



PRESENTS FOR SALE THE LINDSEY AND KIMBERLY KRAMBEER FARM 23633 175TH ST, FARMERSBURG, IA 52047

128.93 ACRES M/L OFFERED AS ONE PARCEL.

ACREAGE NOT INCLUDED AS PART OF SALE.



James L. Moritz, Broker 563-880-8189

Isaac J. Brehmer, Sales Associate 563-880-6428

106 S. Main St., Monona, IA 52159

563-539-2015



YouTube











LINDSEY & KIM KRAMBEER SALE TERMS & CONDITIONS

Availability: Current farm lease has been terminated and farm is available for 2025 crop year.

Exclusion: Acreage & building site is not included as part of sale.

Bidding Procedure: The bid document which is part of this marketing packet is to be completed and returned to Freedom Agency Real Estate by 12:00 p.m. on Friday, November 29, 2024. Bid documents can be delivered in person, by United States mail or email. The mailing address to our office is 106 South Main Street, Monona, IA 52159 and the email address is jmoritz@freedombnk.com. All bids must include a letter of credit from the bidder's lender. In the event a lender is not involved, proof of closing funds must be provided. All bidders who mail or email bid documents will be notified by telephone that the bid was received by our office to ensure that there were no delivery issues. If you submit a bid and do not receive a telephone call, please be sure to contact us as we have not received your bid.

The top ten bidders for the parcel will have the opportunity to raise their respective bid at a final round of bidding to be held on Tuesday, December 10, 2024, beginning at 10 a.m. The final round of bidding will be held at the FreedomBank Community Room located at 106 South Main Street, Monona, IA. The top ten bidders will be notified by telephone on Monday, December 2, 2024.

Real Estate Taxes: Real estate taxes will be prorated between the Seller and Buyer(s) to the date prior to closing. Taxes are approximated to the best of knowledge in the marketing material.

Terms: The successful bidder will be required to sign a real estate purchase agreement at the conclusion of the sale on December 10, 2024. In addition, a down payment of 15% of the purchase price shall be paid to Freedom Age ncy Real Estate Trust. The down payment funds will be held in the Freedom Agency Trust account until the day of closing. The balance of the purchase price shall be due on the final day of closing which will be March 10, 2025, at which time a warranty deed will be issued to the buyer. Funds used for down payment and closing must be certified.

Tours: Tours of the property available upon request.

Reservations and Final Approval: The owners reserve the right to accept or reject any and all bids.

Disclaimer: Seller has granted permission for tenant to remove corn stalks and bean stubble. Seller plans to replace stalks and stubble with manure. Please contact listing brokerage with additional questions regarding this disclaimer.

The information contained in the marketing material has been obtained by sources deemed reliable but is not guaranteed. We believe the information is accurate; however, all interested buyers are encouraged to inspect the property and verify any information that may be important to them. No liability for its accuracy, errors or omission is assumed by the seller or Freedom Agency Real Estate. All acreages are approximate and have been estimated based on information received from the Clayton County Farm Service Agencies, Clayton County Assessor's Office, Surety Mapes, and NRCS offices. Any announcement made on the day of the sale will take precedence over previously printed or advertised material.

Freedom Agency and its representatives are agents of the Seller.

Lindsey & Kim Krambeer Farm Bid Document

Bidder Name:	
Bidder Address:	
Bidder Telephone N	umber:
Date & Time Bid Re	ceived:
Please submit bid a	s a total dollar amount and not a per acre bid.
All bidders must fu	nish a letter of credit from their financial institution
in order to qualify f	or bidding. Bids that do not have the required letter o
credit will be disqu	alified. In the event a lender is not involved, proof of
closing funds must	be provided.
I hereby submit the	following bid for the Lindsey & Kim Krambeer Farm Bid:
	erstand the terms and conditions of the Lindsey & Sale and submit the above bid for consideration.
Bidder:	 Date:

Lindsey & Kimberly Krambeer Farm Sale Description



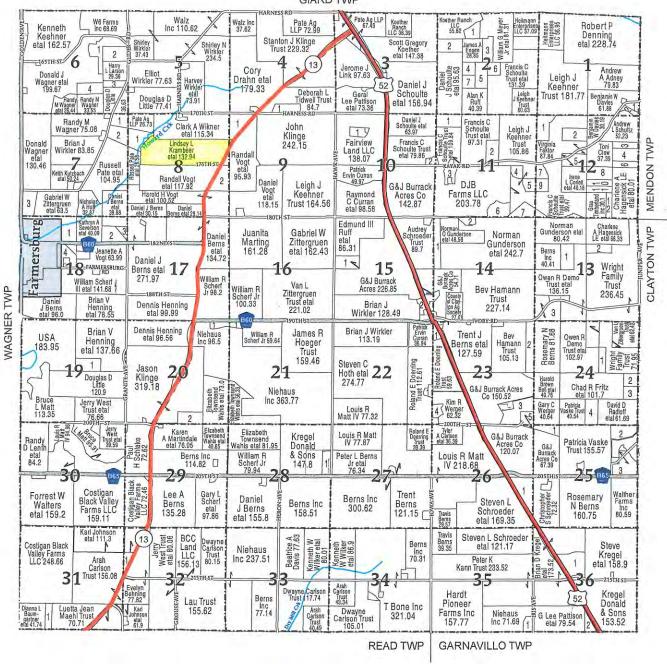
The parcel consists of 128.94 m/l acres (Beacon). Acreage & driveway (5.11 acres m/l) is not included as part of the sale.

Consisting of:

- 128.93 acres m/l per Clayton County Assessor
- 5.12 acres m/l consist of Acreage and driveway this is not included in sale of land.
- 126.52 m/l cropland acres as per Clayton County FSA with an average CSR2 of 65.7.
 - o 3.97 acres currently enrolled in the CRP program
- Estimated taxes \$4,402.00/year

Information herein is believed to be accurate but is not warranted. We assume no liability for errors.

(Landowners)
GIARD TWP



	FARMERSBURG TOWNSHIP	
	SECTION 1	
	SCHULTZ SLOAN, JACALYN JO	5,16
2	SCHULTZ, ANDREW L	5.39
	SECTION 2	
1	CONNOR, JOSEPH	12.78
2	KOETHER, SCOTT GREGORY ETAL	20.34
3	RUFF, CONNIE K ETAL	16,06
4	VOGT, HAROLD H	10.1
5	KLINGE, JASON	20.23
6	SCHOULTE, RICK D	10.11
7	GRAU, RUTH	10.08
	SECTION 4	
1	VOGT, RANDALL ETAL	14,43
	SECTION 6	
1	MATHEWS, FREDERICK J	29,45
2	RUFF, ALAN K ETAL	22.27
3	MARFILIUS, RONALD D	8.92
4	HILLIN, JOHN DECLAN	17.77
	SECTION 7	
1	PATE AG LLP	13.69
2	PATE, RUSSELL F	18.92
3	VOGT, HAROLD H ETAL	24.78

	SECTION 8	
1		21,93
2	VOGT, HAROLD H	21,97
	SECTION 9	
1	WIKNER, CLARK A ETAL	20.81
	SECTION 10	
1	WIKNER FAMILY FARMS LLC	8.9
2	SCHOULTE, JOSHUA ETAL	5.28
	SECTION 11	
1	SCHOULTE, DANIEL J ETAL	19,71
2		16.53
3	HARDT PIONEER FARMS INC	10.73
4	GARMS, TIMOTHY JOHN	8.92
5	TIELBAR, ROSE MARY	9.25
6	MARMANN, JASON L ETAL	20,21
7	GUNDERSON, NORMAN ETAL	17,19
	SECTION 12	
1	KEEHNER TRUST, LEIGH J	21,64
2	KLINGE TRUST, STANTON J	19,75
3	RUNKEL TRUST, MARY BERNAD	INE 9.96
4	BURRACK, GARY F ETAL	19,92
5	CURRAN, RAYMOND C ETAL	18.76
6	SCHROEDER TRUST, REID M	9.97
7	SCHOULTE, TIMOTHY F ETAL	9.28
8	WIKNER, CLARK A ETAL	20.01

9	MARTINDALE, KAREN A	10.03
	THOMAS, TERRY A	10.03
	RUFF, ALAN K ETAL	10.04
	GRAU, RUTH	10.02
	SECTION 13	
1	GRAU TRUST, ROBERT B	20.19
2	GRAU, RUTH	13.7
3	HAMANN TRUST, BEV	34.37
	SECTION 14	
1	HEIMDAL, DENNIS ETAL	6.62
2	SCHROEDER TRUST, AUDREY	21.01
	SECTION 15	
1	G&J BURRACK ACRES CO	42.95
2	TIFFANY, PAUL A ETAL	5.24
	SECTION 18	
1	ZITTERGRUEN, GABRIEL W ETAL	80,98
2	WAGNER, DONALD J ETAL	19.55
3	LOOBY, RANDY	5,57
4	LENTH, ETHEL M	20.08
	SECTION 19	
1	KLUTH, DOROTHY M ETAL	20.16
	SECTION 20	
1	HAUSCHILD, CHAD W	7.87
2	WAGNER, DONALD J ETAL	19.94

	SECTION 21			SECTION 26
ŀ	HAUSCHILD, CHAD W	5.08	1	SCHROEDER, CHRISTOPHER S
	SECTION 22			SECTION 28
Ī	HUTCHISON, TRAVIS W ETAL	5.96	1	GARNAVILLO FARMS LLC
	SECTION 23			SECTION 31
ı	HOUG, HEATH A ETAL	5.15	1	SCHERF, GARY L ETAL
2	BERNS, ROSEMARY N	25.03		SECTION 32
3	G&J BURRACK ACRES CO	32,57	1	CARLSON TRUST, ARAH
4	SCHUMANN, BRADLEY JOHN ETA		100	
0	WERGER, GARY C	13,49	_	SECTION 35
	SECTION 24		1	SIMON, MICHAEL D ETAL
ı	WHITTLE, TERESA ANNE	10.18		SECTION 36
2	MATT, EDWARD L	10.27	1	HIDDEN SPRINGS FARM LLC
3	STATE OF IA CONSERV COMM	10.47	2	PATTISON, GERAL LEE ETAL
1	MATT, GARY	20,26		Tall flooring desirate data and the
	SECTION 25			
Т	WERGER GARY C	12		

43.4

28.6



29.68

12.9

10,14

6.44

8,1

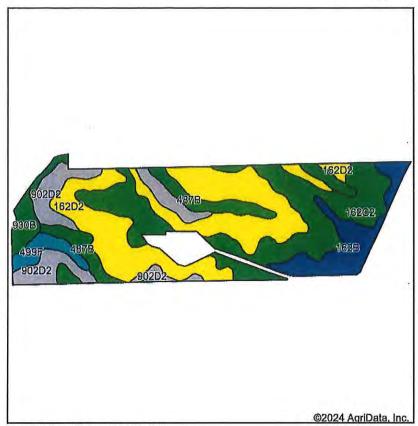
30.78

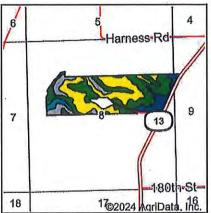
8.32

EULBERG, RICHARD J ETAL

3 PATTISON, GERAL LEE ETAL

Soils Map





State: lowa

County: Clayton 8-94N-4W Location:

Township: Farmersburg

Acres: 128.93





Soils data provided by USDA and NRCS.

Alea S	mbol: IA043, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	44.24	34.2%		Ille	54	63	67
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	36,56	28,4%		IIIė	80	73	72
902D2	Luana silt loam, 9 to 14 percent slopes, moderately eroded	15.70	12.2%		IVe	48	47	58
162B	Downs silt loam, 2 to 6 percent slopes	12.45	9.7%		lle	90	90	82
487B	Otter-Worthen silt loams, 1 to 4 percent slopes	12.35	9.6%		llw	79	68	89
499F	Nordness silt loam, 14 to 25 percent slopes	4.01	3.1%		VIIs	5	5	27
930B	Orion silt loam, 2 to 5 percent slopes, occassionally flooded	3.62	- 2.8%		llw	76	60	- 88
			We	Ighted Average	3.03	65.6	65.1	*n 70.2

^{**}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

IOWA

CLAYTON

United States Department of Agriculture Farm Service Agency

FARM: 597

3:03 PM CST Prepared: 9/9/24

Crop Year: 2024

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name

CRP Contract Number(s)

Recon ID

Transferred From

ARCPLC G/I/F Eligibility

			F	arm Land D	ata				
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number O
136.88	126.52	126.52	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	122,55	i	0.	00	3.97	0.00	0.00	0.00

	Crop Election Choice	
ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	None

DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP			
Oats	5.52	0.00	58				
Corn	58.53	0.00	176				
Soybeans	33.05	0.00	49				

TOTAL 97.10 0.00

NOTES

Tract Number

: 2302

Description

: K10 SEC 8 FARMERSBURG

FSA Physical Location

: IOWA/CLAYTON

ANSI Physical Location

: IOWA/CLAYTON

BIA Unit Range Number

HEL Status

: HEL field on tract. Conservation system being actively applied

Wetland Status

: Tract contains a wetland or farmed wetland

WL Violations

Owners

: MR LINDSEY KRAMBEER, MRS KIMBERLY KRAMBEER

Other Producers : None Recon ID : None

Tract Land Data								
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	
136.88	126.52	126.52	0.00	0.00	0.00	0.00	0.0	

IOWA CLAYTON

Form: FSA-156EZ

USDA United States Department of Agriculture Farm Service Agency

FARM: 597

Prepared: 9/9/24 3:03

3:03 PM CST

Crop Year: 2024

Abbreviated 156 Farm Record

Tract 2302 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	122.55	0.00	3.97	0.00	0.00	0.00

DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield				
Oats	5.52	0.00	58				
Corn	58.53	0.00	176				
Soybeans	33.05	0.00	49				

TOTAL 97.10 0.00

NOTES

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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Clayton County, Iowa





Legend lowa PLSS Non-Cropland Cropland Tract Boundary -

2024 Program Year Map Created March 13, 2024

Farm **597** Tract 2302

Wetland Determination

Restricted Use

Limited Restrictions

Exempt from Conservation

Tract Cropland Total: 126.52 acres

All Land Non-Irrigated

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).

					Page 1 of 1	
CRP-1 U.S. DEPARTMENT OF AGRICULTURE (07-06-20) Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT		1. ST.	1. ST. & CO. CODE & ADMIN. LOCATION 19 043 3. CONTRACT NUMBER 12460		2. SIGN-UP NUMBER 55	
		3. CON			4. ACRES FOR ENROLLMENT 3.97	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)		6. TRA	ACT NUMBER	7. CONTRACT PERIOD		
CLAYTON COUNTY FARM SERVICE AGENCY 500 GUNDER RD NE, SUITE A ELKADER, IA 52043-3200			2302	FROM: (MM-DD-YYYY)	TO: (MM-DD-YYYY)	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (563) 245-1713 x2			8. SIGNUP TYPE: Continuous 11 / 9-2-21			
acreage the Conservation Plan developed for such acre comply with the terms and conditions contained in this Program Contract (referred to as "Appendix"). By signi applicable contract period. The terms and conditions o thereto. BY SIGNING THIS CONTRACT PARTICIPANTS addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CF 9A. Rental Rate Per Acre \$ 300.00	Contract, including the A ng below, the Participant f this contract are contain ACKNOWLEDGE RECEIF RP-2C30, as applicable.	Appendix to this acknowledges ned in this Form PT OF THE FOLL	Contract, entitle receipt of a cop CRP-1 and in the LOWING FORMS	ed Appendix to CRP-1, Co y of the Appendix/Appen he CRP-1 Appendix and a S: CRP-1; CRP-1 Appendi	onservation Reserve dices for the any addendum ix and any	
	10. Identification	on of CRP Lar	of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$1,191.00	A. Tract No.	8 Field No.	C. Practic	e No. D. Acres	E. Total Estimated Cost-Share	
9C. First Year Payment \$	2302	0003	CP87	A 2.70	\$ 340.00	
(Item 9C is applicable only when the first year payment in prorated.)	2302	0007	CP8	1.27	\$ 160.00	
11. PARTICIPANTS (If more than three indi-	viduals are signing.	see Page 3.)			1	
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) LINDSEY KRAMBEER 23633 175TH ST FARMERSBURG, IA 52047-8010 (2) SHARE 100.0	(3) SIGNATURE ((4) TITLE/RELATIONSHIP OF THE (5) DATE		(5) DATE (MM-DD-YYYY)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MRS KIMBERLY KRAMBEER 23633 175TH ST FARMERSBURG, IA 52047-8010 (2) SHARE (0.0)	0% Lindsay	Smur	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) (2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE		(5) DATE	

12. CCC USE ONLY

A. SIGNATURE OF CCC REPRESENTATIVE

B. DATE (MM-DD-YYYY)

(MM-DD-YYYY)

INDIVIDUAL SIGNING IN THE

REPRESENTATIVE CAPACITY

The following statement is made in accordance with the Size 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 Agram. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entitles 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 USD/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.

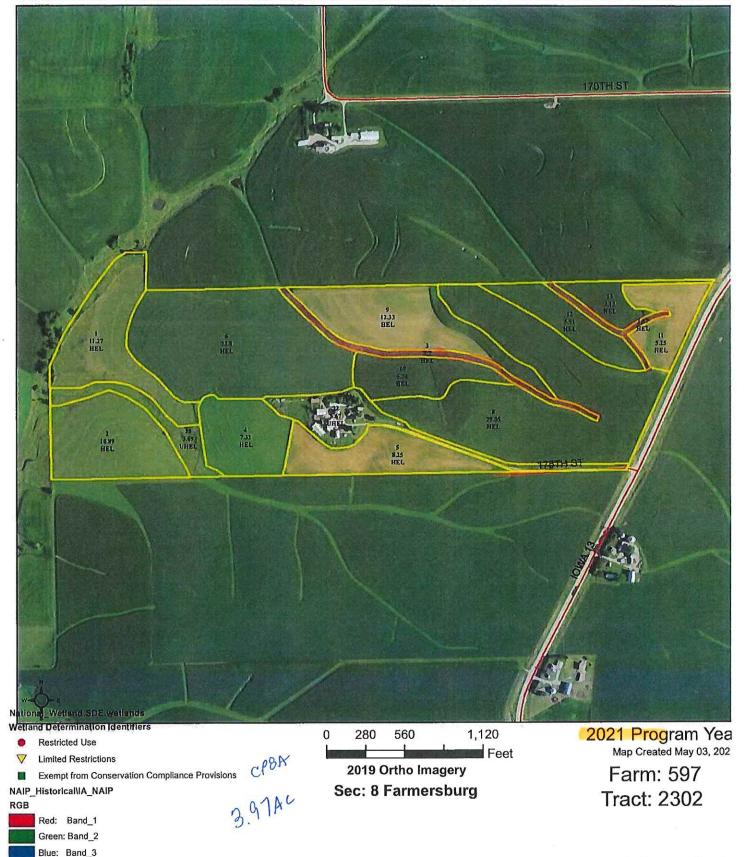
In accordance with Federal civil rights law and U.S. Department of the internation provided. Net round this country for the use of t

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at https://www.ascr.usda.gov/complaint-liling_cust.htm
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)
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Clayton County, Iowa



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