Winnebago County 60 +/- Acre Timed-Online Land Auction

Tuesday, March 19th @ 10:30 AM

Tract Information:

60 +/- Acres located in Section 27, Logan Township, Winnebago County, IA Located 4 miles southwest of Scarville, IA on a hard surfaced road & close to local grain market!

60 +/- Gross Acres, ~ 54.84 Tillable Acres Weighted Average CSR2: 52.0

15 acres currently seeded to Alfalfa 39.84 acres in CRP | Outstanding pheasant habitat

NO BUYERS PREMIUM!!

Seller: Mike & Lorena Brekken

For questions and more information, contact:

Auctioneer: Frank Fox 641-420-3243 foxauctioncompany.com
Closing Attorney: Patrick Byrne

METHOD OF SALE:

- 1) This is an online only auction.
- 2) Bidding will begin to close at 10:30 AM
- 3) The bid will be times the multiplier of 60.00

SPECIAL PROVISIONS:

- 1) Closing date in approximately 30 days, or as soon as clear title is available
- 2) 10% down payment (NON-REFUNDABLE) due at time of purchase agreement signings.
- 3) The buyer will get outright possession for the 2024 growing season.
- 4) Sale prices are NOT subject to the outcome of the survey.
- 5) This sale is not subject to financing.
- 6) The cropland has been enrolled in the ARC/PLC program for the 2023 growing season. It will be the buyer's responsibility to provide the FSA office in their control County a copy of the recorded deed to authorize the FSA to assign the program contract, allotted bases and existing CRP contracts to the buyers.
- 7) The acreage figures used in the promotional materials were estimated by Fox Auction Company. The announced tillable acres at the auction will be based on the Farm Service Agency measurements.
- 8) Real Estate taxes will be pro-rated to the date of closing. Unpaid special assessment to be paid by the seller if applicable.
- 9) Buyer will get possession after closing. If the buyer wants to get on the property prior to that date for fencing, excavation, demolition, etc., ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK. The buyer will be required to execute an early possession agreement if field work and improvements (such as tree/brush and fence removal, and drainage tile installation) will be started prior to closing.
- 10) This real estate may be acquired as replacement property as part of a tax free exchange as defined in Internal Revenue Code Section 1031 provided there is no cost to the seller.
- 11) The buyer(s) must assume any CRP contracts or otherwise be responsible for any termination penalties as a result of improper maintenance practices and/or deciding to remove the land from the CRP. The CRP annual income will be prorated to date of closing.
- 12) The boundaries of the property being sold are assumed to coincide with the existing fences and right-of-way lines. Any surveying expenses, except as provided for in Provision #4, will be at the buyer's expense. The sellers do not guarantee or warrant the occupation lines coincide with the survey lines.

Tract Information

SIZE – 60 Gross Acres

CURRENT CROPS- 15 acres of alfalfa hay & 39.84 acres in CRP through 2032 w/ annual income of \$8957.00

LEGAL DESCRIPTION – W 1/3 of the NW 1/4 of Section 27, Logan Township, Winnebago County, IA

REAL ESTATE TAXES - \$1346.00

TILLABLE ACRES - 54.84 acres

CSR2 ave. - 52

DRAINAGE – Form 156EZ states, "Tract does not contain a wetland.

HEL – Form 156EZ states "HEL field on tract. Conservation system being actively applied."

MINERAL RIGHTS – None of the mineral rights have been sold off.

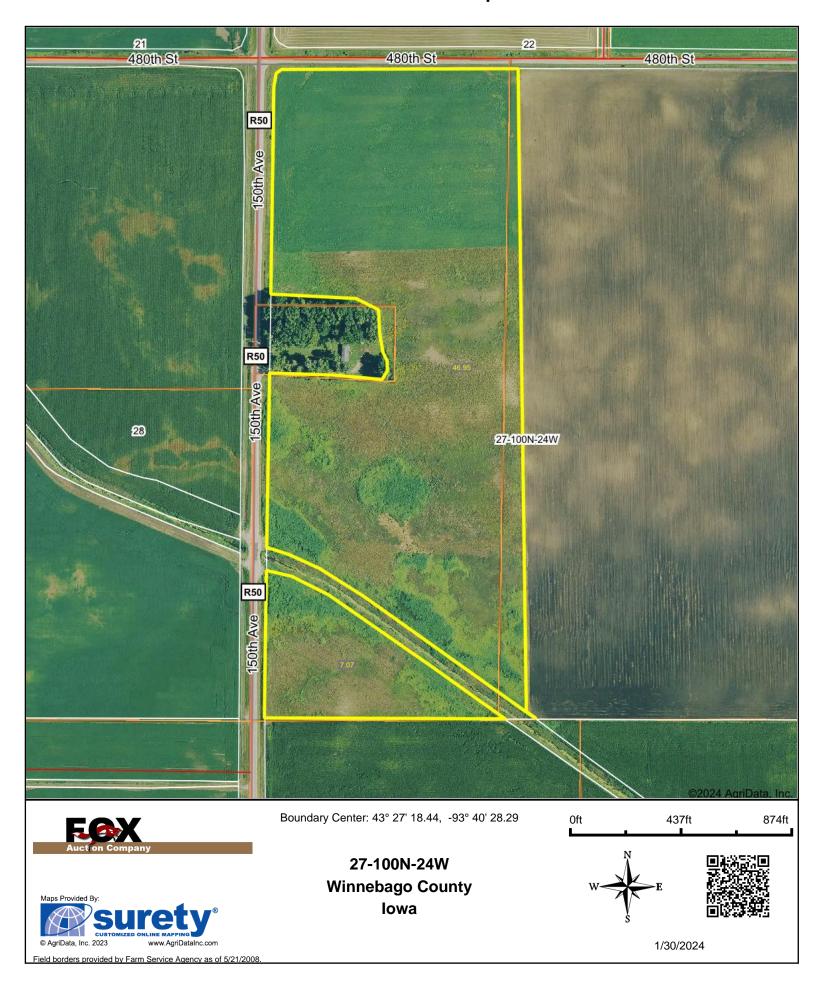
POSSESSION - The buyer will get outright possession for the 2024 growing season.

This information has been gathered from reliable sources but, Fox Auction Company and the sellers do not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.

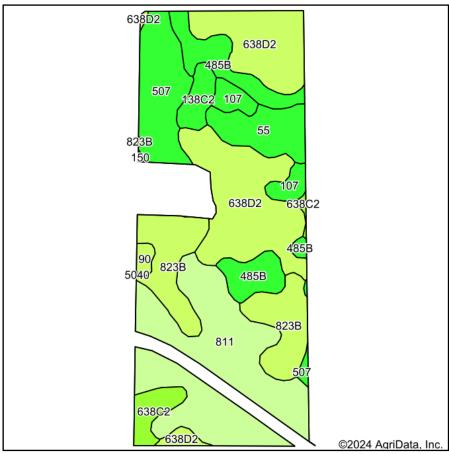
This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to lowa statutes.

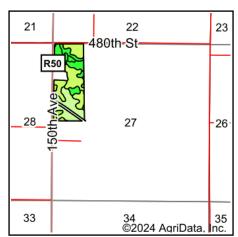
Fox Auction Company are agents for the Sellers.

Brekken Aerial Map



Brekken Soils Map





State: lowa

County: Winnebago Location: 27-100N-24W

Township: **Logan**Acres: **54.02**Date: **1/30/2024**



Soils data provided by USDA and NRCS.

Area Sy	mbol: IA189, Soil Area Version: 33							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
811	Muskego soils, 0 to 1 percent slopes	14.51	26.9%		IIIw	15	45	54
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	14.26	26.4%		IVe	53	47	67
823B	Ridgeport sandy loam, 2 to 5 percent slopes	7.09	13.1%		Ille	51	34	41
507	Canisteo clay loam, 0 to 2 percent slopes	5.24	9.7%		llw	84	78	81
485B	Spillville loam, 2 to 5 percent slopes	4.81	8.9%		lle	88	85	87
55	Nicollet clay loam, 1 to 3 percent slopes	3.20	5.9%		lw	89	88	81
107	Webster clay loam, 0 to 2 percent slopes	1.66	3.1%		llw	86	83	82
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.54	2.9%		IIIe	75	57	71
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.30	2.4%		IIIe	83	63	70
90	Okoboji mucky silt loam, 0 to 1 percent slopes	0.41	0.8%		IIIw	55	59	67
	•	•	Wei	ghted Average	2.93	53.2	55.4	*n 64.7

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

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

^{**}IA has updated the CSR values for each county to CSR2.*c: Using Capabilities Class Dominant Condition Aggregation Method

IOWA

WINNEBAGO

United States Department of Agriculture Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

FARM: 5736 Prepared: 1/4/24

2:04 PM CST

Crop Year: 2024

Abbreviated 156 Farm Record

Operator Name

: MICHAEL GENE BREKKEN

CRP Contract Number(s)

: 11492

Recon ID

: 19-189-2010-69

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
59.95	54.84	54.84	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	15.00)	0.00		39.84	0.00	0.00	0.00

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data								
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP ·				
Wheat	0.00	0.30	0					
Corn	15.00	13.20	132					
Soybeans	0.00	26.30	0					

39.80 **TOTAL** 15.00

NOTES

Tract Number

: 4800

Description

: W1/3-NW1/4-27-100-24 : IOWA/WINNEBAGO

FSA Physical Location ANSI Physical Location

: IOWAWINNEBAGO

BIA Unit Range Number

HEL Status

: HEL field on tract. Conservation system being actively applied

Wetland Status

: Tract does not contain a wetland

WL Violations

Owners

: MICHAEL GENE BREKKEN

Other Producers

: None

Recon ID

: 19-189-2010-29

			Tract Land Data	1			
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
59.95	54.84	54.84	0.00	0.00	0.00	0.00	0.0

Page	1	of	1
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CRP-1 U.S. DEPARTMENT OF AGRICULTURE (07-06-20) Commodity Credit Corporation	1. ST. & CO. CODE &	2. SIGN-UP NUMBER 50	
CONSERVATION RESERVE PROGRAM CONTRACT	3. CONTRACT NUMBI	ER 492	4. ACRES FOR ENROLLMENT 39.84
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)	6. TRACT NUMBER	7. CONTRACT PERIOD	
WINNEBAGO COUNTY FARM SERVICE AGENCY 173 FIRST AVENUE THOMPSON, IA50478-5053	4800	FROM: (MM-DD-YYYY) 10-01-2017	TO: (MM-DD-YYYY) 09-30-2032
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (641) 584-2221	8. SIGNUP TYPE: SAFE - Iowa	Pheasant Reco	overy SAFE

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; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre \$ 224.	10. Identificati	ion of CRP Lar	nd (See Page 2 for ac	dditional space)				
9B. Annual Contract Payment \$8,95	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share			
9C. First Year Payment \$	4800	0002	CP38E-4D	7.11	\$ 967.00			
(Item 9C is applicable only when the first year payment is		4800	0006	CP38E-4D	28.73	\$ 3,907.00		
prorated.)		4800	0007	CP38E-12	4.00	\$ 0.00		
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)								
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MIKE GENE BREKKEN 16260 480TH ST SCARVILLE, 1A50473-7543	(2) SHARE	(3) SIGNATURE ((By)	(4) TITLE/RELATIONS INDIVIDUAL SIGNII REPRESENTATIVE	NG IN THE	(5) DATE (MM-DD-YYYY)		
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE ((By)	(4) TITLE/RELATIONS INDIVIDUAL SIGNII REPRESENTATIVE	NG IN THE	(5) DATE (MM-DD-YYYY)		
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE ((Ву)	(4) TITLE/RELATIONS INDIVIDUAL SIGNII REPRESENTATIVE	NG IN THE	(5) DATE (MM-DD-YYYY)		

12. CCC USE ONLY A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE (MM-DD-YYYY)

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) and 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). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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, gender identity (including gender expression), sexual orientation, 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, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. 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 http://www.ascr.usda.gov/complaint-filing_cust.html 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 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.



Winnebago County, Iowa





Tract Boundary

Wetland Determination Identifiers Restricted Use

Limited Restrictions

Exempt from Conservation

Tract Cropland Total: 54.84 acres

2023 Program Year Map Created May 05, 2023

> Farm 5736 Tract **4800**

Exempt from Conservation
Compliance Provisions
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).



WINNEBAGO CO REC KRISTIN COLBY

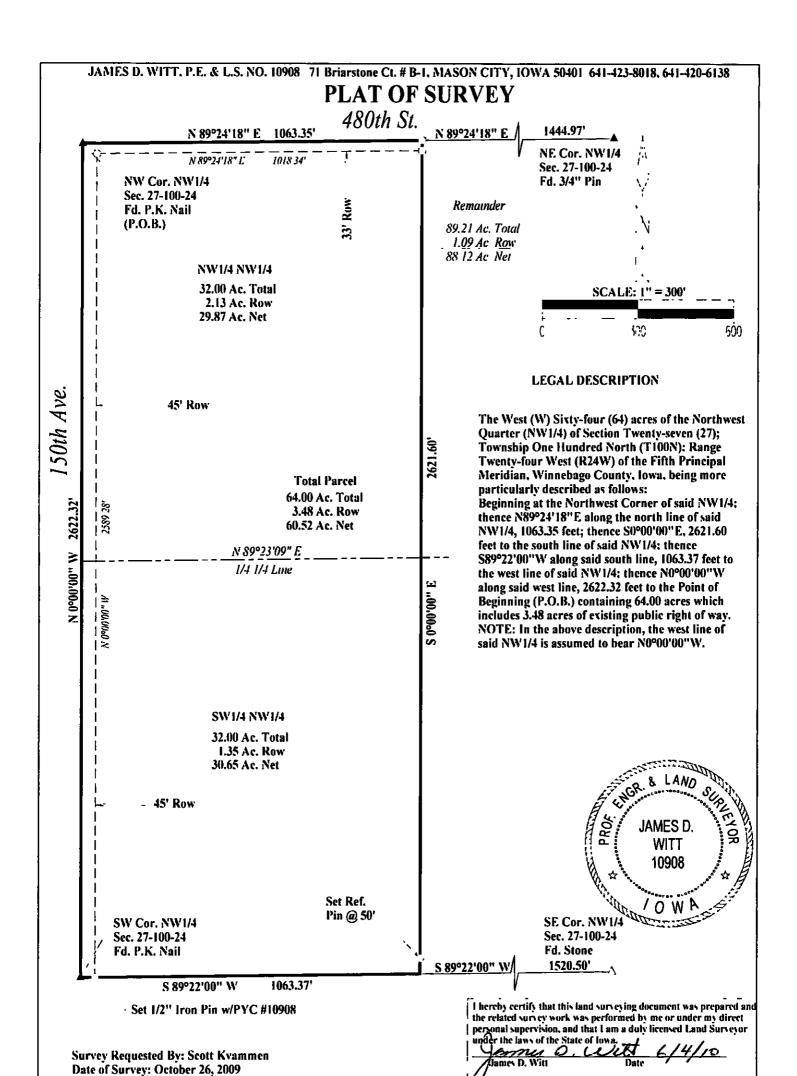
Fee Book 2010-0740 06/04/2010 @0255PM

MISP

SURVEYOR'S PLAT

Book: 10 Total Fees:

Page: 53 \$7.00 # Pages:



License Number 10908

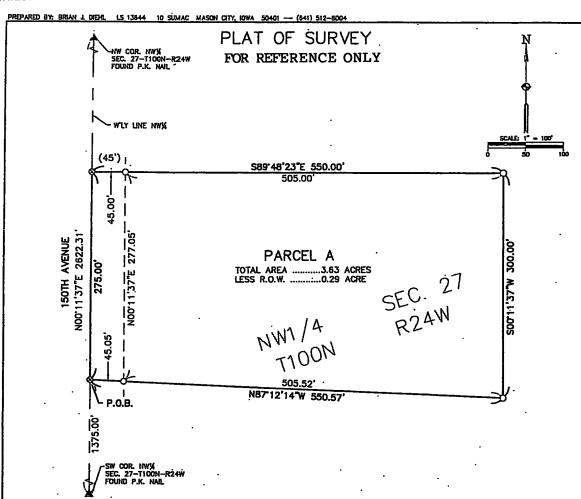
Sheets covered by this seal:

My license renewal date is December 31, 2011.

Proprietor: Debra S. Kvammen

The West 64 acres of the Northwest Quarter (NW1/4) of Section Twenty-seven (27), Township One Hundred (100) North, Range Twenty-four (24) West of the fifth Principal Meridian, Winnebago County, Iowa, being more particularly described as follows: Beginning at the Northwest corner of said NW1/4, thence N 89°24'18"E along the North line of said NW1/4, 1063.35 feet; thence S 09°00'00"E 2621.60 feet to the South line of said NW1/4; thence S 89°22'00" W along said South line, 1063.37 feet to the West line of said NW1/4; thence N 0°00'00" W along said West line, 2622.32 feet to the Point of Beginning, EXCEPT that part of the NW1/4 of said Sec. 27, described as follows: Commencing at the Southwest corner of said NW1/4; thence N 00º11'37"E, 1375.00 feet along the Westerly line of said NW1/4 to the point of beginning; thence continuing N 00°11'37"E, 275.00 feet along said Westerly line; thence S 89°48'23"E, 550.00 feet along a line at a right angle to said Westerly line; thence S 00°11'37"W, 300.00 feet along a line parallel with said Westerly line; thence N 87º12'14"W, 550.57 feet to the point of beginning.





DESCRIPTION OF PARCEL A FOR REFERENCE ONLY

That part of the Northwest Quarter of Section 27, Township 100 North, Range 24 West of the 5th P.M., Winnebago County, lowa described as follows: Commencing at the Southwest Corner of said Northwest Quarter; thence N 00° 11' 37" E, 1375.00 feet along the Westerly line of said Northwest Quarter to the Point of Beginning; thence continuing N 00° 11' 37" E, 275.00 feet along said Westerly line; thence S 89° 48' 23" E, 550.00 feet along a line at a right angle to said Westerly line; thence S 00° 11' 37" W, 300.00 feet along a line parallel with said Westerly line; thence N 87° 12' 14" W, 550.57 feet to the Point of Beginning; said Parcel A containing 3.63 acres subject to existing public road right of way across the Westerly 45.00 feet and also subject to any other easements of record.

LEGEND

SURVEY REQUESTED BY:
MS. DEBRA KVAMMEN
1110 SOUTH LAKE STREET
LAKE MILLS, IA 50450 PROPRIETOR:

JEFFREY WAYNE KVAMMEN

RECORD....

NOTES

- 4) DATE OF SURVEY JULY 2, .2010



BRIAN J. DIEHL, P.L.S. AND SURVEYING SERVICES

> 10 Sumac n City, IA 50401 641-512-8004 biladiehl@mchsi.com



reby certify that this land related survey work was

P1007-5191\CADD\Survey\5191PLAT.dwg

JOB NO. 85