

LAND AUCTION

109 Acres m/l Howard Co., IA



THURSDAY, April 2, 2026
10:00AM

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

Kenneth and Mary Jo Hubka

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

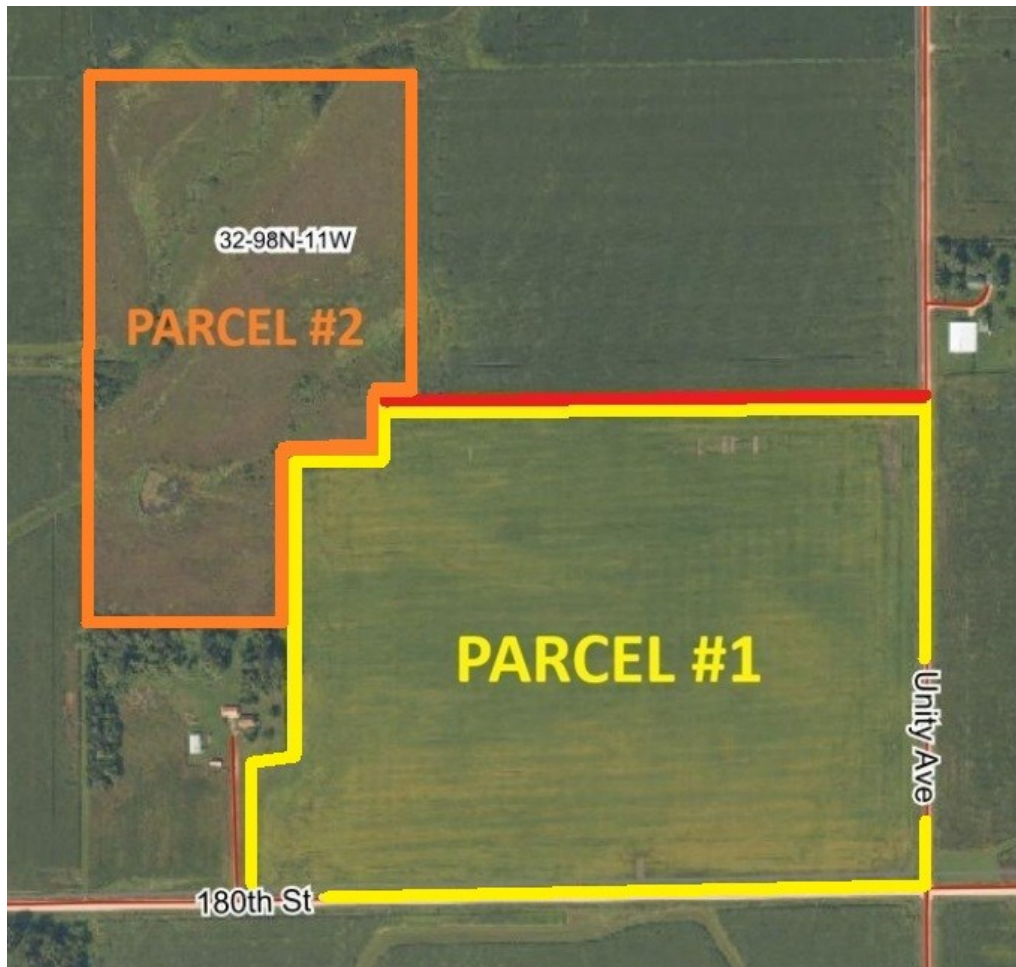
Mark: 563.380.2868
Becky: 563.380.1579
Office: 563.547.2554



"Specializing in farm sales and land auctions"

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PARCEL BREAKDOWN

PARCEL #1—73 Acres more or less

PARCEL #2— 36 Acres more or less

FSA & CRP information attached.

Farm will be offered as two parcels or as a combination of the two parcels.

Bid dollar per surveyed acre.

If farm is split, tile easements would be given.

Buyers would be responsible for any new driveways.

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

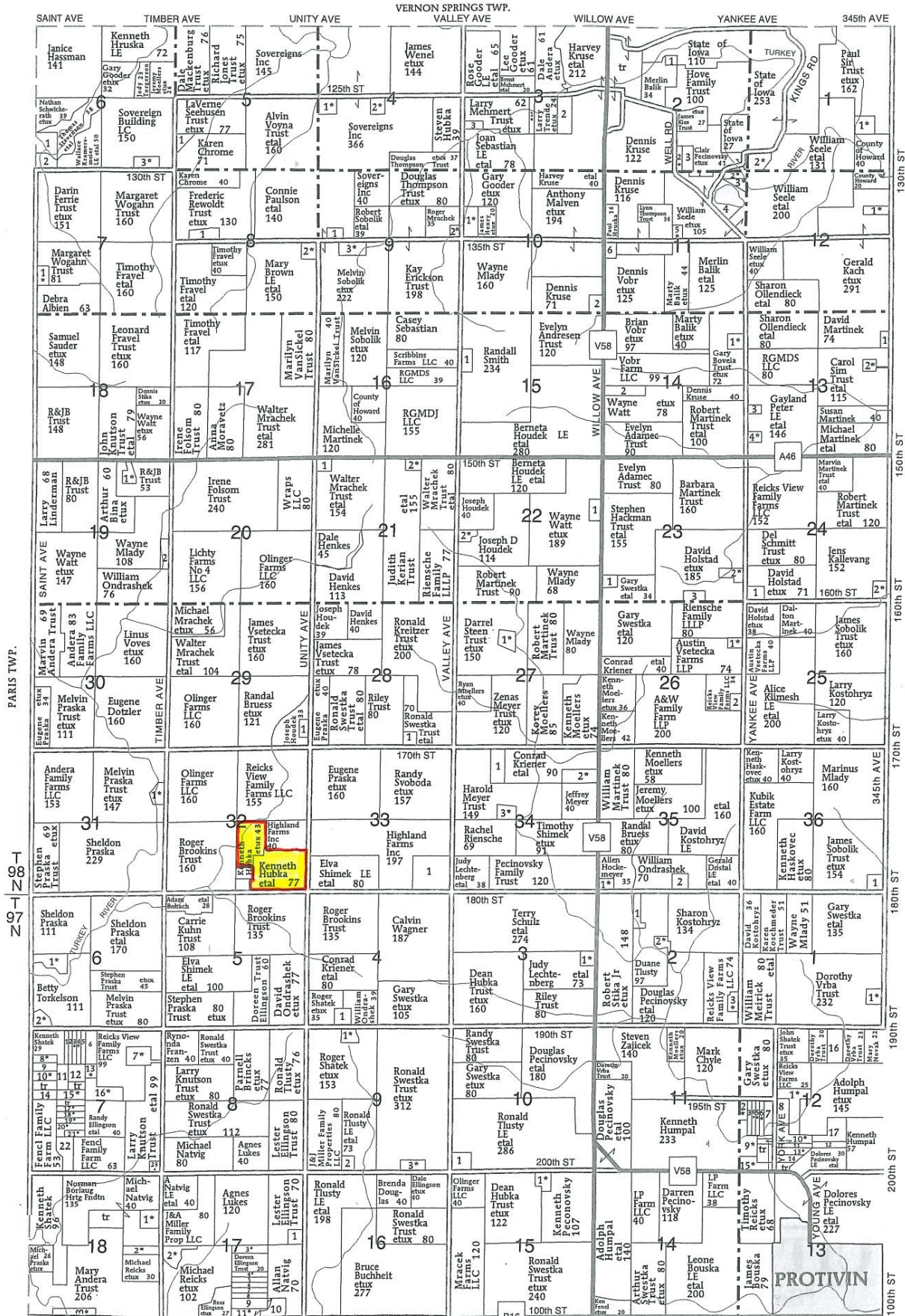
1% buyer's fee to be paid at closing.

T-97-98-N

NEW OREGON PLAT

R-11-W

(Landowners)



PARCEL #1

73 Acres more or less**

70.1 Acres m/l tillable**

83.7 CSR2

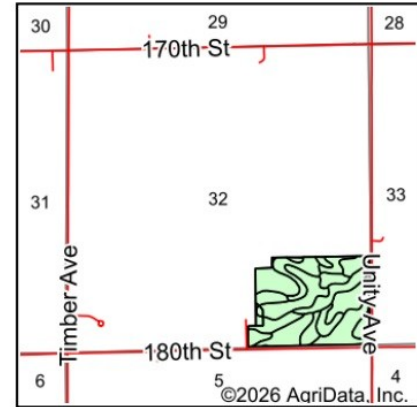
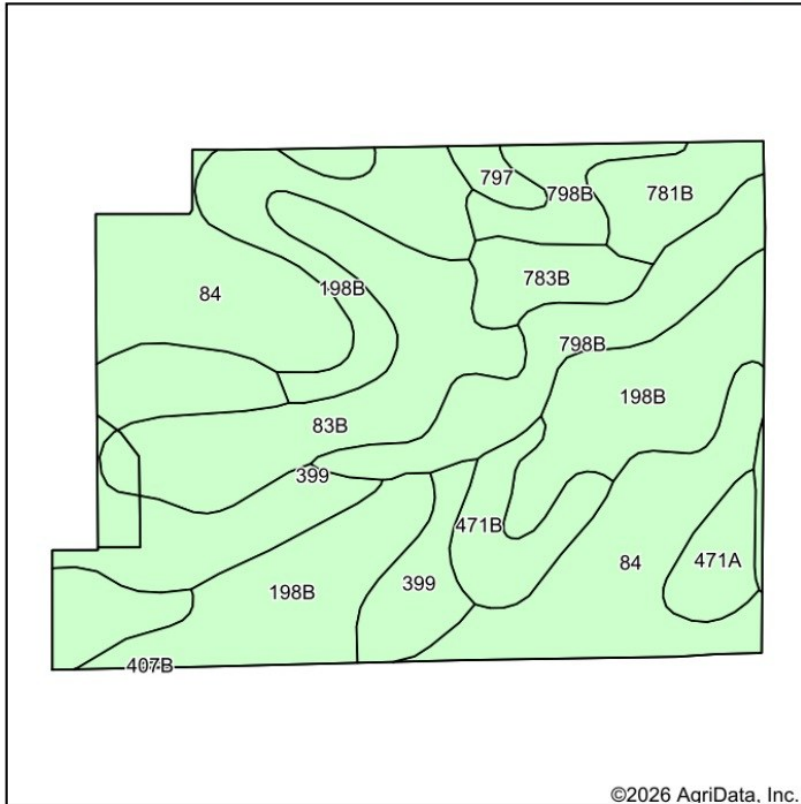
Estimated Real Estate Taxes: \$2,380

Parcel #1 is leased for 2026—Buyer will be credited prorated rent at closing. Contact agent for details.

**If Parcel #2 sell separately, a drive for access will be given on the north side of Parcel #1 as shown by red line in Parcel map. See Parcel #2 for more information. This will reduce acres approximately 1.5 acres.



Soils Map



State: **Iowa**
 County: **Howard**
 Location: **32-98N-11W**
 Township: **New Oregon**
 Acres: **69.88**
 Date: **2/1/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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**	*n NCCPI Soybeans
198B	Floyd loam, 1 to 4 percent slopes	17.82	25.5%		IIw	89	88
84	Clyde silty clay loam, 0 to 3 percent slopes	16.13	23.1%		IIw	88	85
399	Readlyn silt loam, 1 to 3 percent slopes	8.95	12.8%		Iw	91	68
83B	Kenyon loam, 2 to 5 percent slopes	8.93	12.8%		Ile	90	77
798B	Protivin loam, 1 to 4 percent slopes	7.79	11.1%		Ile	61	64
471B	Oran loam, 2 to 5 percent slopes	2.84	4.1%		Iw	74	62
781B	Lourdes loam, 2 to 5 percent slopes	2.64	3.8%		Ile	68	61
783B	Cresco loam, 2 to 5 percent slopes	2.25	3.2%		Ile	73	63
471A	Oran loam, 0 to 2 percent slopes	1.81	2.6%		Iw	79	63
797	Jameston silty clay loam	0.72	1.0%		IIw	73	90
Weighted Average					1.81	83.7	*n 77.2

**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



FSA Information—Parcel #1:

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 : 5592

Prepared : 1/21/26 12:41 PM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-089-2010-87
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
70.10	70.10	70.10	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	70.10	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	51.82	0.00	177	
Soybeans	17.08	0.00	55	
TOTAL	68.90	0.00		

NOTES

Tract Number : 10272

Description : E 3/4 S 1/2 SEC 32-98-11 NEW OREGON
FSA Physical Location : IOWA/HOWARD
ANSI Physical Location : IOWA/HOWARD
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : KENNETH J HUBKA, MARY JO HUBKA
Other Producers :
Recon ID : 19-089-2010-86

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
70.10	70.10	70.10	0.00	0.00	0.00	0.00	0.0

FSA Information—Parcel #2:

IOWA
HOWARD
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4227

Prepared : 1/21/26 12:41 PM CST

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Operator Name : KENNETH J HUBKA
CRP Contract Number(s) : 11636
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
43.00	35.20	35.20	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	28.20	0.00			7.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	15.90	0.00	140	
Soybeans	11.80	0.00	40	
TOTAL	27.70	0.00		

NOTES

Tract Number : 9445

Description : J-10 W1/2 SE1/4SEC 32-98-11 NEW OREGON
FSA Physical Location : IOWA/HOWARD
ANSI Physical Location : IOWA/HOWARD
BIA Unit Range Number :
CRP Contract Number(s) : 11636
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : KENNETH J HUBKA
Other Producers : None
Recon ID : None

Farmland acres includes 5.3 acres in the building site and 1.4 acres tillable by the building site which are not included in this sale.

Cropland Acres = 33.8

Effective Cropland = 26.8

CRP = 7.0

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
43.00	35.20	35.20	0.00	0.00	0.00	0.00	0.0

PARCEL #2

36 Acres more or less**

26.8 Acres m/l tillable

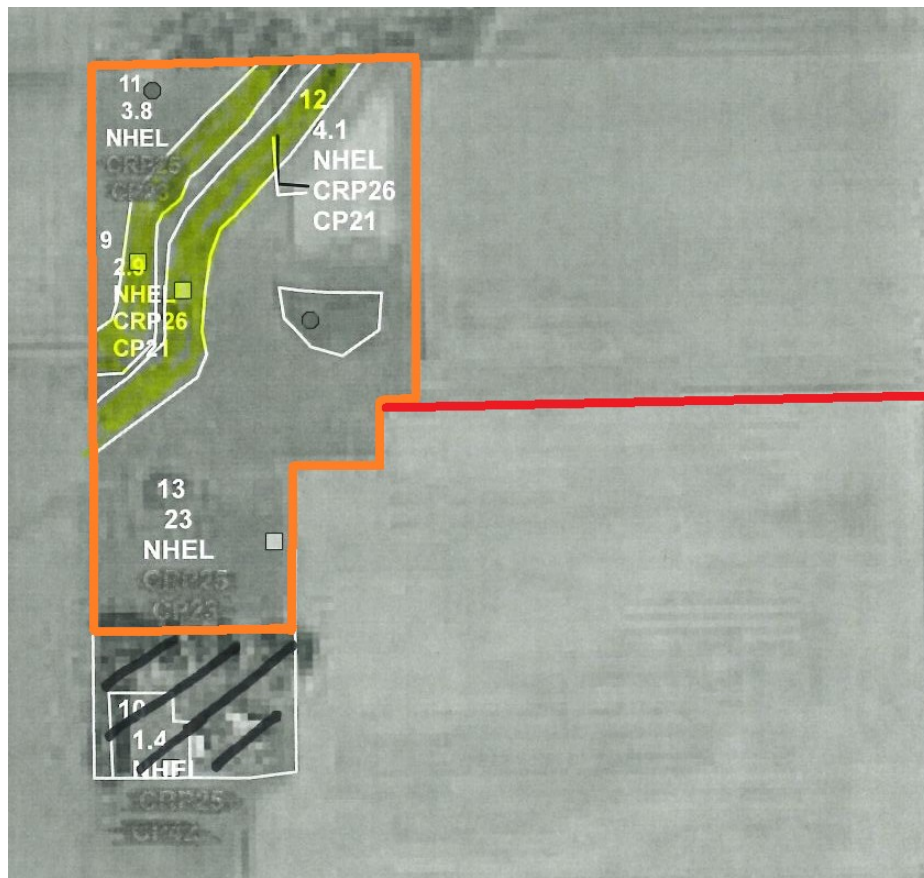
7.0 Acres CRP bid in at \$356.40/acre until 9-30-2026

83.2 CSR2

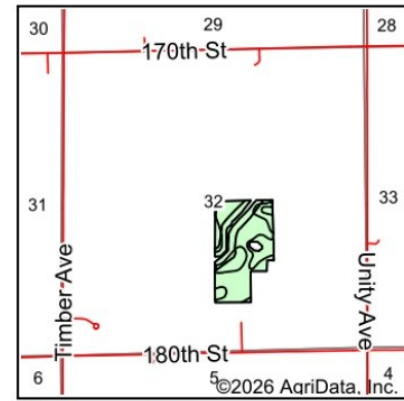
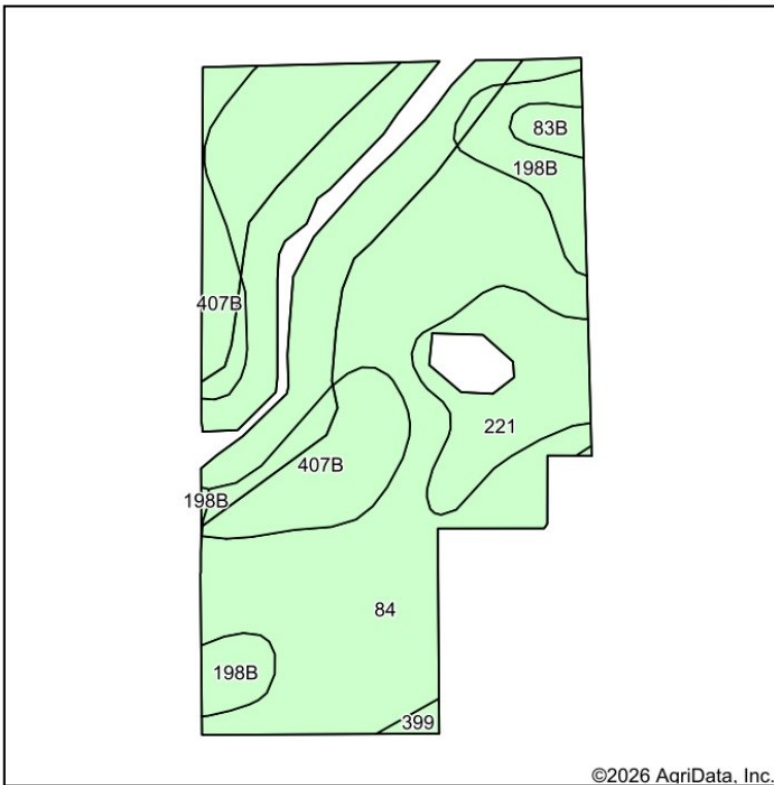
Estimated Real Estate Taxes: \$1,150

26.8 acres more or less is out of CRP and currently has a small pond area. This part is not leased for 2026 and the Buyer would be given immediate possession to farm in 2026. There are 7 acres of filter strips that will remain in CRP until 9-30-2026. The earnest money would be forfeited if the buyer does not close when Sellers are ready to give warranty deed. Buyer agrees to have insurance coverage for any liability arising out of whatever nature to Buyer or Buyer's employees or Buyer's guests and will hold Seller blameless in any such event.

******If this parcel sells separately, a 40 foot access will be given for this parcel on the north side of Parcel #1 (shown by a red line on Parcel #1). Acres in the access drive will be determined when the survey is done and the Buyer of this parcel will pay the same dollar per acre amount as Parcel #1 for this access. This access drive is estimated to be 1.5 acres.



Soils Map



State: **Iowa**
 County: **Howard**
 Location: **32-98N-11W**
 Township: **New Oregon**
 Acres: **33.8**
 Date: **2/1/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA089, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
84	Clyde silty clay loam, 0 to 3 percent slopes	22.52	66.6%		Ilw	88	85
407B	Schley silt loam, 1 to 4 percent slopes	4.65	13.8%		Ilw	81	85
221	Klossner muck, 1 to 4 percent slopes	3.38	10.0%		Illw	48	87
198B	Floyd loam, 1 to 4 percent slopes	2.59	7.7%		Ilw	89	88
83B	Kenyon loam, 2 to 5 percent slopes	0.48	1.4%		Ile	90	77
399	Readlyn silt loam, 1 to 3 percent slopes	0.18	0.5%		Iw	91	68
Weighted Average					2.09	83.2	*n 85.2

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

*n: The aggregation method is "Weighted Average using all components"

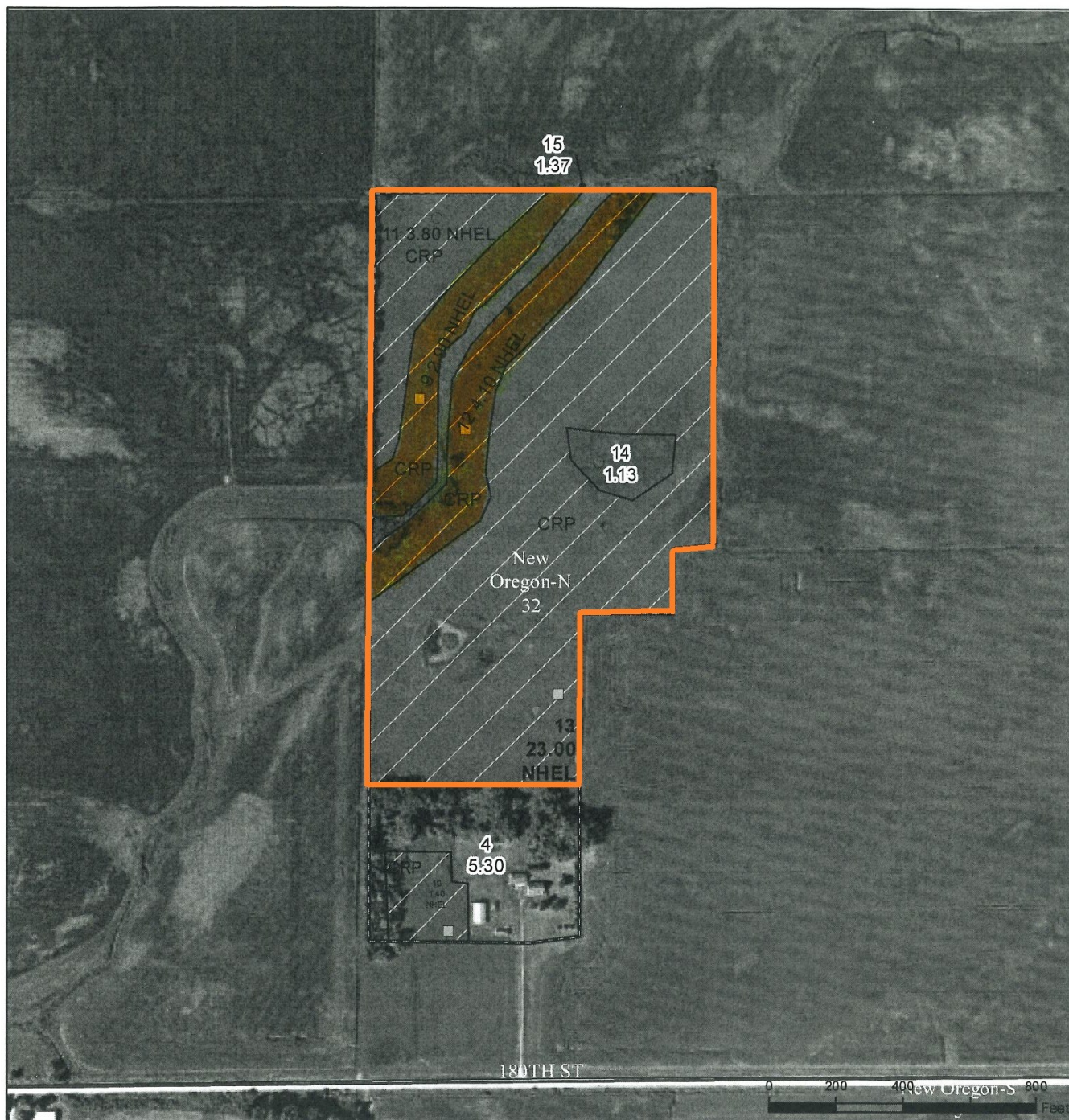
*c: Using Capabilities Class Dominant Condition Aggregation Method





United States
Department of
Agriculture

Howard County, Iowa



Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	Iowa Roads

Wetland Determination

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

Tract Cropland Total: 35.20 acres

2025 Program Year

Map Created May 08, 2025

Farm 4227

Tract 9445

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).

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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 48	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11636		4. ACRES FOR ENROLLMENT 7.00	
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 9445		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2026	
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.							
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.							
9A. Rental Rate Per Acre		\$ 356.40		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment		\$ 2,495.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment		\$		9445	9	CP21	2.90
(Item 9C is applicable only when the first year payment is prorated.)				9445	12	CP21	4.10
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) KENNETH J HUBKA		(2) SHARE 100.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)
NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program. Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).							

Non-Discrimination Statement: In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Mail Stop 9410, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

LOCATION OF FARM: From Cresco: Go south on Willow Avenue approximately 8 miles, then west on 180th street approximately 2 miles. Property is on the north side of the road. **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.

FSA and Surety Map acres vary slightly.

Farm has tile but no maps are available.

WETLAND DETERMINATION: A wetland determination has been ordered.



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 May 22, 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.