

Winnebago County 53 +/- Acre Land Auction

**Wednesday, February 1st @ 10:30 pm
The Branding Iron
135 Jackson St, Thompson, IA 50478**

Live Auction with Simulcast Online Bidding!

**53.13 +/- Gross Acres located in the NW ¼
of section 10, King Township, Winnebago
County, IA**

**53.13 +/- Gross Acres, ~ 45.63 Tillable Acres
Weighted Average CSR2 - 75.9**

Seller: Ellefson Family Heirs

For questions and more information, contact:

Auctioneer: Frank Fox 641-420-3243

foxauctioncompany.com

Closing Attorney: Patrick Byrne, Attorney

METHOD OF SALE:

- 1) Real Estate sells at 10:30 A.M.

SPECIAL PROVISIONS:

- 1) Closes approximately 45 days after signing purchase agreement.
- 2) Earnest money deposit 10% of the sale price.
- 3) The buyer will get outright possession for the 2023 growing season. The 2023 lease has been terminated.
- 4) The eventual sale price is not subject to the outcome of a formal survey.
- 5) This sale is not subject to financing.
- 6) The cropland has been enrolled in the ARC/PLC program for the 2022 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. The acreage figures used in the promotional materials was estimated by Fox Auction Company. The announced tillable acres at the auction will be based on the Farm Service Agency measurements.
- 7) Real Estate taxes will be pro-rated to the date of closing. Unpaid special assessment to be paid by the seller - if applicable.
- 8) 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.
- 9) 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.

TRACT INFORMATION

SIZE – 53.13 +/- Gross Acres

LEGAL DESCRIPTION – NW ¼ NW ¼ & N13 ac SW ¼ NW 1/3

REAL ESTATE TAXES - \$1,496.00 annual

TILLABLE ACRES – ~ 45.63 +/- Acres tillable; 5.22 Wooded Acres

CSR2 ave. – 75.9

DRAINAGE –

IMPROVEMENTS –

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

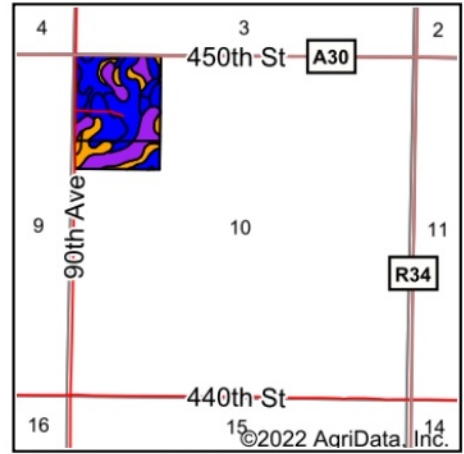
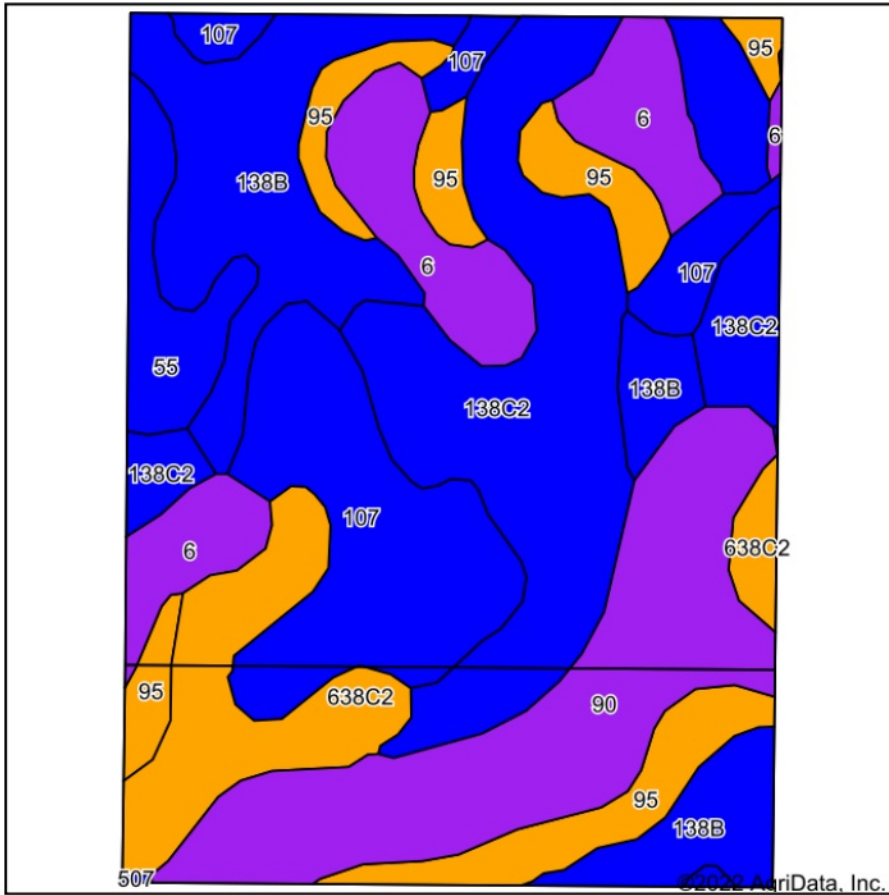
POSSESSION - Outright possession available for the 2023 growing season.

This information has been gathered from reliable sources but, Fox Auction Company; Patrick Byrne, Attorney; 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 and Patrick Byrne, Attorney are agents for the Sellers.

Ellefson Heirs Entire Farm



State: Iowa
 County: Winnebago
 Location: 10-99N-25W
 Township: King
 Acres: 53.13
 Date: 12/27/2022

FOX
 Auction Company

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

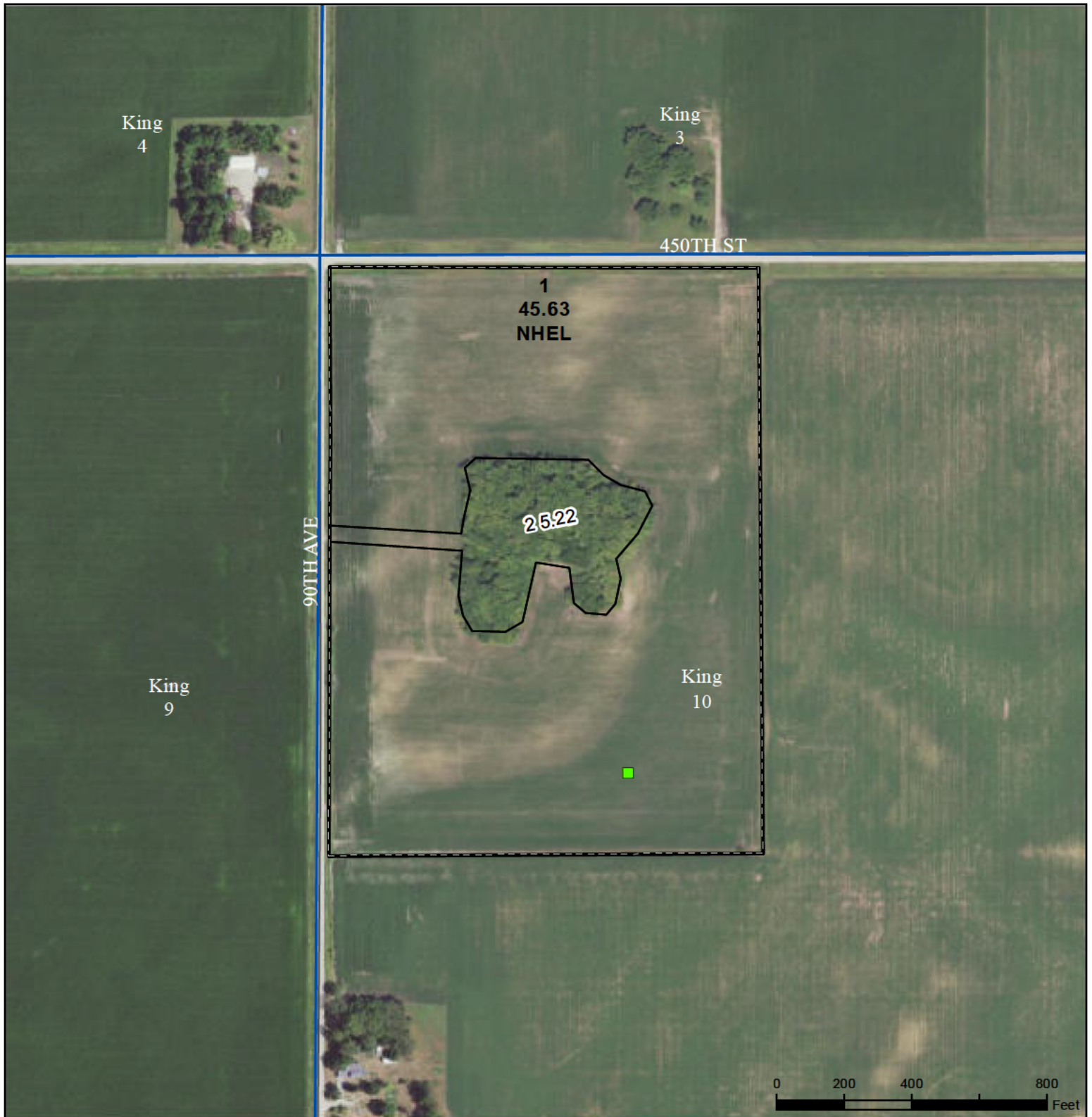
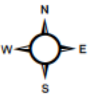
Area Symbol: IA189, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	12.07	22.7%		Ille	83	63	70	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	8.38	15.8%		Illw	55	59	67	
138B	Clarion loam, 2 to 6 percent slopes	8.01	15.1%		Ile	89	80	83	
107	Webster clay loam, 0 to 2 percent slopes	7.68	14.5%		Ilw	86	83	82	
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.49	10.3%		Illw	59	57	74	
95	Harps clay loam, 0 to 2 percent slopes	5.13	9.7%		Ilw	72	62	82	
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.43	8.3%		Ille	75	57	71	
55	Nicollet clay loam, 1 to 3 percent slopes	1.94	3.7%		Iw	89	88	81	
Weighted Average						2.54	75.9	67.5	*n 75.3

**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



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

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

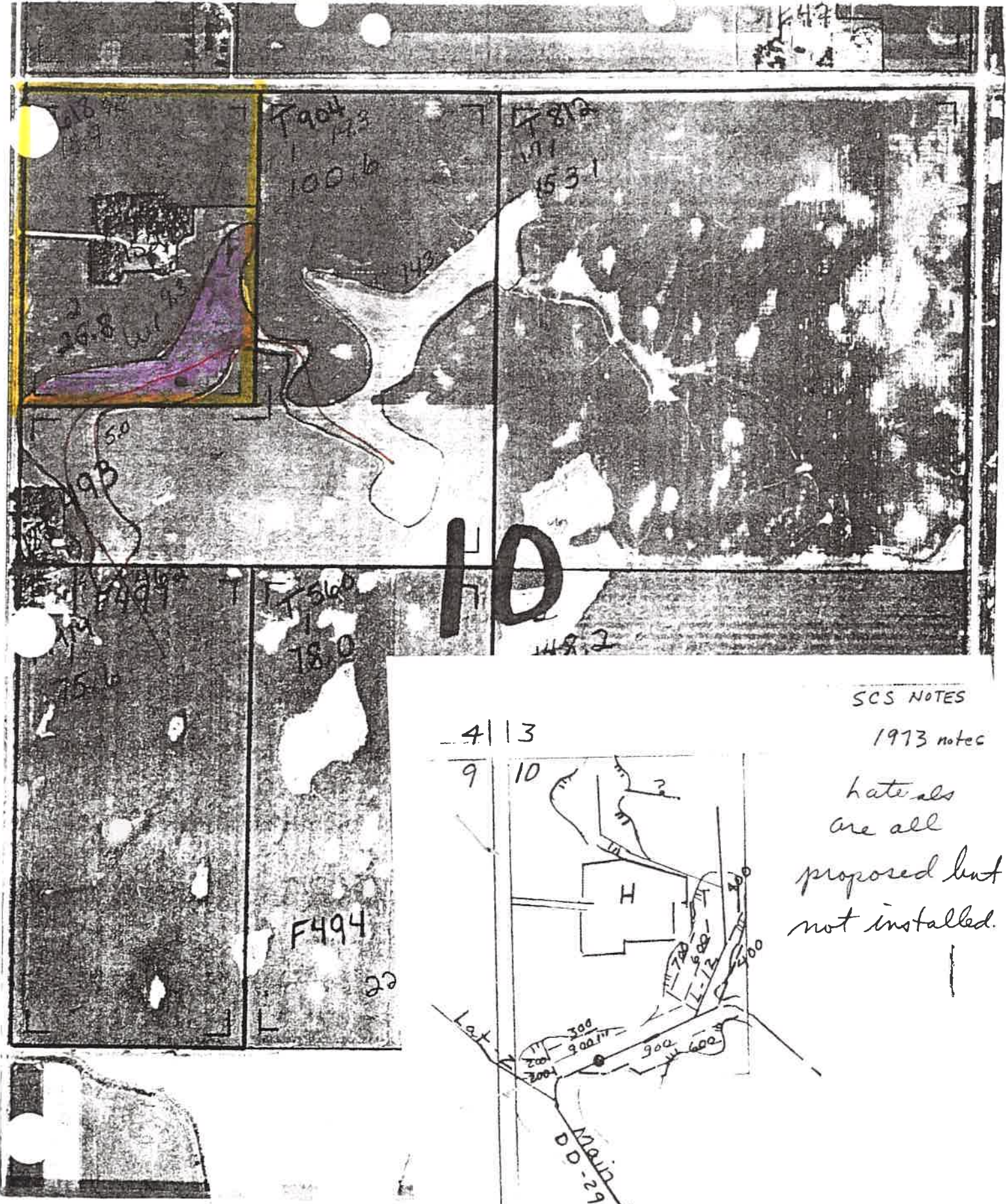
Tract Cropland Total: 45.63 acres

2022 Program Year
Map Created April 08, 2022

Farm **3396**
Tract **618**

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).

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

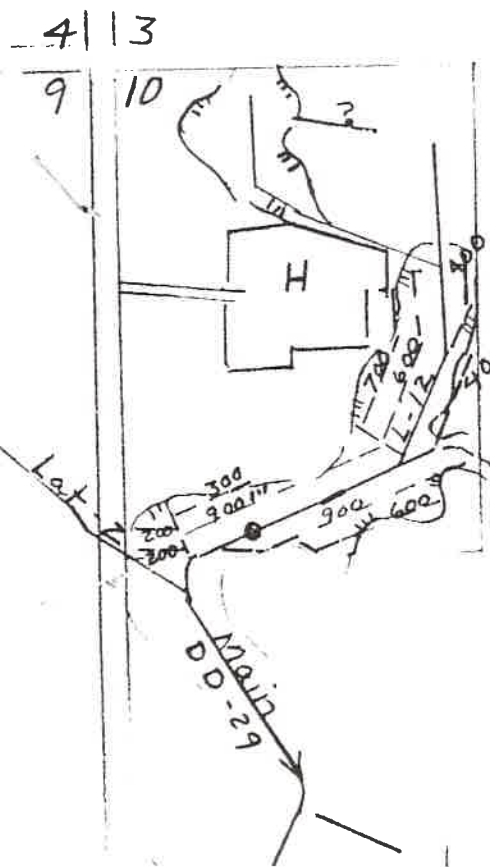


10

SCS NOTES

1973 notes

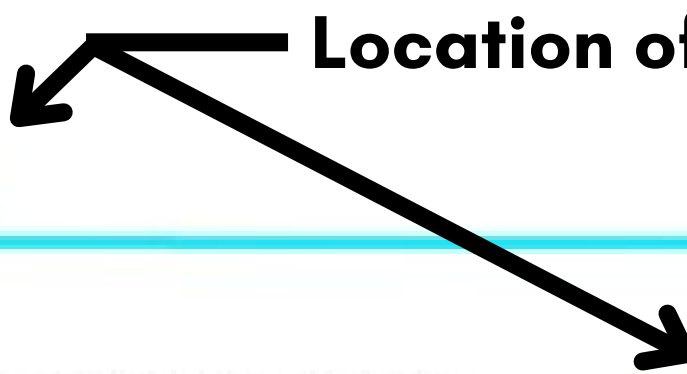
laterals
are all
proposed but
not installed.



450th St.

0610100001

Location of County Main



Lat. 3

Lat. 2

0610100003

Main

0610100005

Ave.

Iowa
Winnebago

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 3396
Prepared: 12/20/22 2:53 PM
Crop Year: 2023
Page: 3 of 4

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 618 Description FR-NW1/4-10-99-25

FSA Physical Location : Winnebago, IA ANSI Physical Location: Winnebago, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
50.85	45.63	45.63	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	45.63	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	45.63	162	0.00
Total Base Acres:	45.63		

Owners: ELLEFSON HEIRS
GILBERT, MARY R
PAWLAK, JILL

DEANNA W WOOLDRIDGE SHARP REVOCABLE TRUST
PERRY, CHADWICK

Other Producers: None

HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION

Name: ELLEFSON HEIRS
County: Winnebago

Tract: t0618
Request Date: 09/29/00 FSA Farm No.:

Section I - Highly Erodible Land

Fields in this section have undergone a determination of whether they were highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field	HEL (Y/N)	Sodbusted (Y/N)	Acres	Determination Date
3	N	N	45.7	06/10/92

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Wetlands Explanation section for additional information regarding allowable activities under the wetland conservation provisions of the Farm Bill and Section 404 of the Clean Water Act.

Field	Wetland Label	Acres	Determination Date	Certification Date
3	PC/NW	45.7	09/29/00	09/29/00

Wetlands Explanation

Wetland Label	Explanatory Comments
PC/NW	Prior Converted Cropland/Non-Wetland; Description: An area that contains both prior converted cropland and non-wetland; Authorized Cropping: No restrictions; Authorized Maintenance: No restrictions unless the manipulation would convert adjacent wetland labels.

Remarks
CERTIFIED WETLAND DETERMINATION.

HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION

Name: ELLEFSON HEIRS
County: Winnebago

Tract: t0618 :
Request Date: 09/29/00 FSA Farm No.:

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

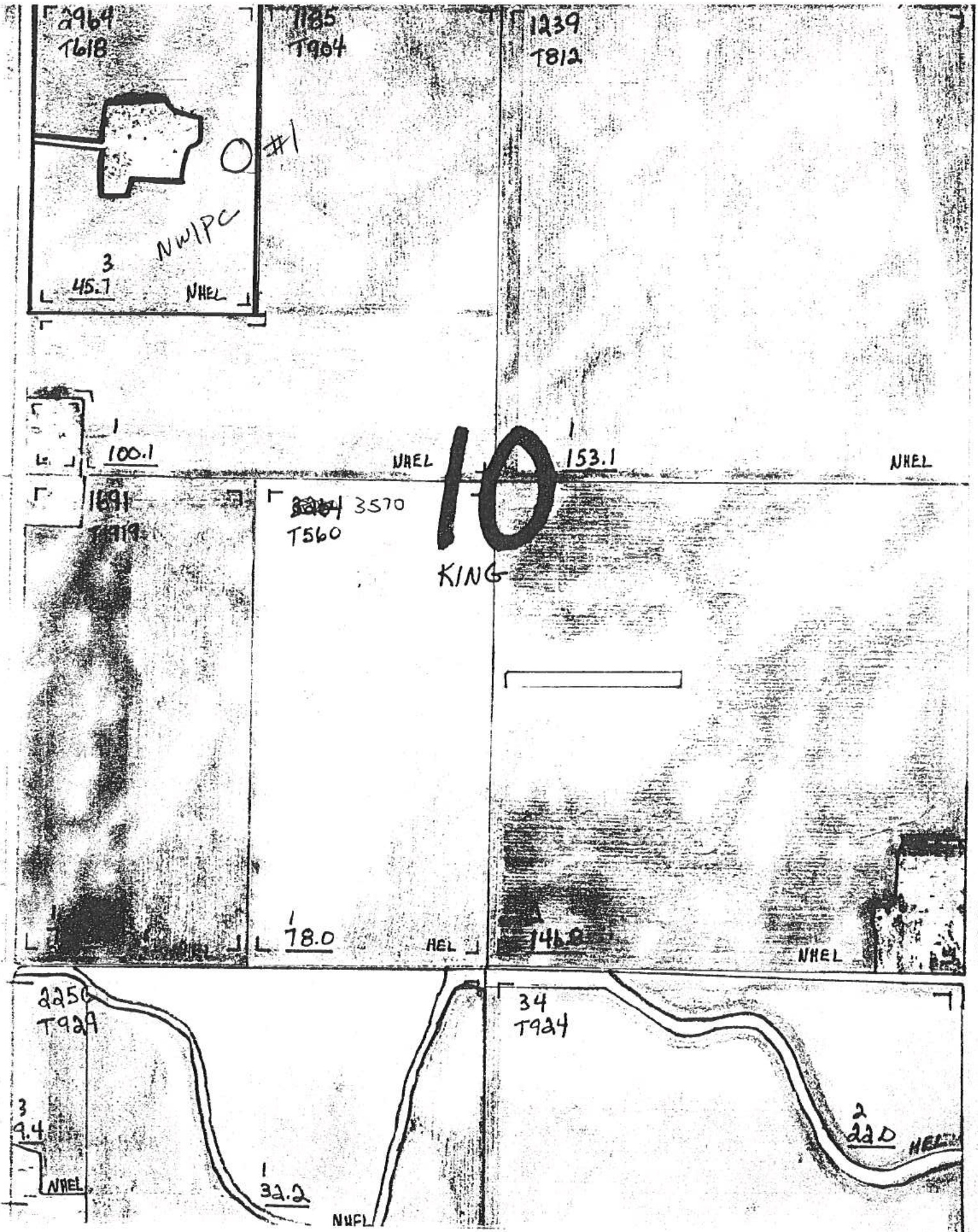
Signature Designated Conservationist

Date

Cathy Jackson Kelly

Sep 29, 2000

All USDA programs and services are available without regard to race, color, national origin, religion, sex, age, marital status, or handicap.



NOT TO SCALE (1990 FLIGHT) WINNEBAGO COUNTY - CROP YEAR

F-4

United States Department of Agriculture	Nat. Res. Conservation	163 1st Ave E Box 85 Thompson, IA 50478-0085	Ph: (515)584-2211 Fax: (515)584-2215
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Steve Olsen

Date: 9-29-00

40702 90th Ave

Farm #3396

Thompson, IA 50478

Tract # t0617 & t0618

Township (s) King

Section(s) 3 & 10

The Natural Resources Conservation Service has completed the wetland determination on your farm.

PC/NW

Tract is either Prior Converted (PC) and/or Non-Wetland (NW). Additional drainage activity will not change wetland determination unless area is abandoned.

1 & 3 Field(s)

are considered Prior Converted (PC) and/or Non-Wetland (NW). Additional drainage activity will not change wetland determination unless area is abandoned.

W

This area is considered a wetland. Wetlands may be farmed under natural conditions such as drought, providing they have not been altered by draining, cutting/burning of trees or brush, leveling, filling or other manipulation. If this wetland is altered, you may lose all your federal program benefits.

FW

Area is farmed wetland. Maintenance of existing tile/ditch is permitted under the Food Security Act. No improvements may be made in drainage system.

This approval is for the new tiling/ditch cleaning/repairs as shown on the photo attached to form AD-1026/CPA-026. Any additional work, not shown, even through outside the boundary of existing wetlands, must be reviewed prior to installation of the proposed work to avoid potential violation due to conversion of wetlands. **This determination is not certified, and only meets the requirement of the Food Security Act of the 1985 Farm Bill. Therefore, this approval is not covered under "Other Waters" as defined by the Corp of Engineers. For more information, please contact Mike Hayes @ 309-794-5367.**

Any non-cropland marked NI (not inventoried) is not covered by this determination, and any future drainage activities in these areas will require a determination. You will need to request a Certified Wetland Determination by signing a CPA-038 at the NRCS Office.

I have made a determination that the field number(s) shown on the attached SCS-CPA-026 "Highly Erodible Land & Wetland Determination" form contains certified Wetlands that includes "Other Waters of the United States" as defined by the US Army Corp of Engineers.

HIGHLY ERODIBLE LAND CONSERVATION (HELIC) AND WETLAND CONSERVATION (WC) CERTIFICATION

(See reverse for Public Burden and Privacy Act Statements).

1. Name of Producer <u>Steve Olsen</u>	2. Identification Number [REDACTED]	3. Current Crop Year <u>2000</u>
4. Do the attached AD-1026A(s) list all your farming interest by county, and show current NRCS determinations? <i>If "No", contact your County FSA Office before completing this form.</i>	YES	NO
5. Are you a landlord on any farm listed on AD-1026A that will not be in compliance with HELC and WC provisions? <i>If "Yes", AD-1026C must be prepared.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Does the landlord refuse to comply with HELC requirements on any farms listed on AD-1026A? <i>If "Yes", AD-1026B must be prepared.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. List here or attach a list of affiliated persons with farming interest. <i>See reverse for an explanation. Enter "None", if applicable.</i>	NONE	

If items 5 or 6 are answered "YES", circle the applicable farm number on AD-1026A.

8. During the crop year entered in item 3 above, or the term of a requested USDA loan, will you:	YES	NO
(a) plant or produce an agricultural commodity on land for which neither a highly erodible land nor wetland determination has been made?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) plant or produce an agricultural commodity on land on which planting was made possible by drainage, dredging, filling, leveling, or any other means after December 23, 1985, and NRCS has not evaluated and approved the drainage activities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Since December 23, 1985, have you or has anyone on your land, or will you or anyone on your land during the crop year entered in item 3 above, or the term of a requested USDA loan:		
(a) conduct(ed) any land clearing, drainage, (tile or open ditch), filling, leveling, or dredging to create a new drainage system that has not been evaluated by NRCS? <i>Indicate year if answered "Yes".</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) conduct(ed) any drainage activities to maintain, improve, or modify an existing drainage system that has not been evaluated by NRCS? <i>Indicate year if answered "Yes".</i> <u>2000</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will you conduct any activities for fish production, trees, vineyards, shrubs, building construction, or other non-agricultural purposes that have not been evaluated by NRCS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If answers to item 8, 9, or 10 are: } "YES" for any one of these items, sign and date in item 11 below. Circle the applicable tract number on AD-1026A, or list in item 12 on AD-1026A. A "YES" answer authorizes FSA to refer this AD-1026 to NRCS to make a HELC and/or certified wetland determination. DO NOT sign in item 13 until the NRCS determination is complete.

"NO" for all of these items or NRCS determinations are complete, complete item 13.

11. Signature of Producer	I hereby certify that the above information and the information on attached AD-1026A's, is true and correct to the best of my knowledge and belief.		
	<u>[Signature]</u>	Date	<u>8-8-00</u>
12. Referral to NRCS (Completed by FSA)	Enter a <input checked="" type="checkbox"/> if a NRCS determination is needed because "Yes" is answered in item 8, 9, or 10.	Date Referred	Signature of FSA Representative
	<input checked="" type="checkbox"/>	<u>8-8-2000</u>	<u>Kevin A Hagan</u>

NOTE: Before signing in item 13, Read AD-1026 Appendix.

Continuous AD-1026 Certification

I understand and agree that unless I give written notice otherwise, this certification of compliance and agreement shall serve as a continuous certification and agreement for subsequent crop years. That is, as to the current and subsequent crop years:

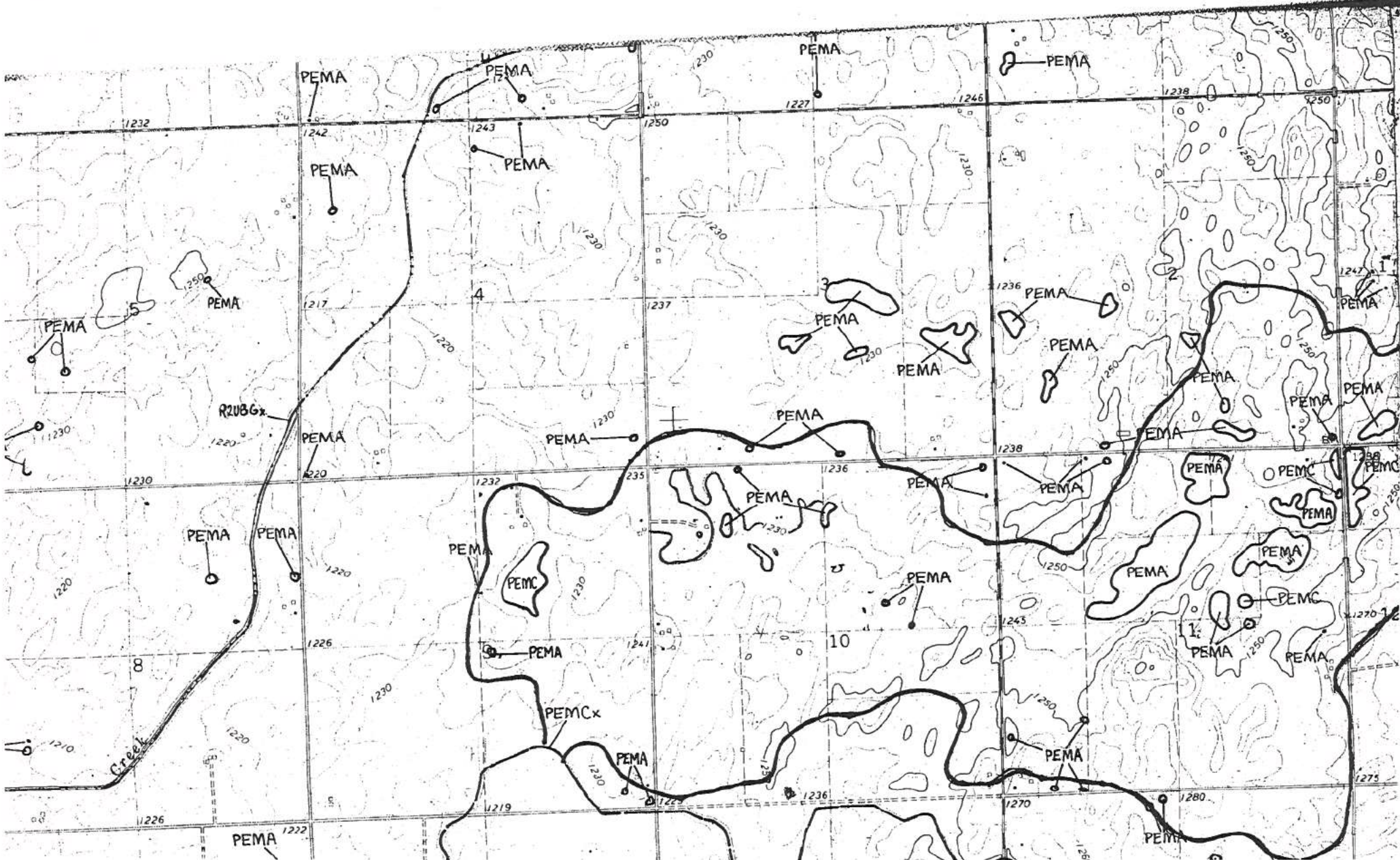
- I agree to the terms and conditions stated on AD-1026 Appendix on all land in which I have or will have an interest.
- I agree that if there are any changes in my operation or activities that may affect compliance with these provisions, I will file a revised AD-1026.
- I agree to file any required exemption requests for each applicable crop year.
- I understand that affiliated persons are also subject to compliance with these provisions and their failure to comply or file AD-1026 will result in loss of eligibility to persons or enterprises with whom they are affiliated. *(Affiliated person rules are printed on the reverse of this form.)*

13. Producer Sign Here	Date
<u>[Signature]</u>	<u>8-8-00</u>

This program or activity will be conducted on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, marital status, or disability.

Steve Olson

SECTION 3 & 10 of King



526.45 NRCS-CPA-35 Wetland Documentation Record Soils Data, Routine and Comprehensive Method

U. S. Department of Agriculture Natural Resources Conservation Service WETLAND DOCUMENTATION RECORD SOILS DATA ROUTINE AND COMPREHENSIVE METHOD	NRCS-CPA-35 10-96	1. Owner/Landowner <i>Steve Olsen</i>
		2. County/State <i>Winnemago</i>
		3. Field Investigator Title <i>C. Koep</i> <i>RC</i>
		4. Site Identification No. Date _____ <i>9/27/00</i>
		5. (Tract No., Farm No., Site No.) <i>Section 10 King #1 F# 2964 T-618</i>

On Site Profile Description (minimum to 18")				Redox Concentrations (%/size/color/location)			Redox Depletions (%/size/color/location)			
Horizon	Depth (inches)	Texture	Matrix color (moist)	Fe/Mn Masses	Fe/Mn Concretions/ Nodules	Pore Linings	In Matrix	Along Pores	Comments	

Information from Soil Map and Soil Survey Report:
 Soil Map Unit _____
 (series/symbol/phase)
 Drainage Class: >Well Well Mod-well Somewhat Poor Poor Very Poor
 (circle)

Taxonomic classification of Soil Map Unit _____		YES	NO
Is this Map unit listed as a hydric soil on the county hydric soils list?			
Is this Map unit listed as having hydric soil inclusions?			
If this Map unit is listed as hydric, does the site profile description fit within the range of characteristics for the series? If yes, this site is hydric.			
If the Map unit is listed as having hydric soil inclusions, does the profile description represent a hydric soil inclusion? If yes, this soil is hydric.			
Does the Site Profile Description meet one of the field indicators listed in "Field Indicators of Hydric Soils in the United States" ____ Yes ____ No If yes, which one? _____			
Does this site have a hydric soil? Y/N			

Remarks: *There are no hydrophytic vegetation or apparent brown out that would support the potential wetlands. Drain question is about 1/2 of an acre.*

Plant + hydrology information Recent Preip

as per Connie Koepfman - 9/27/00

(180-V-NFSAM, Third Ed., Amend. 2, Nov. 1996)

REQUEST FOR CERTIFIED WETLAND DETERMINATION/DELINEATION

(use when the client requests a certified determination/delineation)

OWNER	AGENT - (OPERATOR)
Name: <u>Ellefson Helms</u>	Name: <u>Steven Olson</u>
Address:	Address: <u>40702 90th Ave</u>
	<u>Thompson IA 50478</u>
Phone:	Phone: <u>515-584-2758</u>

Are you a USDA program Participant? (If yes, AD-1026 should be on file.) Yes No

Have you previously received a wetland determination or delineation on this tract from the Natural Resources Conservation Service (formerly Soil Conservation Service) or the Corps of Engineers? Yes No

Location of property (description): NW 1/4 - NW 1/4 Section 10, King Township

County: Winnebago State: Iowa

Farm No.: 3396 Tract No.: 10618 Acres in tract: 45.7 Map or aerial photo with the tract/area outlined

PURPOSE OF REQUEST FOR DETERMINATION/DELINEATION (Check one and explain)

Agricultural purpose(s): _____
(Such as: clearing for cropland, drainage, farm buildings, etc.)

Non-Agricultural purpose(s): _____
(Such as: commercial development, subdivisions, etc.)

Informational purpose(s): _____

- I certify that I am the owner or agent of the owner for the property previously described.
- I grant the Natural Resources Conservation Service (or their designated agents) the right to access the property previously described to ascertain the extent of wetlands on said property.
- I understand that the information collected and the certified wetland determination is public information and may be released to the public or utilized in any of the agencies' data bases, or published on official maps.

Signature of Owner: <u>X Steven P. Olson</u>	Date: <u>8-14-00</u>
Signature of Agent: (As authorized by the owner)	Date:

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of The United States knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both.

1147

T 618
18.9
NHEC
26.8
NHEC

T 904
100.6

T 812
153.1

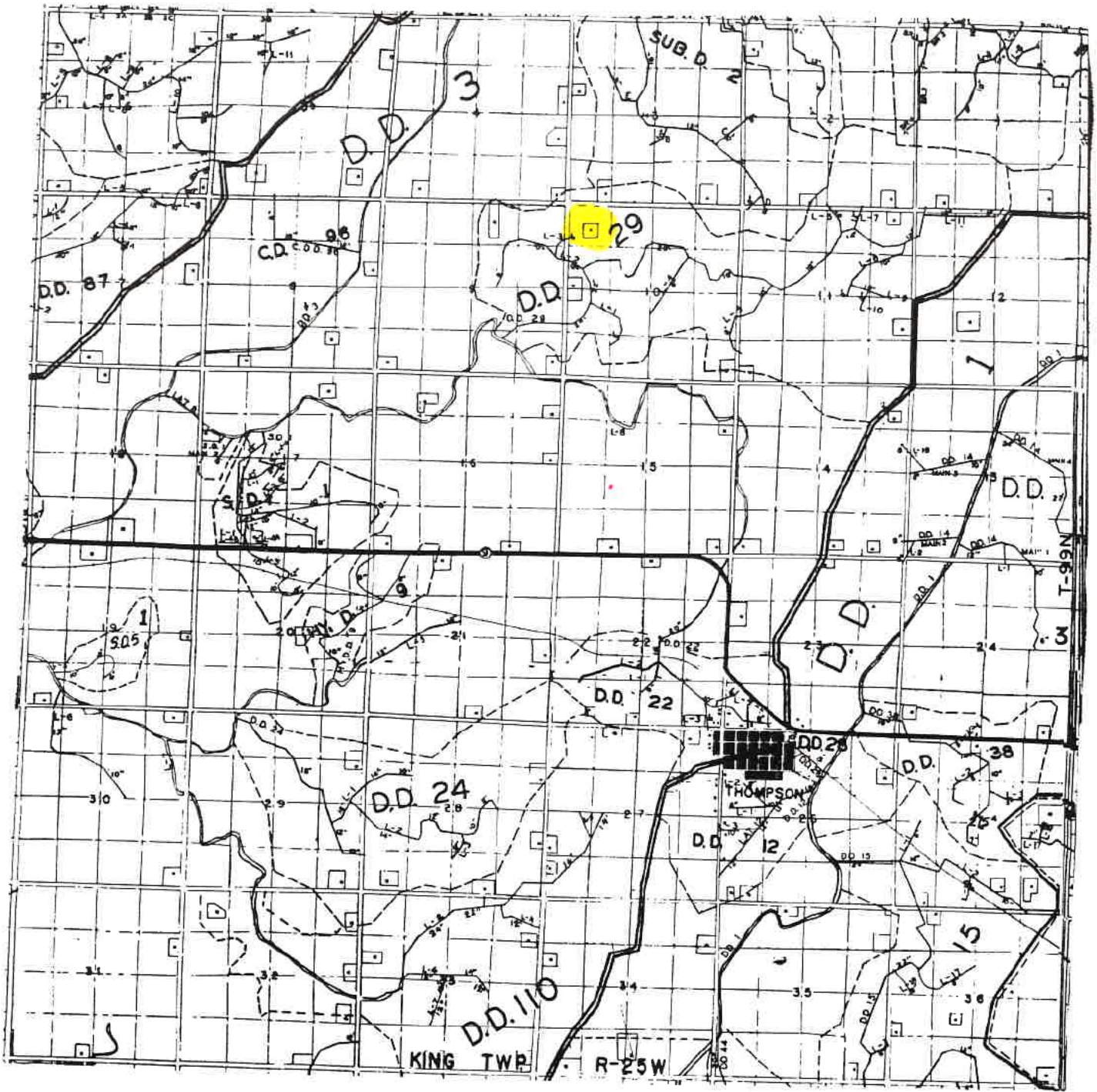
193
F598 F589
1185

T 194
F49
F574
75.6 462

T 560
78.0
F494
F567
F604
1475

10

148.2
1239 F594
F594



**KING TOWNSHIP
DRAINAGE DISTRICT MAP**