

LAND AUCTION

Osceola & Dickinson County

Wednesday - November 19, 2025 - 10:00 am

Lake Park Community Center, Lake Park, IA

80.6 Ac. Osceola Co.

W1/2 NW1/4 Sec 4 Harrison Twp

- Great looking, all tillable tract of farmland
- One mile northwest of Business Corner
- 79.57 FSA crop acres - Average CSR2 79.1
- Located on 210th Street & Warbler Avenue
- RE Taxes: \$2376 annually



Tract 1

81 Ac. Osceola Co.

N1/2 NE1/4 Sec 5 Harrison Twp

- Gently rolling nearly all tillable tract
- One mile northwest of Business Corner
- 78.27 FSA crop acres - Average CSR2 84.6
- On 210th St, between Walnut & Warbler Ave
- RE Taxes: \$2500 annually

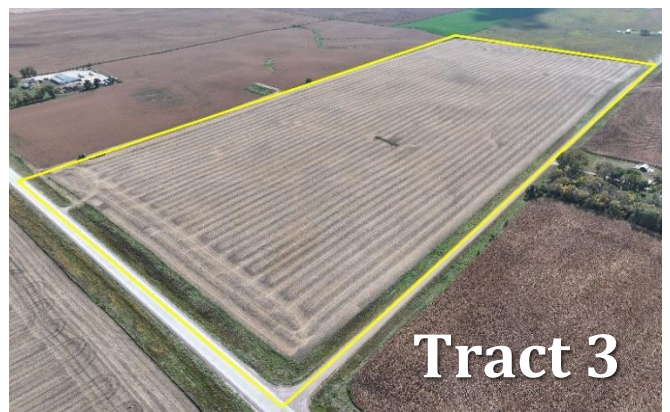


Tract 2

92.4 Ac. Dickinson Co.

W1/2 NW1/4 Sec 3 Lakeville Twp

- Attractive, all tillable, gently rolling tract
- One mile west of Vick's corner on Hwy 9
- 88.2 FSA crop acres - Average CSR2 78.5
- Located in Drainage District #18
- RE Taxes: \$1726 annually



Tract 3

Method of Sale: Tracts will be sold individually in order.

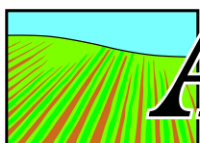
Terms: 10 percent down sale day, balance due at close on December 18, 2025. Real Estate Taxes will be prorated to January 1, 2026. Sellers will keep the 2025 rent.

Possession: Possession is subject to a cash farm lease for the 2025 crop season. The farms are available for the 2026 crop season.

Broker's Note: The ACRE Co. is pleased to be selling these three farms at public auction. Land Buyers, here is your chance to purchase three tracts of tillable land that will all make outstanding ag land investments or additions to your farming operations. All three tracts are productive NW Iowa farms.

Sellers: Joan Peters Trust, Pamela Morreale Trust, and Amy Volk Trust

Attorney: Lisa Steffen - Cornwall, Avery, Bjornstad & Scott, Spencer, IA



ACRE CO
Farm Real Estate

Spencer, Iowa 712-262-3529

theacrecos.com

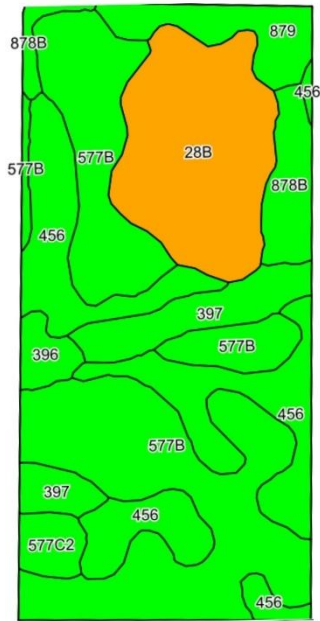
Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

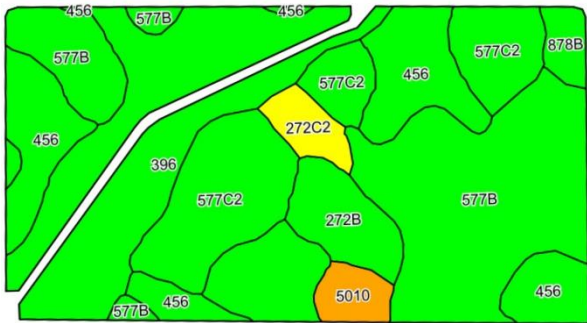
Joe Laubenthal 515-368-3815

Selling Iowa's Best !

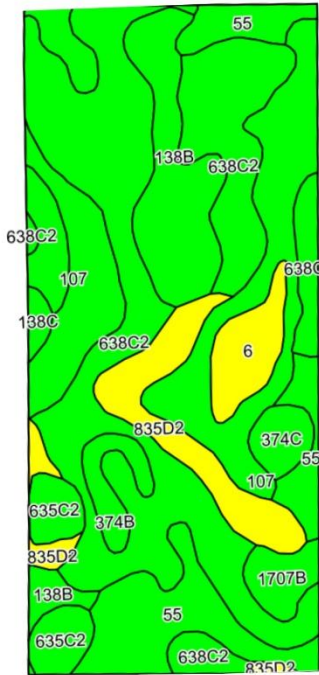
The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from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



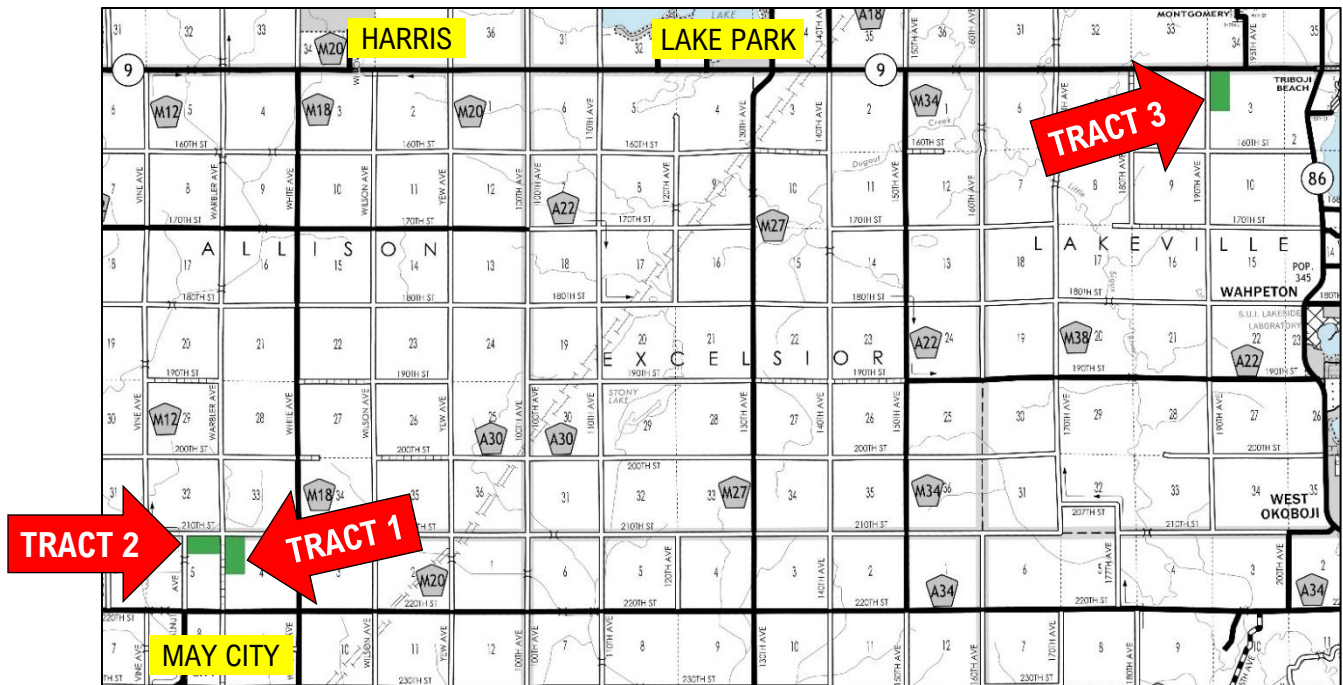
Tract 1 - 80.6 Acres Osceola County			
Code	Soil	Acres	CSR2
577B	Everly clay loam, 2 to 5 percent slopes	31.20	90
456	Wilmington silty clay loam, 0 to 3 percent slopes	17.01	91
28B	Dickman fine sandy loam, 2 to 5 percent slopes	14.13	28
397	Letri silty clay loam, 0 to 2 percent slopes	5.83	90
878B	Ocheyedan loam, 2 to 5 percent slopes	4.08	92
879	Fostoria loam, 1 to 3 percent slopes	4.08	91
577C2	Everly clay loam, 5 to 9 percent slopes, moderately eroded	1.74	81
396	Letri silty clay loam, calcareous, 0 to 2 percent slopes	1.50	89
Weighted Average			79.1



Tract 2 - 81 Acres Osceola County			
Code	Soil	Acres	CSR2
557B	Everly clay loam, 2 to 5 percent slopes	26.04	90
396	Letri silty clay loam, calcareous, 0 to 2 percent slopes	17.88	89
577C2	Everly clay loam, 5 to 9 percent slopes, moderately eroded	13.01	81
456	Wilmington silty clay loam, 0 to 3 percent slopes	12.61	91
272B	Kanaranzi variant loam, 2 to 5 percent slopes	3.80	65
272C2	Kanaranzi variant loam, 5 to 9 percent slopes, moderately eroded	1.86	60
5010	Pits, sand and gravel	1.71	0
878B	Ocheyedan loam, 2 to 5 percent slopes	1.36	92
Weighted Average			84.6



Tract 3 - 92.4 Acres Dickinson County			
Code	Soil	Acres	CSR2
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	32.07	75
107	Webster clay loam, 0 to 2 percent slopes	16.81	86
55	Nicollet clay loam, 1 to 3 percent slopes	12.27	89
138B	Clarion loam, 2 to 6 percent slopes	8.34	89
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	6.71	53
635C2	Belview-Storden complex, 5 to 9 percent slopes, moderately eroded	3.12	66
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.98	59
1707B	Delft-Terril complex, 1 to 5 percent slopes	1.90	78
374B	Okabena silty clay loam, 1 to 5 percent slopes	1.86	91
374C	Okabena silty clay loam, 5 to 9 percent slopes	1.60	86
138C	Clarion loam, 6 to 10 percent slopes	0.58	84
Weighted Average			78.5



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