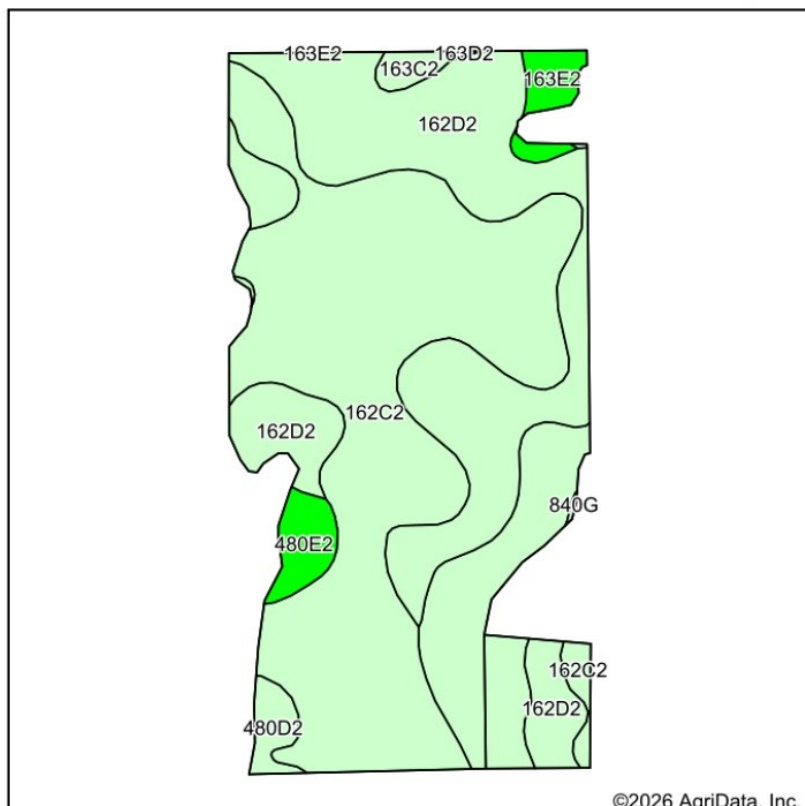
64.8 CSR2

**Real Estate Taxes:** \$2,080

**FARM #2 is leased for 2026**—Buyer will be credited rent at closing.  
Contact agent for details.



# Soils Map



State: **Iowa**  
 County: **Winneshiek**  
 Location: **12-99N-10W**  
 Township: **Orleans**  
 Acres: **69.88**  
 Date: **2/26/2026**

Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA191, Soil Area Version: 34

| Code             | Soil Description                                              | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | *n NCCPI Soybeans |
|------------------|---------------------------------------------------------------|-------|------------------|-------------|------------------|--------|-------------------|
| 162C2            | Downs silt loam, 5 to 9 percent slopes, moderately eroded     | 34.24 | 49.0%            |             | IIIe             | 80     | 72                |
| 162D2            | Downs silt loam, 9 to 14 percent slopes, moderately eroded    | 23.47 | 33.6%            |             | IIIe             | 54     | 67                |
| 162E2            | Downs silt loam, 14 to 18 percent slopes, moderately eroded   | 7.64  | 10.9%            |             | IVe              | 42     | 62                |
| 480E2            | Orwood silt loam, 14 to 18 percent slopes, moderately eroded  | 1.53  | 2.2%             |             | IVe              | 36     | 58                |
| 163E2            | Fayette silt loam, 14 to 18 percent slopes, moderately eroded | 1.30  | 1.9%             |             | IVe              | 35     | 58                |
| 480D2            | Orwood silt loam, 9 to 14 percent slopes, moderately eroded   | 1.04  | 1.5%             |             | IIIe             | 51     | 65                |
| 163C2            | Fayette silt loam, 5 to 9 percent slopes, moderately eroded   | 0.66  | 0.9%             |             | IIIe             | 72     | 66                |
| Weighted Average |                                                               |       |                  |             | 3.15             | 64.8   | *n 68.5           |

\*\*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

# FARM #2—FSA Information:

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 : 9482

Prepared : 2/17/26 11:13 AM CST

Crop Year : 2026

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 19-191-2019-6  
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 |
|--------------------|--------------------|------------------------|------|----------------|------|------|-----------|----------------------|------------------|
| 78.11              | 69.87              | 69.87                  | 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               | 69.87                  |      | 0.00           |      | 0.00 | 0.00      | 0.00                 | 0.00             |

### Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None           | OATS, CORN | None                |

### DCP Crop Data

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|--------------|-----------------------------|-----------|-----|
| Oats         | 9.80         | 0.00                        | 59        |     |
| Corn         | 44.60        | 0.00                        | 134       |     |
| <b>TOTAL</b> | <b>54.40</b> | <b>0.00</b>                 |           |     |

### NOTES

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Tract Number : 163

Description : SEC12 ORLEANS  
FSA Physical Location : IOWA/WINNESHIEK  
ANSI Physical Location : IOWA/WINNESHIEK  
BIA Unit Range Number :  
CRP Contract Number(s) : None  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : THE PERRY A BLASER REVOCABLE TRUST  
Other Producers :  
Recon ID : None

### Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 78.11     | 69.87    | 69.87        | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |



## 80 Acres

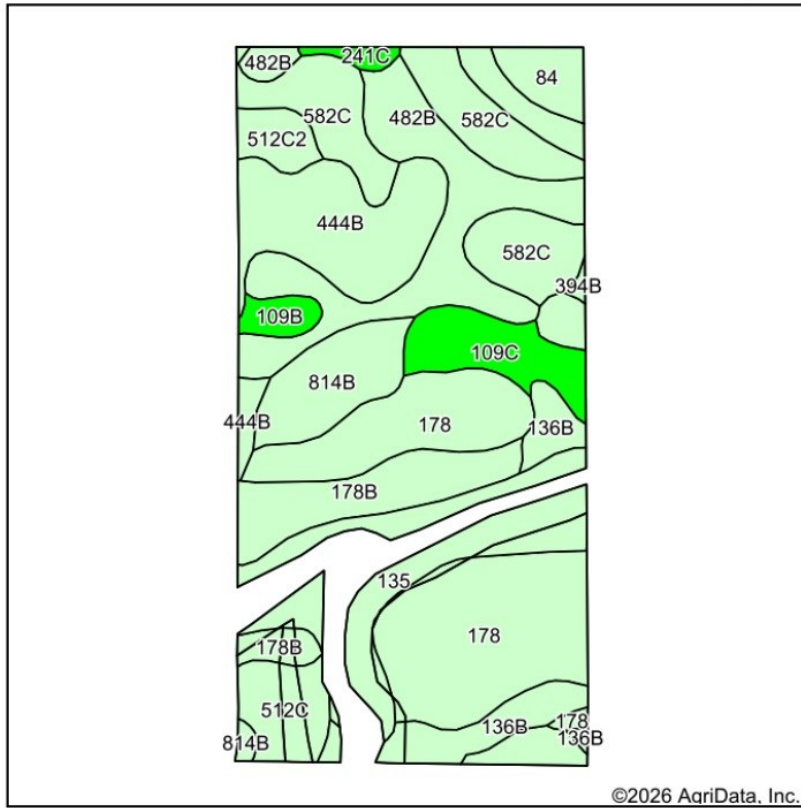
## 65.8 CSR2

2.29 Acres—Annual payment \$687 until September 30, 2033

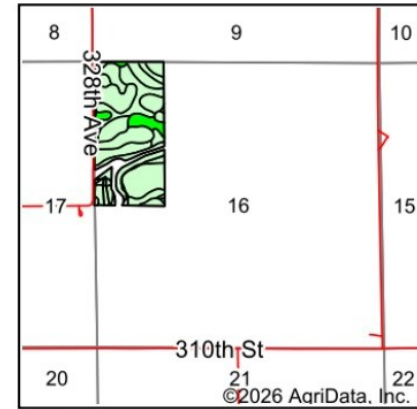
**FARM #3 is leased for 2026**—Buyer will be credited rent at closing. Contact agent for details. The wooded area provides an added bonus for hunting.



## Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Winneshiek**  
 Location: **16-99N-10W**  
 Township: **Orleans**  
 Acres: **73.34**  
 Date: **2/26/2026**

Maps Provided By



Area Symbol: IA191, Soil Area Version: 34

| Code             | Soil Description                                              | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | *n NCCPI Soybeans |
|------------------|---------------------------------------------------------------|-------|------------------|-------------|------------------|--------|-------------------|
| 178              | Wauke loam, 0 to 2 percent slopes                             | 14.90 | 20.3%            |             | IIIs             | 69     | 71                |
| 482B             | Racine loam, 2 to 5 percent slopes                            | 9.26  | 12.6%            |             | IIe              | 76     | 55                |
| 582C             | Kasson loam, 5 to 9 percent slopes                            | 8.68  | 11.8%            |             | IIIe             | 69     | 63                |
| 444B             | Jacwin loam, 2 to 5 percent slopes                            | 7.29  | 9.9%             |             | IIe              | 62     | 51                |
| 135              | Coland clay loam, 0 to 2 percent slopes, occasionally flooded | 6.95  | 9.5%             |             | IIW              | 65     | 66                |
| 178B             | Wauke loam, 2 to 5 percent slopes                             | 5.32  | 7.3%             |             | IIIs             | 64     | 69                |
| 814B             | Rockton loam, 2 to 5 percent slopes                           | 3.95  | 5.4%             |             | IIe              | 52     | 52                |
| 136B             | Ankeny fine sandy loam, 2 to 5 percent slopes                 | 3.66  | 5.0%             |             | IIIe             | 74     | 47                |
| 109C             | Backbone sandy loam, 5 to 9 percent slopes                    | 3.34  | 4.6%             |             | IVs              | 37     | 40                |
| 512C             | Marlean loam, 5 to 9 percent slopes                           | 2.52  | 3.4%             |             | IVe              | 54     | 60                |
| 198B             | Floyd loam, 1 to 4 percent slopes                             | 2.06  | 2.8%             |             | IIW              | 89     | 88                |
| 84               | Clyde silt loam, 0 to 3 percent slopes                        | 1.51  | 2.1%             |             | IIW              | 88     | 73                |
| 512C2            | Marlean loam, 5 to 9 percent slopes, moderately eroded        | 1.37  | 1.9%             |             | IVe              | 52     | 55                |
| 813B             | Atkinson loam, 2 to 5 percent slopes                          | 1.03  | 1.4%             |             | IIe              | 67     | 63                |
| 109B             | Backbone sandy loam, 2 to 5 percent slopes                    | 0.91  | 1.2%             |             | IVs              | 35     | 41                |
| 241C             | Lilah-Dickinson complex, 5 to 9 percent slopes                | 0.46  | 0.6%             |             | IVs              | 27     | 33                |
| 394B             | Ostrander silt loam, 2 to 5 percent slopes                    | 0.13  | 0.2%             |             | IIe              | 85     | 67                |
| Weighted Average |                                                               |       |                  |             | 2.40             | 65.8   | *n 60.9           |

\*\*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.

# FARM #3—FSA Information:

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 : 9483

Prepared : 2/17/26 11:13 AM CST

Crop Year : 2026

Operator Name :  
CRP Contract Number(s) : 10155E,12700B  
Recon ID : 19-191-2019-6  
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 |
|--------------------|--------------------|------------------------|----------------|------|------|------|-----------|----------------------|------------------|
| 78.20              | 73.36              | 73.36                  | 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               | 65.64                  | 0.00           |      |      | 7.72 | 0.00      | 0.00                 | 0.00             |

### Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None           | CORN       | None                |

### DCP Crop Data

| Crop Name    | Base Acres   | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|--------------|-----------------------------|-----------|-----|
| Corn         | 65.08        | 0.00                        | 148       |     |
| <b>TOTAL</b> | <b>65.08</b> | <b>0.00</b>                 |           |     |

### NOTES

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Tract Number : 4932

Description : SEC 16 ORLEANS  
FSA Physical Location : IOWA/WINNESHIEK  
ANSI Physical Location : IOWA/WINNESHIEK  
BIA Unit Range Number :  
CRP Contract Number(s) : 10155E,12700B  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : THE PERRY A BLASER REVOCABLE TRUST  
Other Producers : None  
Recon ID : None

### Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 78.20     | 73.36    | 73.36        | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |



**LOCATION OF FARM:** From Cresco:

FARM #1—go east on Hwy 9 for 2 miles, then north on Hwy 139 for 3+ miles, then east on 325th Street for approximately 1.5 miles. Property is on the north side of the road.

FARM #2—go east on Hwy 9 for 2 miles, then continue straight on the Pole Line Road for 4.5 miles, then north on County Road W14 for 2 miles, then east on 320th Street for 1/2 mile. Property is on the north side of the road.

FARM #3—go east on Hwy 9 for 2 miles, then north on Hwy 139 for 2+ miles, then east on 315th Street for 1 mile, turn north and property is on the east side of the road.

WATCH FOR SIGNS.

**SURVEY:** Properties have been surveyed at the Seller's expense. Sale price will be per surveyed acre. Existing fences may or may not be in correct location.

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

FSA and Surety Map acres vary slightly.

**[www.burkecresco.com/auction](http://www.burkecresco.com/auction)**

**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 June 4, 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.**