

ALLAMAKEE COUNTY FARMLAND

AUCTION



SELLERS: JANET GLADY'S FAUST ETAL
Tuesday March 3, 2026 @ 10:00 am

1057 POLE LINE ROAD • WAUKON, IOWA

**ONLINE ONLY
AUCTION**

147.69 SURVEYED ACRES – 138.51 +/- TILLABLE ACRES
LUDLOW TOWNSHIP – SECTION 17 – 84.7 CSR2 RATING



This upcoming land auction offers an outstanding opportunity to purchase 147.69 surveyed acres of quality farmland, with over 138.51 acres considered tillable. The farm carries a strong 84.7 CSR rating, making it a highly productive and desirable investment for both operators and investors alike. The property is currently rented for the 2026 farming season, and the successful buyer will receive the 2026 crop year rents. The farm features some existing tile improvements; however, no tile maps are available. Located in a proven agricultural area, this tract offers long-term value, steady income potential, and excellent soil quality. Don't miss this chance to acquire a well-maintained, income-producing farm at public auction. Notice to Buyer: Due to auction software limitations, the quantity is displayed as 147 acres. The final sale price of the land will be calculated using a multiplier of 147.69 acres. Call for property disclosure packet.



BACKES
AUCTIONEERS & REALTY

800 - 876 - 8070

WWW.BACKES-AUCTION.COM | RAYMOND, IA

**SCAN FOR ADDITIONAL
DETAILS, MAPS,
PHOTOS & BIDDING!**





Janet Gladys Faust Etal

TERMS & CONDITIONS

AGRICULTURAL LAND REAL ESTATE AUCTION

1. Property Description

The property is located at 1057 Pole Line Road and will be sold on a price-per-acre basis, based on surveyed acres. The total surveyed acreage consists of 147.69 acres, more or less. Due to auction software limitations, the quantity is displayed as 147 acres. The final sale price of the land will be calculated using a multiplier of 147.69 acres on purchase agreement.

2. Contract & Down Payment

Immediately following the auction, the successful bidder shall enter into a written Real Estate Sales Contract and deposit ten percent (10%) of the total purchase price as a non-refundable down payment, payable the day of sale. Said down payment shall be held in escrow until closing.

3. Closing

The balance of the purchase price shall be paid in full at closing. Closing shall occur on or before Friday, April 3, 2026, unless otherwise agreed to in writing by both Buyer and Seller.

4. Title & Deed

Seller shall provide an abstract of title continued to date, showing clear and marketable title, together with a Warranty Deed, at closing. Any title objections shall be handled in accordance with the terms of the Real Estate Sales Contract.

5. Possession & Existing Lease

Possession shall be given at closing, subject to an existing farm lease for the 2026 crop year. Buyer shall receive all 2026 cash rent payments from the tenant. The total annual rent of \$36,705.00 dollars is payable in three equal installments of \$12,235.00 dollars due on May 1st, August 1st, and December 1st. based on approximately 138.51 tillable acres (+/-).

6. Real Estate Taxes

Real estate taxes shall be prorated to the date of closing. Buyer shall be responsible for all real estate taxes payable in 2026 and thereafter.

7. Seller Confirmation

The final bid is subject to Seller's approval. Seller reserves the right to accept or reject the high bid.

8. Condition of Property / No Contingencies

Buyer acknowledges having had the opportunity to inspect the property and agrees to purchase the property "AS IS, WHERE IS," with all faults, without any contingencies, including but not limited to financing, appraisal, inspection, zoning, soil productivity, environmental matters, or conservation compliance.

9. Survey & Acreage

The property has been surveyed and consists of 147.68 acres. No adjustment shall be made to the purchase price for any variation in acreage.

10. Assessed Value & Taxes Disclosure

The 2025 assessed valuation, as shown at the Allamakee County Courthouse, is \$438,200.00. Net real estate taxes for 2024 were \$6,768.00. These figures are subject to change due to the sale of acreage consisting of 8 acres.

11. Buyer's Premium

No Buyer's Premium will be added to the final bid price unless announced prior to or at the auction.

12. Bidding Method

The property will be sold to the highest bidder, subject to Seller confirmation. Auctioneer reserves the right to determine bidding increments and to resolve any bidding disputes. Auctioneer's decision shall be final.

13. Online Bidding Disclaimer

Bidders participating via online bidding acknowledge that bidding is subject to internet connectivity, software performance, and device limitations. Seller and Backes Auctioneers & Realty are not responsible for technical issues, bidding delays, or missed bids resulting from connectivity or system failures.

14. Risk of Loss

Risk of loss or damage to the property shall remain with the Seller until closing and shall transfer to the Buyer upon closing.

15. 1031 Exchange Cooperation

Seller agrees to cooperate with Buyer's IRS Section 1031 Exchange at no cost or liability to Seller, provided such cooperation does not delay closing or alter the terms of the transaction.

16. Mineral Rights

All mineral rights, if any, shall transfer with the property unless otherwise stated. Buyer is encouraged to conduct independent due diligence regarding mineral ownership.

17. Drainage, Conservation & Farm Program Compliance

Buyer acknowledges that the property may be subject to drainage systems, conservation practices, easements, wetlands, and government farm programs. Seller and Auctioneer make no guarantees regarding compliance or eligibility. Buyer assumes all responsibility for future compliance.

18. Earnest Money & Closing Agent

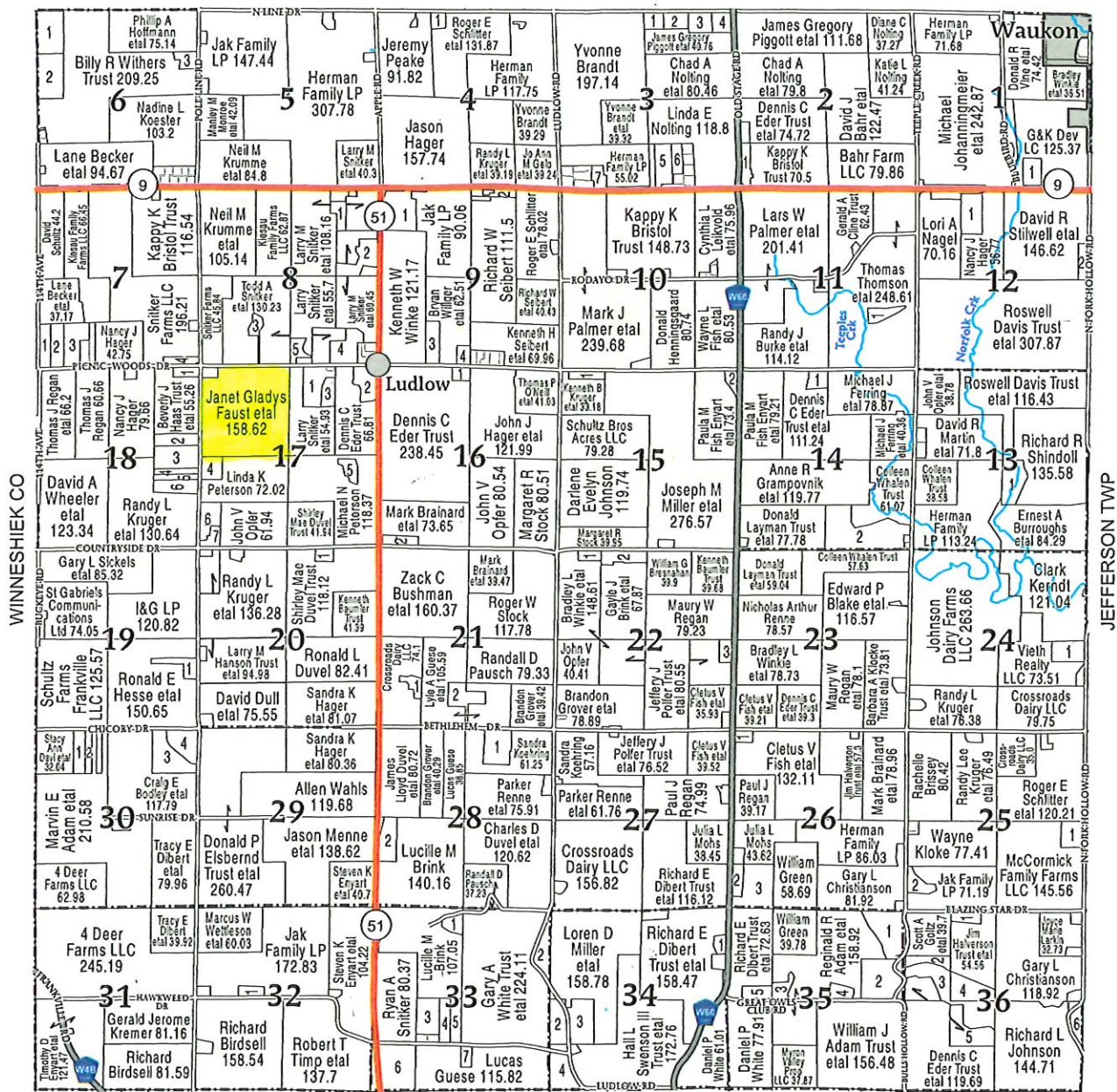
Down payment shall be deposited with the designated closing attorney or escrow agent. Buyer shall execute all necessary closing documents as required by the closing agent.

19. Default

If Buyer fails to close according to the terms of the Real Estate Sales Contract, the down payment shall be forfeited as liquidated damages, and Seller may pursue any additional remedies available at law.

20. Announcements & Disclaimer

All announcements made the day of sale shall take precedence over any prior advertising, written or oral. Information provided in brochures, advertisements, websites, maps, photographs, drone video, or other media is believed to be accurate; however, no liability is assumed for errors or omissions. No expressed or implied warranties are made by the Seller or Backes Auctioneers & Realty.

(Landowners)
UNION PRAIRIE TWP

POST TWP

LUDLOW TOWNSHIP

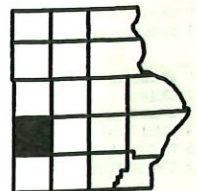
SECTION 1		
1	G&K DEVL	10
SECTION 2		
1	BENEKE, ANTHONY W	9.34
SECTION 3		
1	CORWIN, NEAL T ETAL	7
2	LARSON, CURT ETAL	8.66
3	NESS, COLIN C ETAL	10.2
4	HOLTING, KATIE L	9.13
5	ALLAMAKEE COUNTY SPORTSMANS CLUB INC	14.38
6	HAGER, JASON	6.79
7	ASH, DONALD J ETAL	5.57
SECTION 4		
1	BRINK, GREGORY G ETAL	5.15
SECTION 6		
1	MALONEY, JAMES THOMAS	23.32
2	SCHULTZ, DAVID	23.18
3	HOVEY, GARY L ETAL	7.11
SECTION 7		
1	KRUMME, NEIL M ETAL	11.36
2	DUVEL TRUST, SHIRLEY MAE	11.32
3	NESS, CHAD L ETAL	16.9
4	HAAS TRUST, BEVERLY J ETAL	6.2

SECTION 8		
1	BRINK, JASON C	8.11
2	FOLSON, LEO V ETAL	17.17
3	KELLEY, HEATH J ETAL	5.44
4	SNITKER, TODD ETAL	18.07
5	SNITKER, SETH D ETAL	6.83
SECTION 9		
1	KNUDTSON, MARK L ETAL	24.55
2	ZALMONA PRESBYTERIAN CHURCH	7.19
3	PETERSON, ROGER C ETAL	12.07
4	WILLGER, SCOTT A ETAL	5.56
SECTION 11		
1	HESSE, PERRY U ETAL	7.53
SECTION 12		
1	FERRING, MICHAEL J ETAL	17.26
2	ERDMANN, AUDREY	7.59
SECTION 13		
1	BURROUGHS, CHAD A	18.56
SECTION 14		
1	NORRIS, GARY	7.4
2	JOHNSON FAMILY DAIRY FARMS LLC	53.02
SECTION 15		
1	HERMANSON, CARY ETAL	6.55
2	FISH JR, DAVID ETAL	6.3

SECTION 16		
1	RATHBUN, MATTHEW J ETAL	5.49
2	CHRISTIANSON, HANS WILLIAM	7.47
SECTION 17		
1	SNITKER, TODD A ETAL	18.67
2	WINKE, RICK A	14.25
3	SNITKER, ANDREW T ETAL	7.56
4	PETERSON, MICHELLE	10.27
5	PETERSON, MICHAEL N ETAL	6.58
6	KRUGER, RANDY L ETAL	13.89
7	SYLVESTER, KIMBERLY K	6.74
SECTION 18		
1	BODLEY, JAMIE A ETAL	5.89
2	SCHULTE, LUKE O ETAL	10.88
3	PETERSON, LINDA KAY	20.65
4	KRUGER, BRADY J	5.16
5	MEYER, DUANE ETAL	5.15
6	KRUGER, BRADY JAMES ETAL	12.05
SECTION 19		
1	CYMBOLUK, MICHAEL T ETAL	9.48
SECTION 20		
1	MARTING, MATTHEW O ETAL	5.07
SECTION 21		
1	RENNE, NICHOLAS ARTHUR	5.85
2	CROSSROAD DAIRY LLC	14.56

SECTION 22		
1	WINKIE, JARED J ETAL	5.17
2	BRINK, JEFFREY	12.16
3	MATHIS, GALEN AUSTIN	6.7
SECTION 24		
1	ROE, CURTIS E ETAL	14.17
SECTION 25		
1	MILLER, CLINT A	12
2	BRINK, GERALD	9.47
SECTION 26		
1	FISH, BRYAN C ETAL	5.03
2	BODLEY, TRENT E ETAL	8.27
3	DIBERT TRUST, RICHARD E ETAL	30.09
SECTION 28		
1	CROSSROADS DAIRY LLC	18.7
2	MENNE, JASON ETAL	14.06
SECTION 30		
1	RUSSELL, DOUGLAS W ETAL	9.7
2	ADAM, MARVIN ETAL	5.92
3	DULL, DAVID L ETAL	23.52
4	YOUNG TRUST, PATRICK ETAL	15.98
SECTION 32		
1	BIROSELL, JEREMY	5.14

SECTION 33		
1	BRINK, ALAN	7.3
2	POLFER TRUST, JEFFERY J ETAL	15.84
3	WHITE, JEREMIAH W ETAL	16.19
4	FENSTERMANN TRUST	10.21
5	FENSTERMANN, MARK W ETAL	10.26
6	TIMP, ROBERT T ETAL	41.76
7	GEUSE, GERRIT L ETAL	5.04
SECTION 34		
1	FLETCHER, CYNTHIA R	5.19
2	WHITE TRUST, GARY A ETAL	15.25
3	MILLER, LOREN D	23.72
4	DYERSVILLE READY MIX INC	22.15
SECTION 35		
1	MEYER, TERRY L ETAL	29.04
2	MARGARET FAMILY TRUST	31.21
3	MEYER, TERRY LEE	7.28
4	NEUZI, VANCE ETAL	6.81
5	MARTIE, RANDY	8.43
SECTION 36		
1	HAGESICK, TROY B ETAL	6.78
2	LARKIN, BENJAMIN M	8.23
3	MANNING, GLENN F ETAL	34.88
4	MANNING, GLENN ETAL	18.46
5	SHERMAN, DONELLE S	36.99
6	RYANT, AUGUSTA	8.48



INDEX LEGEND

Location: Lot 1 and Lot 2 in the SW1/4-NW1/4, Lot 1 in the NW1/4-NW1/4, the NE1/4-NW1/4, and the SE1/4-NW1/4 of Sec. 17-T97N-R6W of the 5th P.M., Allamakee County, Iowa.

Proprietor(s): Faust Family Trust

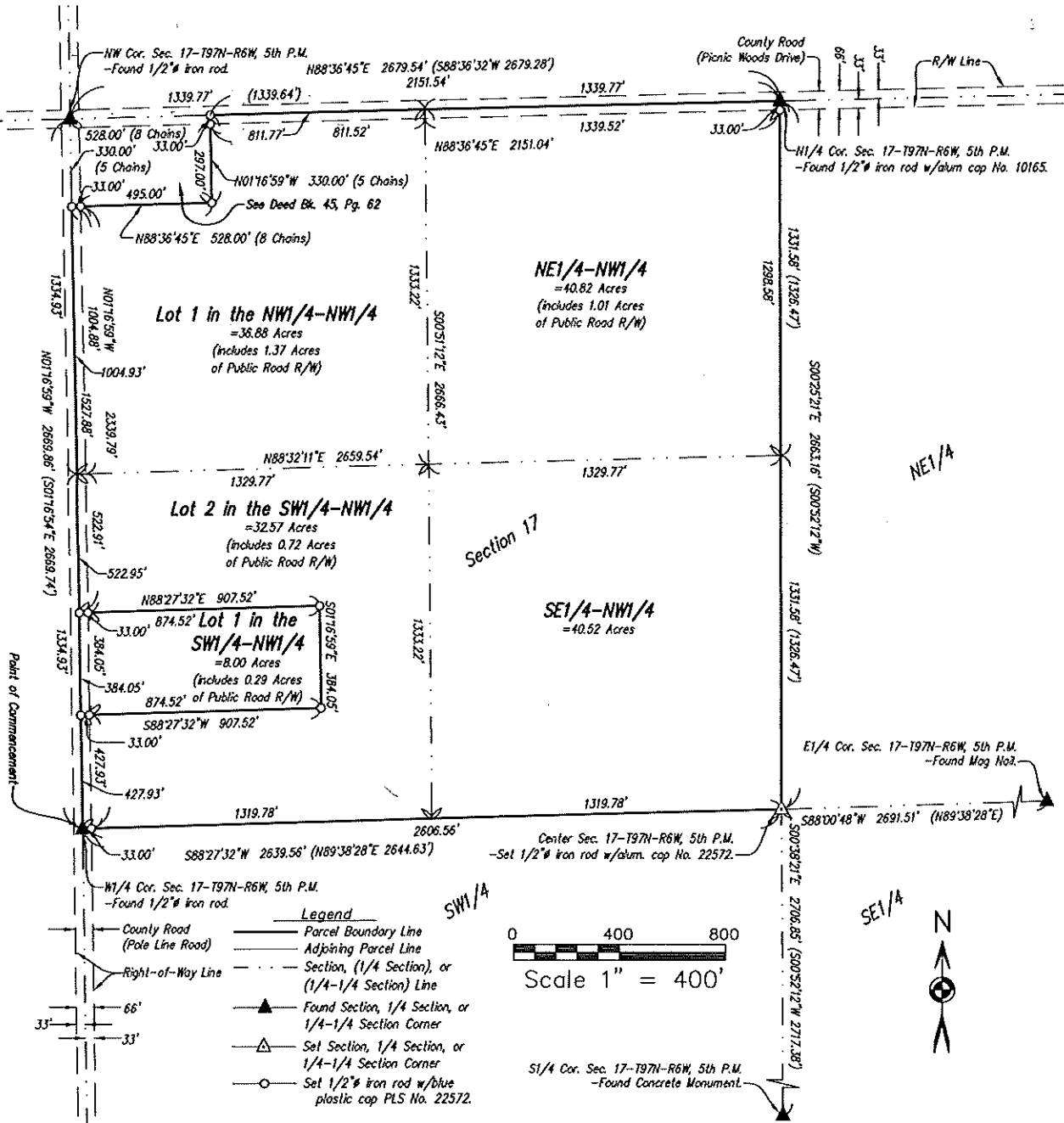
Requestor(s): Bockes Real Estate

Surveyor: Ryland R. Benzing, PLS 22572

Prepared By & Return to: Benzing Surveying, LLC
808 5th Ave SW
Waukon, IA 52172
Ph. 563-568-2136

PLAT OF SURVEY

of
LOT 1 AND LOT 2 IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4-NW1/4), LOT 1 IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4-NW1/4), THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4) ALL IN SECTION 17, TOWNSHIP 97 NORTH, RANGE 6 WEST OF THE 5TH P.M., ALLAMAKEE COUNTY, IOWA.



SEAL



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 Professional Land Surveyor under the laws of the State of Iowa.

Ryland R. Benzing 1-29-26
Ryland R. Benzing Date
License Number 22572
My license renewal date is December 31, 2026
Pages or sheets covered by this seal:
Sheet 1 of 3 through 3 of 3

Survey Completed: January 8, 2026

PREPARED BY:

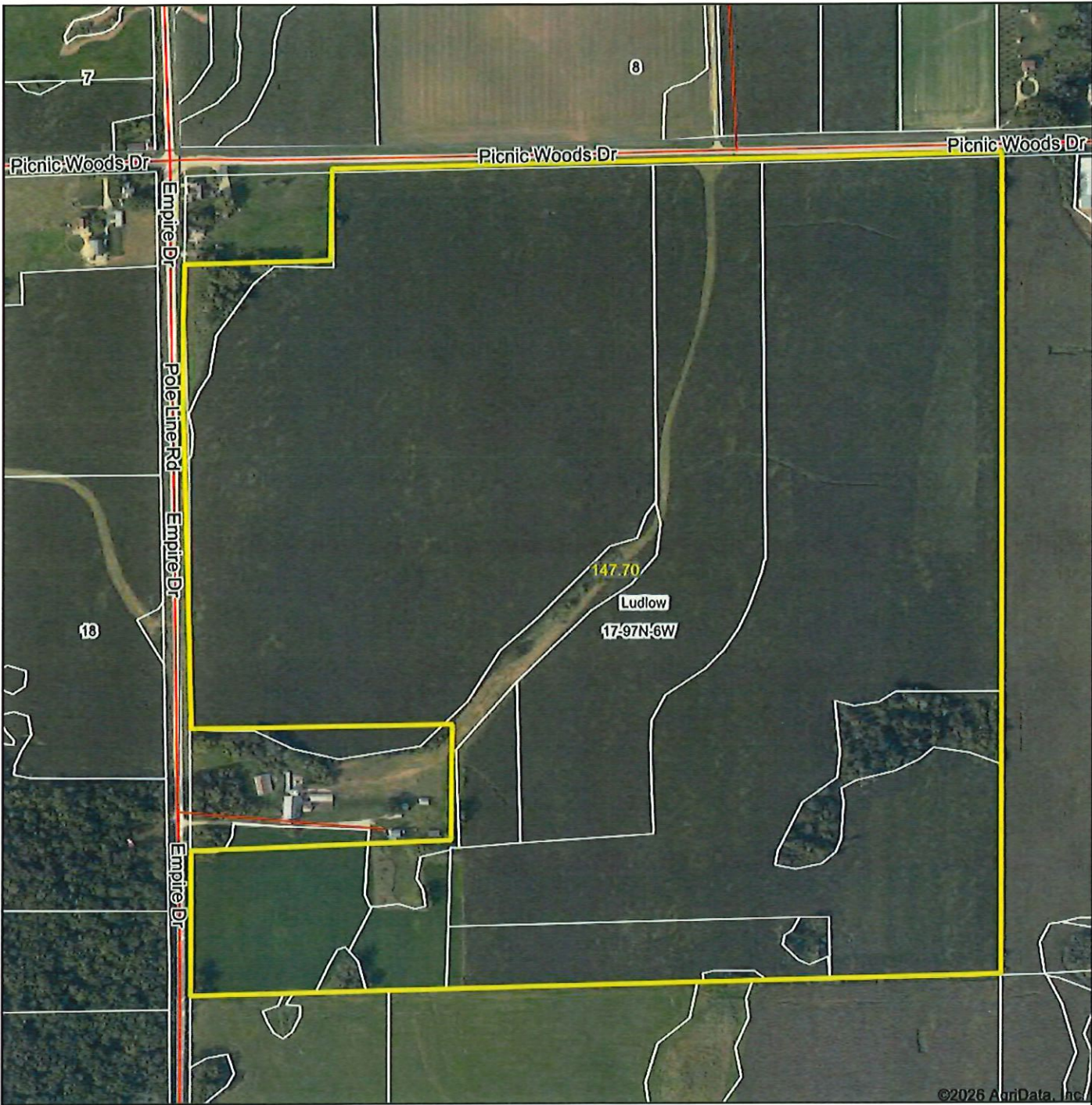


DATE: 1-29-2026

DRAWN BY: JJC

SHEET NO. 1 of 3

Aerial Map



Boundary Center: 43° 13' 21.5, -91° 34' 53.5

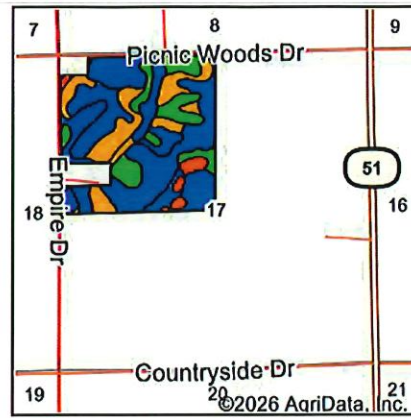
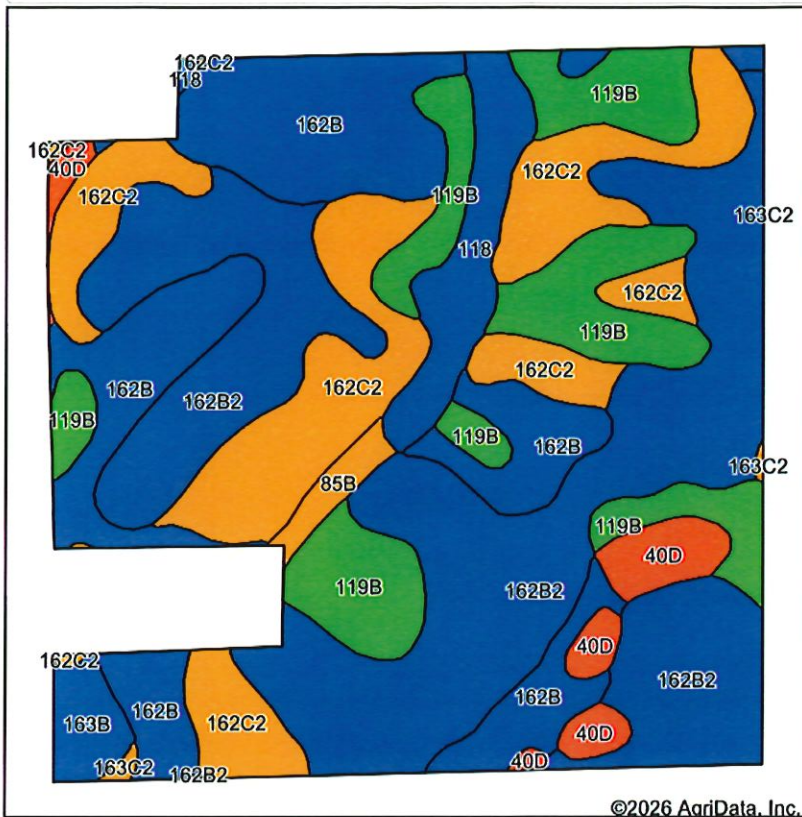


17-97N-6W
Allamakee County
Iowa



1/28/2026

Soils Map



State: Iowa
 County: Allamakee
 Location: 17-97N-6W
 Township: Ludlow
 Acres: 147.7
 Date: 1/28/2026

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA005, Soil Area Version: 29						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
162B2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	53.18	36.1%		Ile	87
162B	Downs silt loam, 2 to 6 percent slopes	29.39	19.9%		Ile	90
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	27.46	18.6%		IIIe	80
119B	Muscatine silt loam, 1 to 4 percent slopes	21.88	14.8%		Ile	95
118	Garwin silty clay loam, 0 to 2 percent slopes	6.68	4.5%		IIw	90
40D	Fayette silt loam, karst, 2 to 14 percent slopes	4.92	3.3%		VIIe	5
163B	Fayette silt loam, 2 to 6 percent slopes	2.36	1.6%		Ile	83
85B	Eitzen silt loam, 2 to 5 percent slopes	1.54	1.0%		IIw	79
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	0.29	0.2%		IIIe	72
Weighted Average					2.35	84.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA
ALLAMAKEE



United States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

FARM : 938

Prepared : 1/29/26 9:08 AM CST

Crop Year : 2026

Operator Name : PHILLIP ANTHONY HOFFMANN
CRP Contract Number(s) : None
Recon ID : None
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
154.12	139.41	139.41	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	139.41		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	1.00	0.00	51	
Corn	119.00	0.00	154	

TOTAL 120.00 0.00

NOTES

Tract Number : 647

Description : B-10, SEC 17 LUDLOW TWP
FSA Physical Location : IOWA/ALLAMAKEE
ANSI Physical Location : IOWA/ALLAMAKEE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LINDA A HAMADANI, FAUST FAMILY TRUST DATED OCTOBER 25, 2023, DANIEL & SHARON IVERSON LIVING TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.12	139.41	139.41	0.00	0.00	0.00	0.00	0.0

IOWA
ALLAMAKEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 938
Prepared : 1/29/26 9:08 AM CST
Crop Year : 2026

Tract 647 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	139.41	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	1.00	0.00	51
Corn	119.00	0.00	154
TOTAL	120.00	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, 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 State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 [How to File a Program Discrimination Complaint](#) 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.

INDEX LEGEND

Location: Areas Located in the NW1/4 of Sec. 17-T97N-R6W of the 5th P.M., Allamakee County, Iowa.

Proprietor(s): Fauste Family Trust

Requestor(s): Backes Real Estate

Surveyor: Ryland R. Benzling, PLS 22572

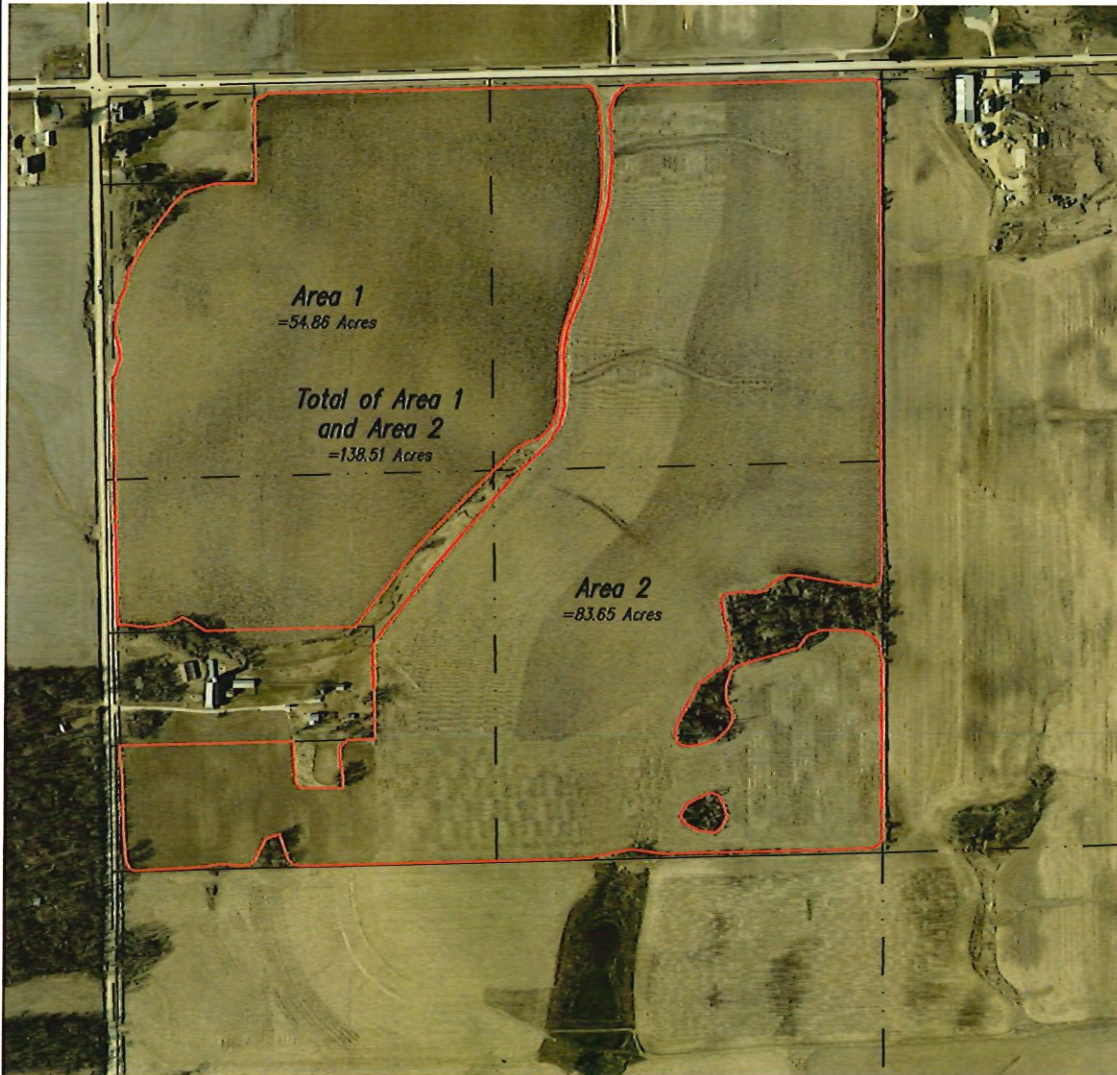
Prepared By & Return to: Benzling Surveying, LLC
808 5th Ave SW
Waukon, IA 52172
Ph. 563-568-2136

Tillable Acres

EXHIBIT

of

AREAS LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 17, TOWNSHIP 97 NORTH, RANGE 6 WEST OF THE 5TH. P.M., ALLAMAKEE COUNTY, IOWA.



Notes

1. All easements of record may not be shown on this Exhibit.
2. Areas are traced from a 2025 aerial photograph.

SEAL



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 Professional Land Surveyor under the laws of the State of Iowa.

Ryland R. Benzling

License Number 22572

My license renewal date is December 31, 2026

Pages or sheets covered by this seal:

Sheet 1 of 1 through 1 of 1.

Date

Survey Completed: January 8, 2026



January 26, 2026 Drawn By: SPL, JIC
Sheet No. 1 of 1

Z:\Drawings\2026\ALLAMAKEE\BACKES REAL ESTATE - POLE LINE RD\Backes Real Estate - Pole Line.dwg 01/27/2026 3:57 PM

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built
1	Shed	TILE	16	30	1921
5	Bin - Grain Storage (Bushel)	TRULOCK	18	16	1980
6	Machine or Utility Building	POLE BLDG - 10' H	24	70	1959
8	Barn - Bank	ROCK & FR	36	68	1917
9	Milk House		14	25	1964
11	Silo - Concrete		18	60	1973
14	Barn - Pole	OPEN SIDE HAY SHED - 13' H	40	60	1970

Yard Extras

#1 - (1) CONC PATIO W12.00 x L14.00 168 SF. Concrete Patio. Average Pricing. Built 1950

#2 - (1) Sheds and Yard Structures W12.00 x L24.00 288 SF, Frame Shed, Average Pricing, Built 2024

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/25/2023	FAUST, ROBERT H & JANET G aka FAUST, JANET aka IVERSON-FAUST, JANET GLADYS	FAUST FAMILY TRUST DATED OCTOBER 25 2023	2023 2240	Quit Claim Deed	Deed		\$0.00

Valuation

	2025	2024	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Land	\$438,200	\$327,900	\$327,900	\$273,600	\$273,600
- Exempt	\$0	\$0	\$0	\$0	\$0
+ Dwelling	\$90,100	\$87,700	\$87,700	\$50,900	\$50,900
+ Building	\$15,100	\$6,100	\$6,100	\$5,400	\$5,400
= Total Assessed Value	\$543,400	\$421,700	\$421,700	\$329,900	\$329,900

Taxation

	2024 Pay 2025-2026	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
Classification	Agriculture	Agriculture	Agriculture	Agriculture
+ Taxable Land Value	\$242,179	\$235,554	\$250,735	\$243,617
+ Taxable Building Value	\$4,505	\$4,382	\$4,949	\$4,808
+ Taxable Dwelling Value	\$41,598	\$40,643	\$27,817	\$27,552
= Gross Taxable Value	\$288,282	\$280,579	\$283,501	\$275,977
- Military Exemption	\$0	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$288,282	\$280,579	\$283,501	\$275,977
x Levy Rate (per \$1000 of value)	24.02911	23.86251	23.65532	21.90752
= Gross Taxes Due	\$6,927.16	\$6,695.32	\$6,706.31	\$6,045.97
- Ag Land Credit	(\$159.40)	(\$142.29)	(\$133.24)	(\$140.49)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Prepaid Tax	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$6,768.00	\$6,554.00	\$6,574.00	\$5,906.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2024	March 2026	\$3,384	No		2555
	September 2025	\$3,384	Yes	2025-09-22	
2023	March 2025	\$3,277	Yes	2024-09-24	2552
	September 2024	\$3,277	Yes	2024-09-24	
2022	March 2024	\$3,287	Yes	2023-09-21	2543
	September 2023	\$3,287	Yes	2023-09-21	
2021	March 2023	\$2,953	Yes	2022-09-14	2511
	September 2022	\$2,953	Yes	2022-09-14	
2020	March 2022	\$3,112	Yes	2021-09-01	2474
	September 2021	\$3,112	Yes	2021-09-01	
2019	March 2021	\$3,028	Yes	2020-08-31	2442
	September 2020	\$3,028	Yes	2020-08-31	

[Skip to main content](#)