

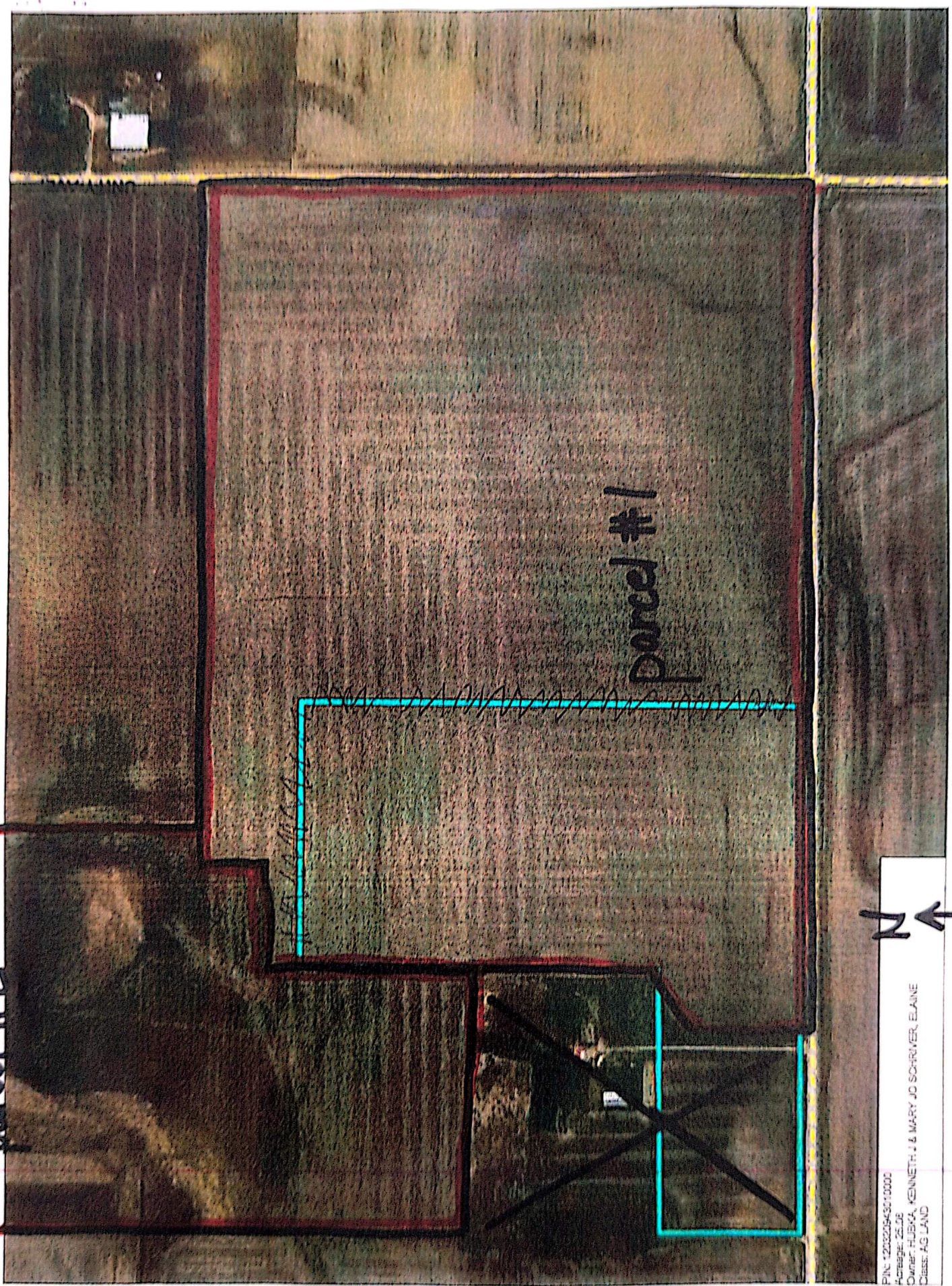
* Tile Images *

parcel #2

parcel #1



PIN: 120320543010000
Acres: 25.06
Owner: HUBKA, KENNETH J & MARY JO SCHRIVER, ELAINE
Class: AG LAND



3/18/2026

Subject: RE: [External Email]Kenneth Hubka
From: "Zmoos, Nicholas - FPAC-NRCS, IA" <nicholas.zmoos@usda.gov>
Sent: 3/17/2026 9:18:21 AM
To: "Becky Burke" <becky@burkecresco.com>
Attachments: Previous Determination Map.pdf

Hi Becky,

Attached is an existing certified determination from 1/8/02 that was in Ken's folder. I've updated the map. The pond is prior converted/non-wetland and can be removed. There are 6.9 acres of wetlands on the tract though. The existing determination is on all that had been cropped in the past. The wooded area does not have a determination on it yet. I'll probably need to make an on-site visit there to verify everything. I'm not sure if I'll make it out there before the sale but wanted to get you this beforehand. If you have any questions, please let me know. I'm not sure if there are any programs for the wetland areas. You may want to reach out to FSA or the field office for that. I know CRP usually needs so many years cropped and if it is a certified wetland I'm not sure if they can give federal funds on those but could be worth checking into. The wetlands also can be farmed under natural conditions with normal tillage equipment. If tile is going in, NRCS would recommend an offset distance for perforated tile to be installed as well.

Thanks,
Nic

Nicholas Zmoos
Biologist-Wetland Specialist
USDA - NRCS
Charles City FO
641-220-7131 - Mobile
nicholas.zmoos@usda.gov

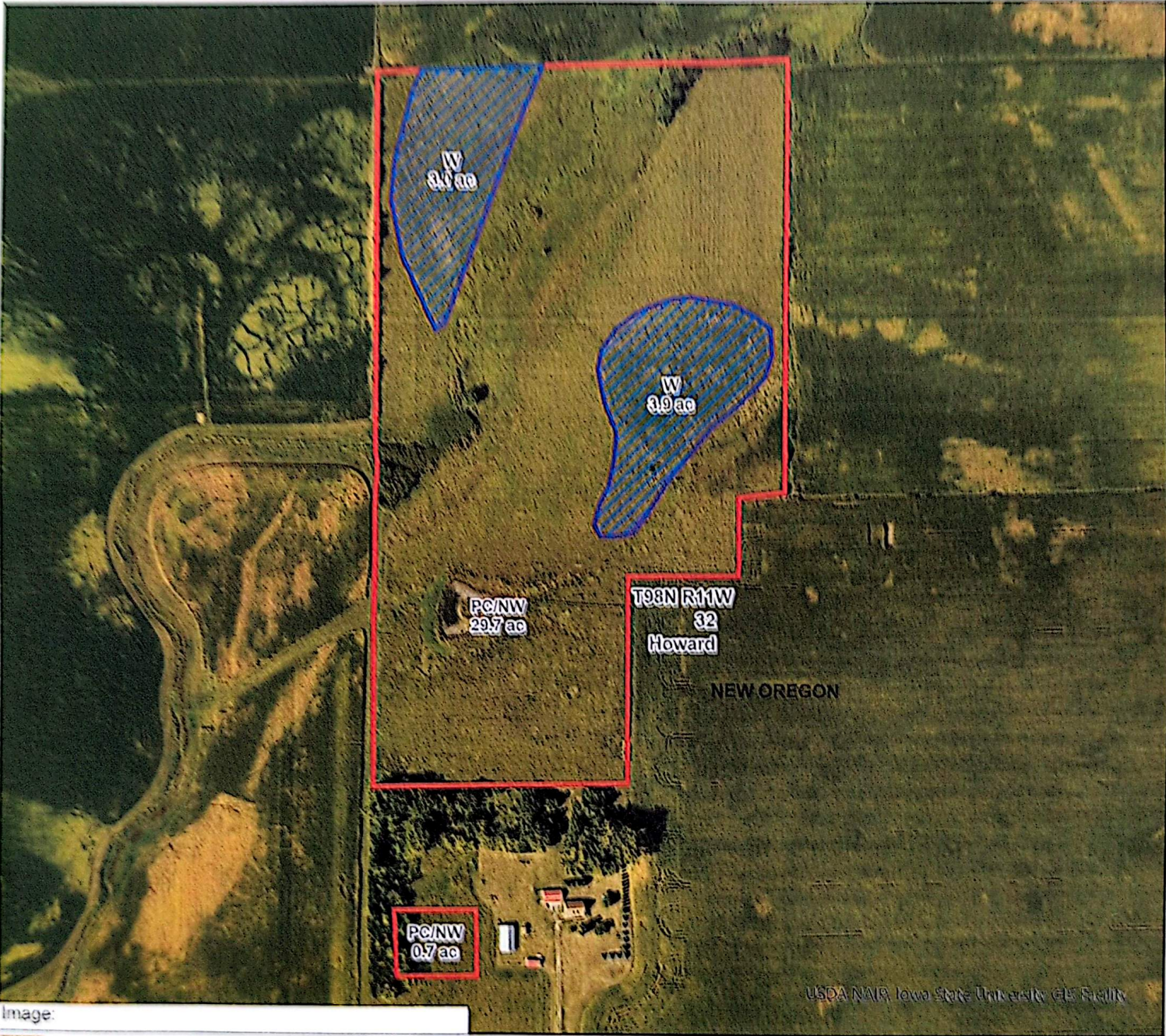
Farm: 4227
Tract: 9445
Geographic County: Howard
Administrative County: Howard
Customer: Kenneth Hubka

Previous Determinations



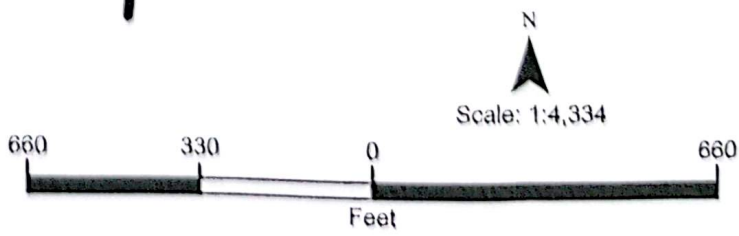
Map Creation Date: 3/12/2026

Location: T98N R11W Sec 32



- Image:
- | | |
|------------------------------------|------------------------|
| Iowa - Counties | Iowa - Civil Townships |
| Iowa - PLSS Townships | Iowa - Orthophotos |
| Iowa - CWD Editor | RGB |
| PC/NW - Prior Converted/Nonwetland | Red: Band_1 |
| W - Wetland | Green: Band_2 |
| Iowa - Section Lines | Blue: Band_3 |

parcel #2





Hubka Farm Parcel #1 Addendum

- 1) Parcel 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 the correct location. If necessary, FSA acres will be adjusted after closing. A drive up to 40 foot on the north side of this parcel will be given to Parcel #2 as shown on attached map in red. This will reduce acres on this parcel by approximately 1.5 acres.
- 2) The buyer of Parcel #1 will be responsible for a new driveway.
- 3) Taxes will be prorated to date of closing.
- 4) Parcel #1 is leased for 2026. Buyer will be credited the prorated rent at closing.
- 5) A permanent tile easement will be given for drainage through Parcel #2 directly to the creek located northwesterly of Parcel #1, the cost of installation and repairs would be paid by the buyer of Parcel #1.
- 6) 1% Buyer's fee to Burke Real Estate will be paid at closing.

BUYER

DATE

BUYER

DATE

SELLER

DATE

SELLER

DATE

Hubka Farm Parcel #2 Addendum

- 1) Parcel 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 the correct location. If necessary, FSA acres will be adjusted after closing.
- 2) An up to 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. The current tenant will be able to crop this access in 2026. The new buyer will have access to Parcel #2 through the building site directly south of Parcel #2 until crops are removed in 2026.
- 3) 26.8 acres more or less in Parcel #2 is out of CRP. 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.
- 4) Taxes and CRP will be prorated to date of closing.
- 5) A permanent tile easement will be given to Parcel #1 for drainage through this property and to the creek. The cost of installation and repairs would be paid by the buyer of Parcel #1.
- 6) 1% Buyer's fee to Burke Real Estate will be paid at closing.

BUYER DATE

BUYER DATE

SELLER DATE

SELLER DATE

Hubka Farm Parcels #1 & #2 Addendum

- 1) Parcel 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 the correct location. If necessary, FSA acres will be adjusted after closing.
- 2) Taxes and CRP will be prorated to date of closing.
- 3) Parcel #1 is leased for 2026. Buyer will be credited the prorated rent at closing.
- 4) 26.8 acres more or less in Parcel #2 is out of CRP. 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.
- 5) Access to Parcel #2 would be given through the building site directly south of Parcel #2 until crops are removed in 2026.
- 6) 1% Buyer's fee to Burke Real Estate will be paid at closing.

BUYER

DATE

BUYER

DATE

SELLER

DATE

SELLER

DATE