

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 $\frac{1}{3}$ of the NW $\frac{1}{4}$ 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 Iowa statutes.

Fox Auction Company are agents for the Sellers.

Brekken Aerial Map



Boundary Center: 43° 27' 18.44, -93° 40' 28.29

0ft 437ft 874ft



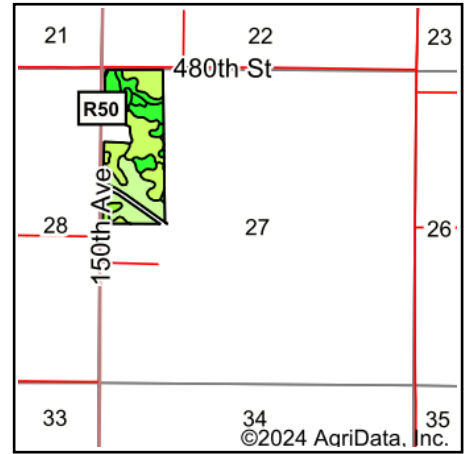
1/30/2024



Maps Provided By:
 **surety**[®]
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27-100N-24W
Winnebago County
Iowa

Brekken Soils Map



State: **Iowa**
 County: **Winnebago**
 Location: **27-100N-24W**
 Township: **Logan**
 Acres: **54.02**
 Date: **1/30/2024**



Area Symbol: 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%		IIIe	51	34	41
507	Canisteo clay loam, 0 to 2 percent slopes	5.24	9.7%		IIw	84	78	81
485B	Spillville loam, 2 to 5 percent slopes	4.81	8.9%		Ile	88	85	87
55	Nicollet clay loam, 1 to 3 percent slopes	3.20	5.9%		Iw	89	88	81
107	Webster clay loam, 0 to 2 percent slopes	1.66	3.1%		IIw	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
Weighted 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



Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : MICHAEL GENE BREKKEN
CRP Contract Number(s) : 11492
Recon ID : 19-189-2010-69
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
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

Crop Election Choice

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	
TOTAL	15.00	39.80		

NOTES

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Tract Number : 4800

Description : W1/3-NW1/4-27-100-24
FSA Physical Location : IOWA/WINNEBAGO
ANSI Physical Location : IOWA/WINNEBAGO
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 : None
Owners : MICHAEL GENE BREKKEN
Other Producers : None
Recon ID : 19-189-2010-29

Tract Land Data

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

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.



United States
Department of
Agriculture

Winnebago County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 54.84 acres

2023 Program Year

Map Created May 05, 2023

Farm **5736**

Tract **4800**

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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WINNEBAGO CO REC KRISTIN COLBY

Fee Book 2010-0740

06/04/2010 @0255PM

MISP SURVEYOR'S PLAT

Book: 10

Page: 53

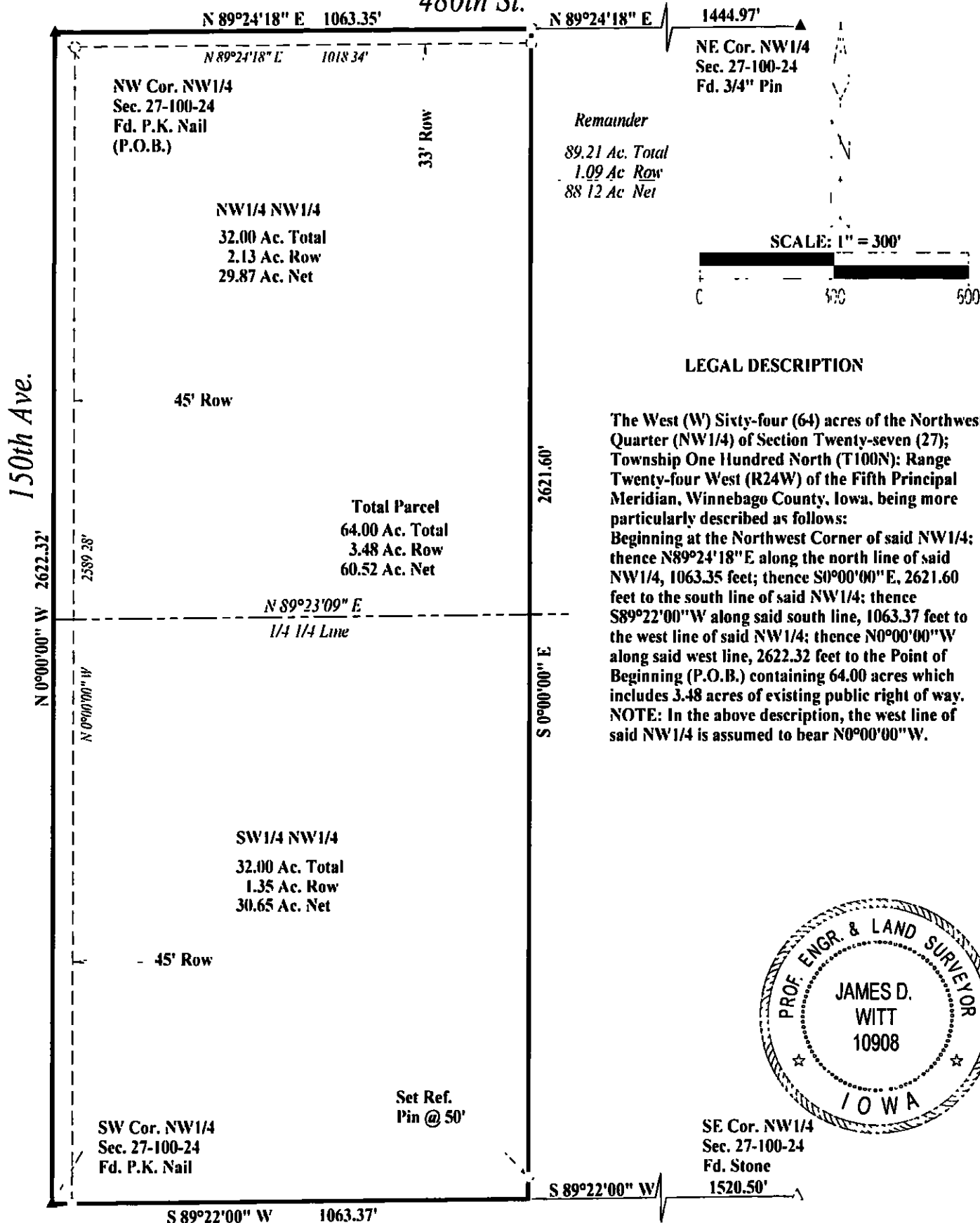
Pages: 1

Total Fees: \$7.00

JAMES D. WITT, P.E. & L.S. NO. 10908 71 Briarstone Ct. # B-1, MASON CITY, IOWA 50401 641-423-8018, 641-420-6138

PLAT OF SURVEY

480th St.



Set 1/2" Iron Pin w/PYC #10908

Survey Requested By: Scott Kvammen

Date of Survey: October 26, 2009

Proprietor: Debra S. Kvammen

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision, and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

James D. Witt 6/4/10
James D. Witt Date

License Number 10908

My license renewal date is December 31, 2011.

Sheets covered by this seal: 1

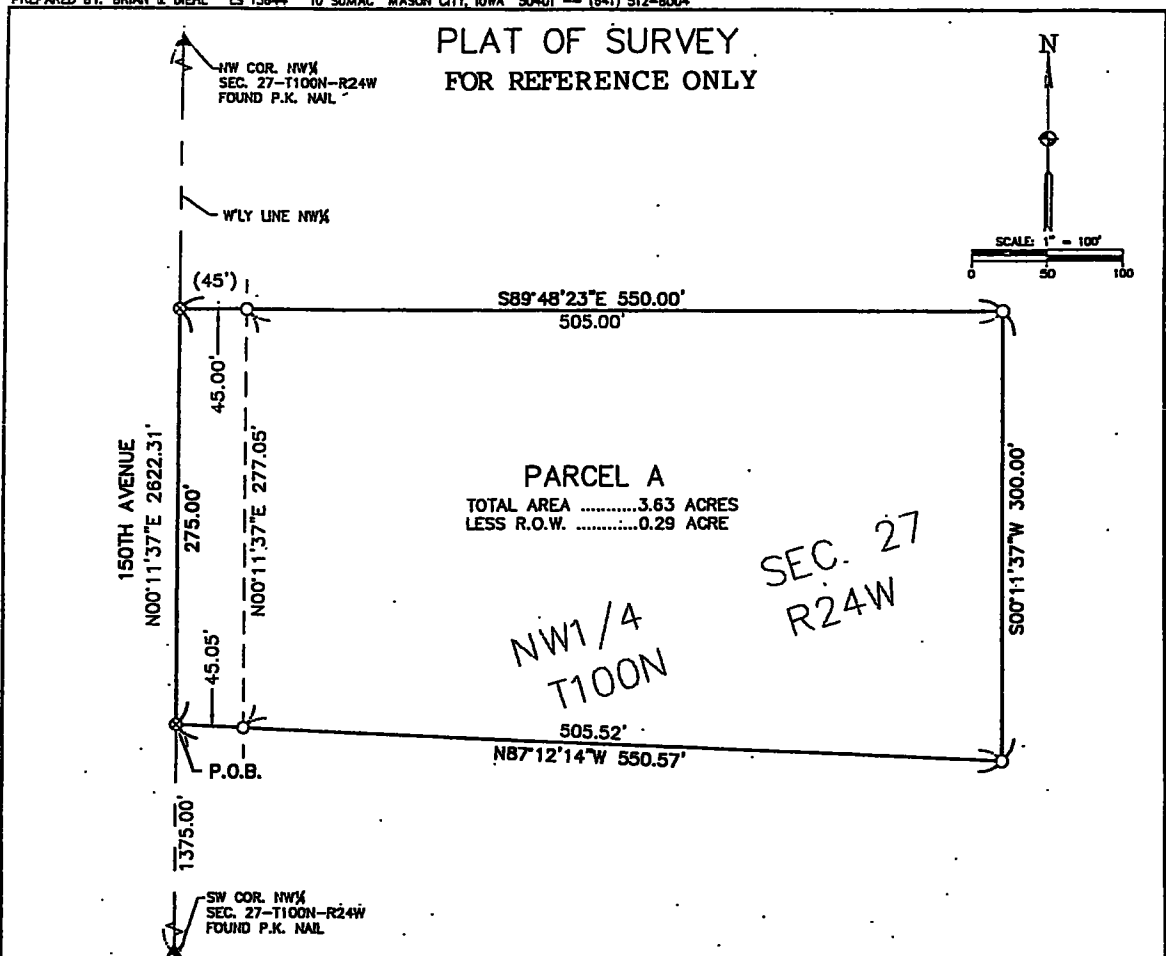
Exhibit A

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 00°11'37"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 87°12'14"W, 550.57 feet to the point of beginning.

MGB
Initial

11-17-2010
Date

PREPARED BY: BRIAN J. DIEHL LS 13844 10 SUMAC MASON CITY, IOWA 50401 (515) 512-8004



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, Iowa 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.

NOTES

- 1) THIS SURVEY IS LOCATED IN THE NW1/4 OF SECTION 27-T100N-R24W OF THE 5TH P.M., WINNEBAGO COUNTY, IOWA.
- 2) THE W'LY LINE OF THE NW1/4 WAS ASSUMED TO BEAR N00°11'37"E USING GPS.
- 3) TOTAL AREA OF PARCEL A.....3.63 ACRES
LESS R.O.W.0.29 ACRE
- 4) DATE OF SURVEY JULY 2, 2010

LEGEND

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

SET 5/8" ROD WITH BLUE L.S. CAP NO. 13644.....O
SET MAG NAIL.....@
FOUND SECTION CORNER AS NOTED.....▲
RECORD.....()

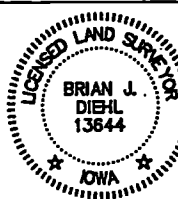


BRIAN J. DIEHL, P.L.S.
LAND SURVEYING SERVICES

10 SUMAC
MASON CITY, IA 50401

641-512-8004

bjdiehl@mchs.com



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Brian J. Diehl
License number 13844

My license renewal date is December 31, 2011

Sheets covered by this set: 1

July 8, 2010
Date