

LAND AUCTION

100 Acres Dickinson County Section 11 Silver Lake Township



Tillable land plus a wetland

New Date: Wednesday - December 10, 2025 - 10:00 am
Lake Park Community Center, 903 South Market Street, Lake Park, IA

Legal: Government Lots 3 & 4 in Section 11 Silver Lake Township (100-38), Dickinson County, Iowa.

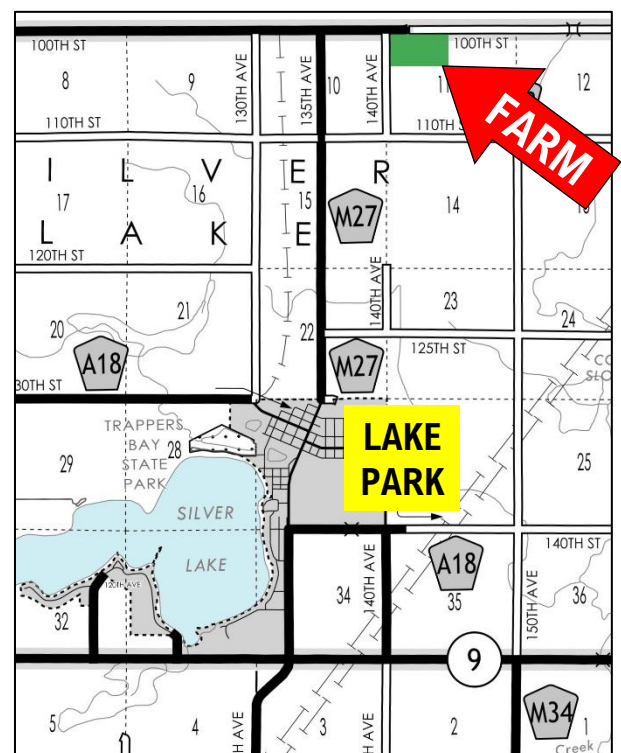
Description: The Byers farm is a mostly tillable productive tract of farmland. Currently, 74.91 acres are in row crop. Most of the tract can be farmed, including 5.4 acres designated as farmable wetland in the south center part of the farm. A wetland determination is available upon request. The farm is bordered by 100th Street on the north and 140th Avenue on the west.

Soils: Clarion, Nicollet, Canisteo, Webster **CSR2 86.3**

FSA Information

Cropland Acres 74.91

Corn Base Acres	38.02	Soybean Base Acres	36.89
Corn PLC Yield	143	Soybean PLC Yield	44



RE Taxes: \$2710 annually. Taxes will be prorated to January 1, 2026.

Wind Lease: This farm is subject to a wind lease agreement. Contact The ACRE Co. for details.

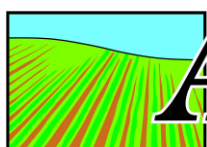
Terms: 10 percent down the day of the sale. The balance will be due at close on January 15, 2026.

Sellers will keep the rent for this crop season.

Possession: At close, subject to the balance of the lease. The farm is available for the 2026 crop season.

Broker's Note: The ACRE Co. is pleased to be selling the Byers farm at public auction. Land Buyers, here is your opportunity to buy a blend of attractive cropland surrounding your own private natural hunting area. The Byers farm is conveniently located north of Lake Park with hard road access off 100th Street. Take a drive and check out your new favorite farm that's three-fourths cropland and one-fourth fun !

See you in Lake Park on sale day!



ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacresco.com

Sellers: Mark and Karen Byers

Attorney: Carrie Jones

Jones Law Office, Lake Park, IA

Jon Hjelm, ALC 712-240-3529

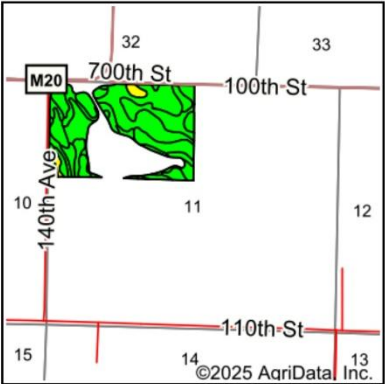
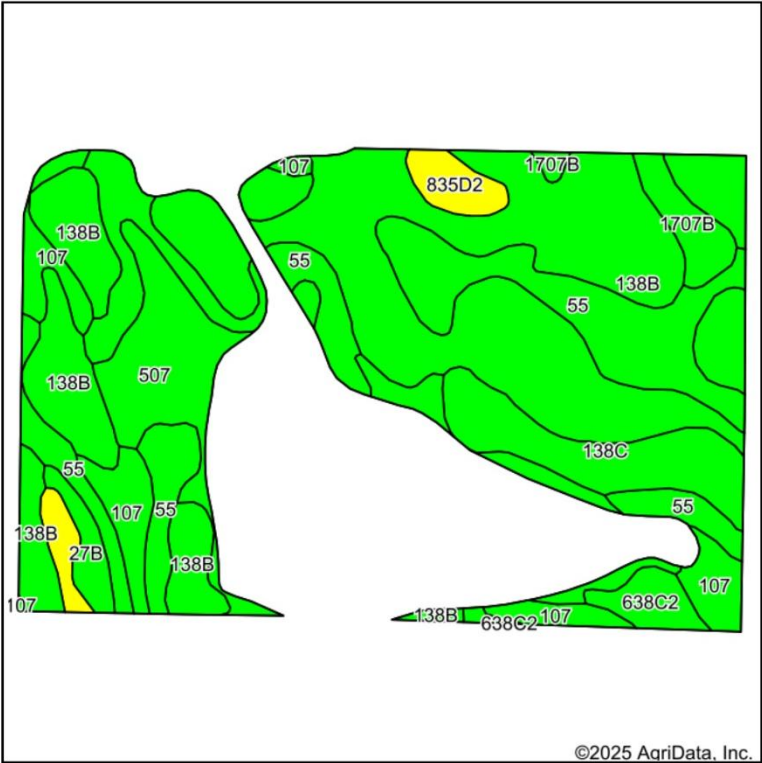
Chuck Sikora 712-260-2788

Joe Laubenthal 515-368-3815

Selling Iowa's Best !

The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

Soils Map



State: Iowa
County: Dickinson
Location: 11-100N-38W
Township: Silver Lake
Acres: 74.91
Date: 9/8/2025



Soils data provided by USDA and NRCS.

Area Symbol: IA059, Soil Area Version: 34							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	32.90	43.9%		Ile	89	73
55	Nicollet clay loam, 1 to 3 percent slopes	17.20	23.0%		Iw	89	73
507	Canisteo clay loam, 0 to 2 percent slopes	7.52	10.0%		Ilw	84	71
107	Webster clay loam, 0 to 2 percent slopes	5.44	7.3%		Ilw	86	70
138C	Clarion loam, 6 to 10 percent slopes	5.17	6.9%		Ille	84	67
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.26	3.0%		IVe	53	35
1707B	Delft-Terril complex, 1 to 5 percent slopes	1.90	2.5%		Ilw	78	59
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.39	1.9%		Ille	75	52
27B	Terril loam, 2 to 6 percent slopes	1.13	1.5%		Ile	87	71
Weighted Average					1.92	86.3	70.2



Selling Iowa's Best Farmland

LAND AUCTION

NEW DATE WEDNESDAY, DEC. 10TH 10:00AM

AUCTIONEERS

CHUCK SIKORA
712.260.2788
JON HJELM
712.240.3529

ACRE CO
Spencer, Iowa
712-262-3529 | theacreco.com

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