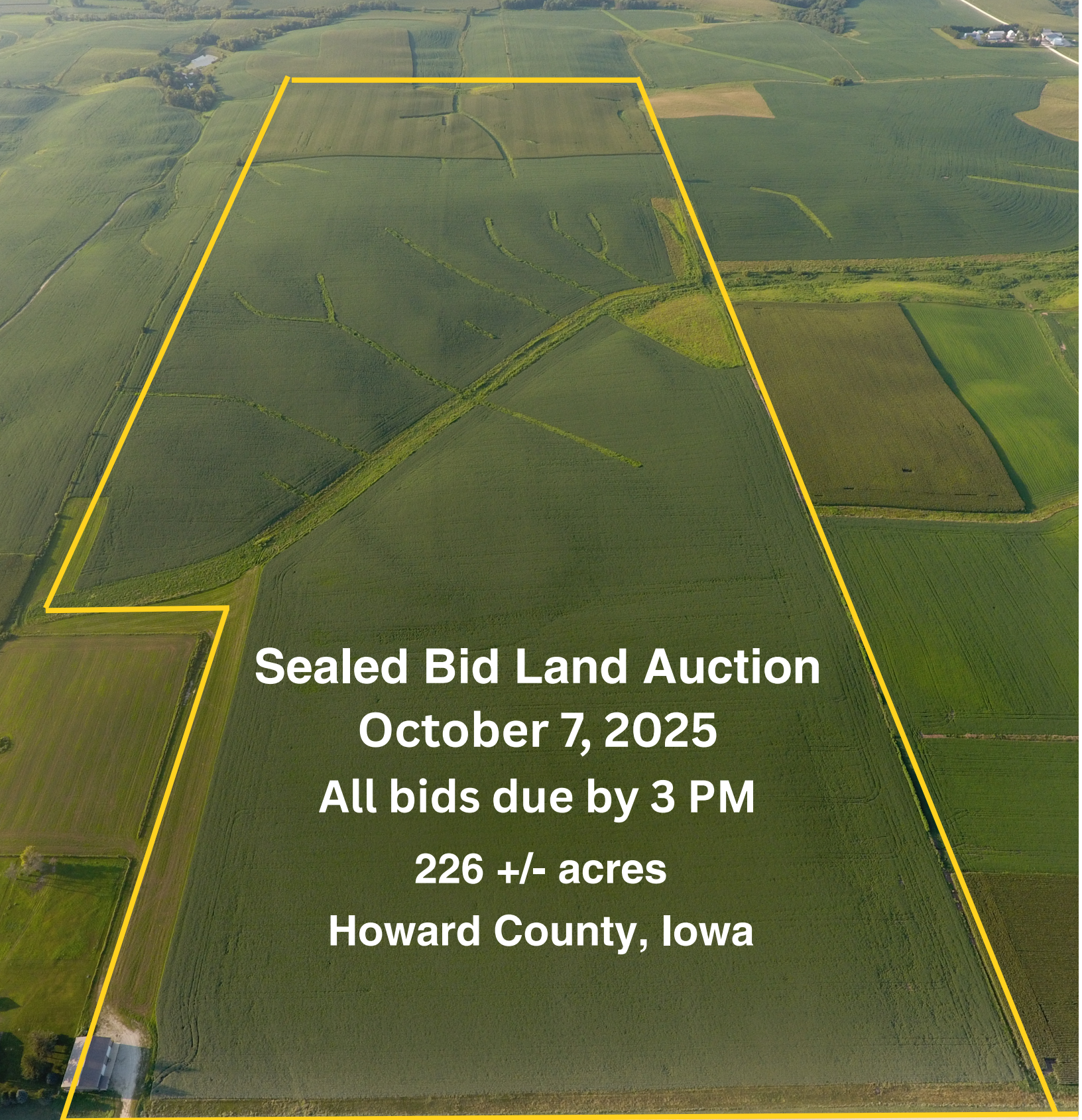




Sealed Bid Land Auction
October 7, 2025
All bids due by 3 PM
226 +/- acres
Howard County, Iowa

The Patrick L. & Sue A. Johnson Trust

Country Life Real Estate

countryliferealtors.com

info@countryliferealtors.com



Sealed Bid Land Auction

Howard County, IA 226+/- acres
The Patrick & Sue Johnson Trust

Sale Method

The farm will be sold as one tract via SEALED BID**. All bids are due October 7, 2025 by 3:00 PM CST.

Send Bid To:

email:

info@countryliferealtors.com

or send bids to:

Country Life Real Estate

201 2nd Ave SW

Cresco, IA 52136

or drop them off at the office

Farm Location

Albion Township, Section 26

5 Miles North of Cresco, IA

Farm Lease/Closing

Cropland is leased until March 1, 2026. Closing will be on or before November 21, 2025

Farm Possession

Buyer will receive agricultural possession March 1, 2026. The buyer will not receive any of the 2025 cash rent income. The current tenant will retain the entire 2025 CRP income.

****Upon completion of the sealed bid period, the top 3 competitive offers will be identified. The offerors of these bids will be contacted directly and given the opportunity to provide a best and final offer. All other bids will be respectfully declined.****



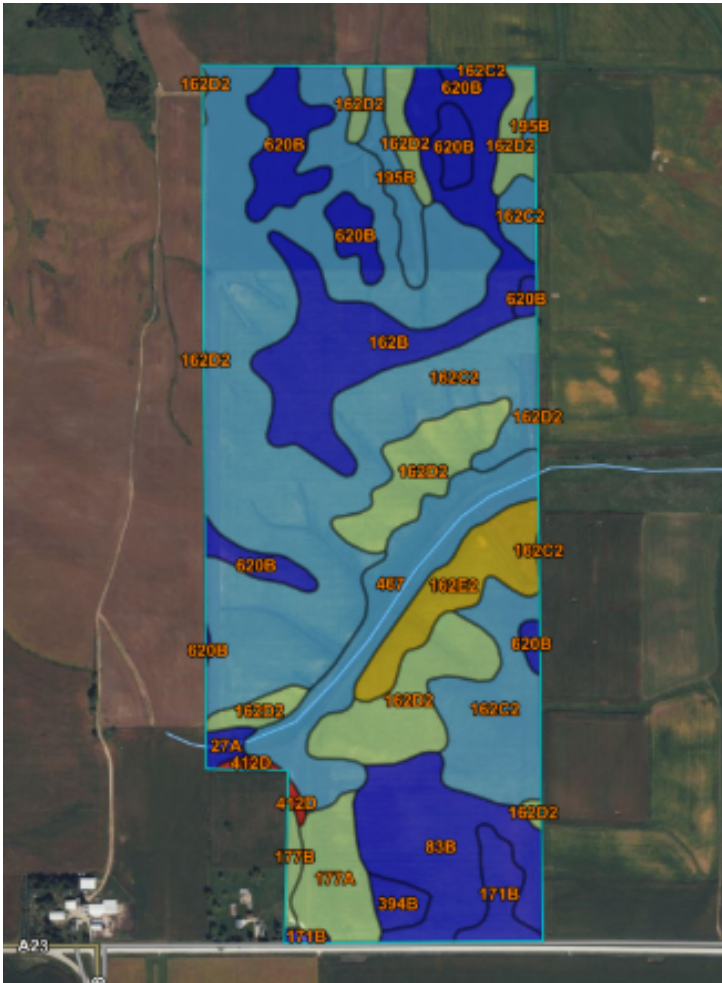
Approximately 5 miles
North of Cresco
Albion Township



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Cresco, IA 52136
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Farm Information



**226 +/- Acres all classified
as HEL**

208 +/- effective cropland

18.23 acres in CRP

12.7 acres CRP expires in 2028

5.53 acres CRP expires in 2030

For official tile maps, ask agent for details. Land meticulously cared for by a long-term tenant with well-maintained conservation practices.

Table—Iowa Corn Suitability Rating CSR2 (IA) (Johnson Trust)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
27A	Terril loam, 0 to 2 percent slopes	95	1.1	0.5%
83B	Kenyon loam, 2 to 5 percent slopes	90	17.5	7.6%
162B	Downs silt loam, 2 to 6 percent slopes	90	25.6	11.1%
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	80	96.7	41.8%
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	54	28.2	12.2%
162E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	42	9.3	4.0%
171B	Bassett loam, 2 to 5 percent slopes	85	4.1	1.8%
177A	Saude loam, 0 to 2 percent slopes	60	7.6	3.3%
177B	Saude loam, 2 to 5 percent slopes	55	1.2	0.5%
195B	Radford and Huntsville silt loams, 2 to 5 percent slopes	78	4.6	2.0%
394B	Ostrander loam, 2 to 5 percent slopes	88	2.0	0.8%
412D	Sogn loam, 5 to 14 percent slopes	5	0.9	0.4%
467	Radford silt loam	75	16.9	7.3%
620B	Tama silt loam, driftless, 2 to 6 percent slopes	95	15.4	6.7%
Totals for Area of Interest			231.2	100.0%



Country Life Real Estate
201 2nd Ave SW Cresco, IA 52136
(563) 547-4444
countryliferealtors.com

Utility/Machine Shed



Constructed in 2021 - Dimensions: 54' x 72' x 16'

14' garage doors - concrete floor

OPEN HOUSE

VIEWING OF THE SHED

SEPTEMBER 14, 2025

11 AM- 2 PM

or by appointment only



Country Life Real Estate is proud to present the Patrick L. and Sue A. Johnson Trust. Sealed Bid Auction 226 +/- acres approximately 5 miles north of Cresco, IA. Albion Township, Section 26. Sellers are not providing a survey of the property prior to closing.

Bid packets available at:

Country Life Real Estate 201 2nd Ave SW Cresco, IA 52136

or

CountryLifeRealtors.com

Sealed bids are due October 7, 2025, by 3:00 PM CST.

Bids can be emailed to:

info@countryliferealtors.com

or

Dropped off or mailed to:

Country Life Real Estate 201 2nd Ave SW Cresco, IA 52136

Property Taxes: \$7,130. Taxes will be prorated to date of closing.

Soil information and average CSR information based on information per USDA NRSC.

Farm is leased for the 2025 agricultural season per the tenant's rights. 2025 CRP income will be retained by the current tenant. Buyer shall receive full possession March 1, 2026. Buyer will have an open 2026 farm lease at closing. The buyer will obtain full possession of the shed at closing. Sale is not contingent on Buyer obtaining financing. Farm is sold "as-is" condition. This sale is subject to all easements, covenants, restrictions of record and leases. All information contained in this brochure has been obtained from sources deemed reliable. Each bidder is responsible for conducting, at their own risk, their own inspections, inquiries and due diligence concerning the property. All property is sold "as-is", "where-is" basis with no warranties or guarantees, either expressed or implied by the seller or Country Life Real Estate.

Offers expire on October 10, 2025, at 5:00 PM CST.

Closing will take place on or before November 21, 2025.

Upon completion of the sealed bid period, the top 3 competitive offers will be identified. The offerors of these bids will be contacted directly and given the opportunity to provide a best and final offer. All other bids will be respectfully declined. Sellers do have the right to accept, reject or counter any and all bids.





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