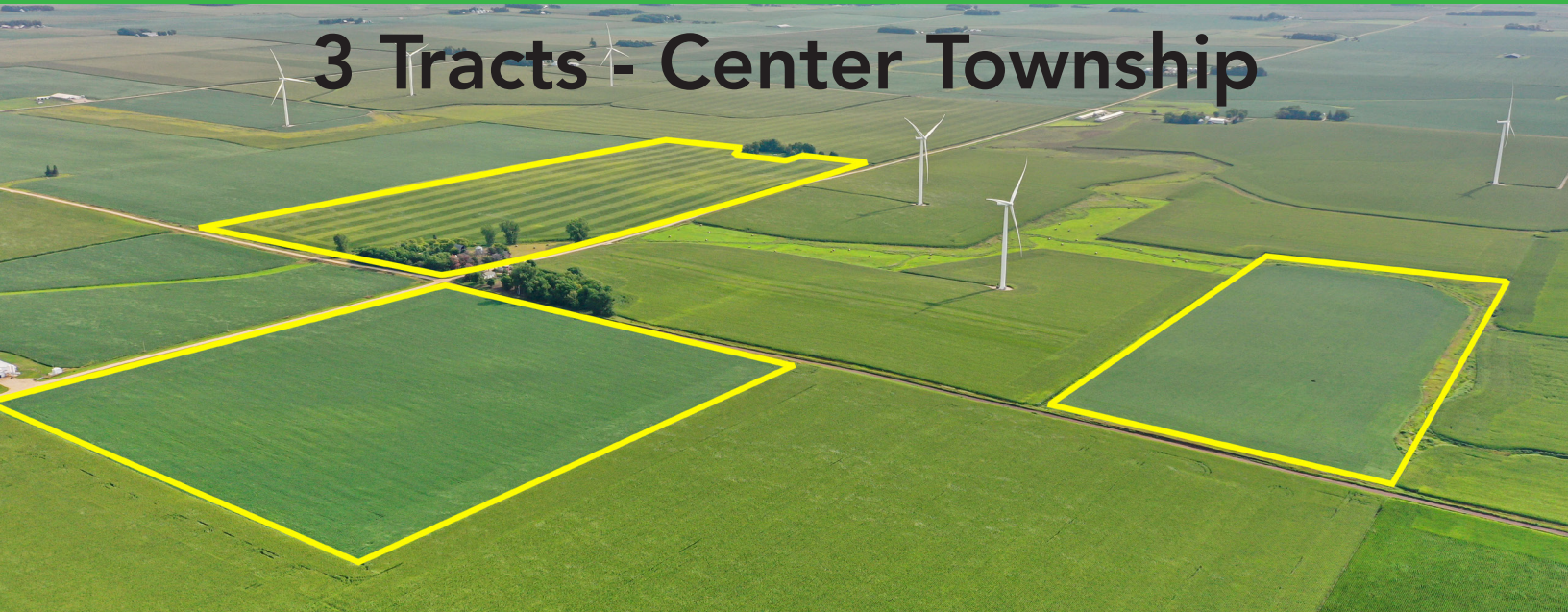




INCOME-AG.COM
brokered by **exp**

LAND AUCTION

3 Tracts - Center Township



Thursday - September 9, 2021 @ 10:00am

Primghar Community Building, 215 1st St SE

Broker's Notes: Take advantage of this opportunity to purchase one, or multiple, productive O'Brien County Tracts. These farms offer great CSR2 scores and lay very nicely all within 1/2 mile of each other.

Tract 1: - 78.5 Acres m/l Section 23 Center Township

Description: Tract 1 offers a gently sloping 69.93 fsa crop acres bordered on the SW corner by a waterway and 5.14 acre homestead.

FSA Information:

Corn Base Acres: 34.5

Soybean base acres: 34.5

Corn PLC Yield: 165

Soybean plc yield: 50

Crop Acres: 69.93 m/l

RE Taxes: \$2,312

CSR2 94.9

Tract 2: - 40 Acres m/l Section 27 Center Township

Description: Tract 2 is a highly productive all tillable 40 acre parcel with a gentle drainage break.

FSA Information:

Corn Base Acres: 19.2

Soybean Base Acres: 19.2

Corn PLC yield: 165

Soybean PLC Yield: 50

Crop Acres: 38.4

RE Taxes: \$1,084

CSR2 95

Tract 3: 30.61 Acres m/l Section 26 Center Township

Description: 30.61 acre parcel featuring 26.62 crop land acres. Bordered on S & E sides by 4 acre grass & waterway.

FSA Information

Corn Base Acres: 12.8

Soybean Base Acres: 12.8

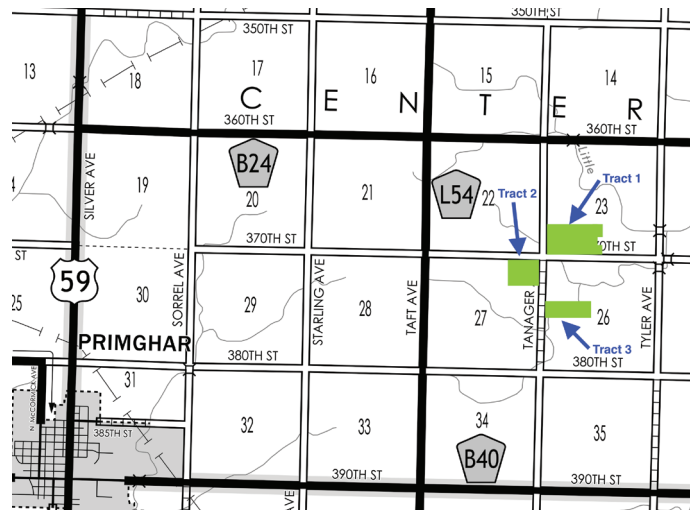
Corn PLC Yield: 165

Soybean PLC Yield: 50

Crop Acres: 26.62

RE Taxes: \$788

CSR2 92.6



Method of sale: Tracts will be offered as buyers choice. High bidder will have the choice of one or any combination of tracts 1, 2 & 3. If the successful bidder does not take all tracts, this method will repeat until all tracts are sold.

Terms: 10% down at day of sale. Balance due at closing. Seller will keep the rent for the 2021 crop season. The buyer is responsible for any septic system improvements

Possession: At close on November 16, 2021. Possession is open for the 2022 crop season



INCOME-AG.COM
brokered by **exp**

Seth Hellinga: 712.320.0482
Keeran Sampson: 507.360.0694



Jon Hjelm: 712.262.3529
theacreco.com

Attorney: John Sandy
Sandy Law Firm
Spirit Lake, IA

The Owner reserves the right to reject any and all bids. The ACRE Co. and Income-Ag represent the Seller at this auction. This sale is subject to the approval of the Seller 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



- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Wetland Determination Identifiers
 - Iowa Roads
 - Restricted Use
 - ▽ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

2021 Program Year

Map Created April 15, 2021

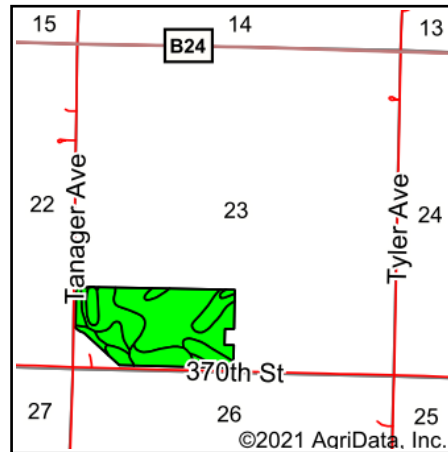
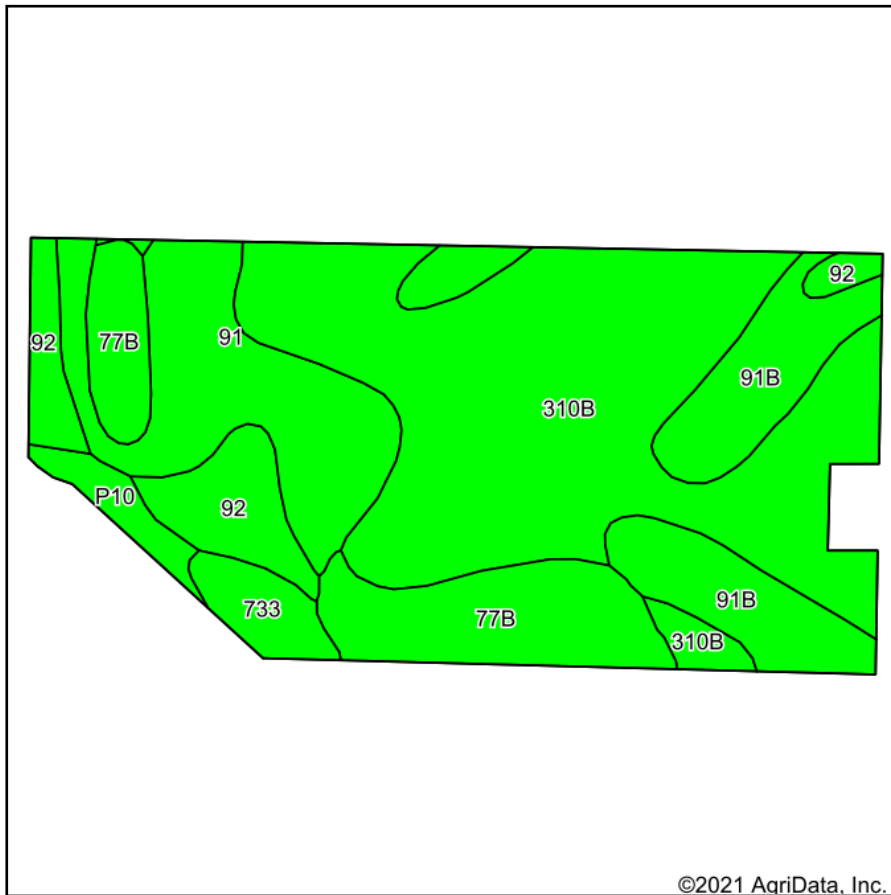
Farm 469
Tract 2528

Tract Cropland Total: 69.93 acres

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).

USDA is an equal opportunity provider, employer, and lender.

Soils Map



State: **Iowa**
 County: **Obrien**
 Location: **23-96N-40W**
 Township: **Center**
 Acres: **69.93**
 Date: **8/7/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA141, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|-----------|------------------|----------------|-----------------------|-------------------|
| 310B | Galva silty clay loam, 2 to 5 percent slopes | 31.70 | 45.3% | | Ile | 95 | 70 | 76 | 75 | 59 | 76 |
| 91 | Primghar silty clay loam, 0 to 2 percent slopes | 10.54 | 15.1% | | Iw | 100 | 80 | 78 | 74 | 60 | 78 |
| 91B | Primghar silty clay loam, 2 to 5 percent slopes | 9.99 | 14.3% | | Ile | 95 | 78 | 78 | 74 | 61 | 78 |
| 77B | Sac silty clay loam, loam substratum, 2 to 5 percent slopes | 8.88 | 12.7% | | Ile | 95 | 68 | 77 | 74 | 59 | 77 |
| 92 | Marcus silty clay loam, 0 to 2 percent slopes | 5.33 | 7.6% | | Ilw | 94 | 75 | 75 | 74 | 57 | 75 |
| 733 | Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded | 2.01 | 2.9% | | Ilw | 78 | 68 | 75 | 27 | 25 | 75 |
| P10 | Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded | 1.48 | 2.1% | | Ilw | 82 | | 67 | 66 | 51 | 67 |
| Weighted Average | | | | | | 94.9 | *- | *n 76.4 | *n 72.9 | *n 58.1 | *n 76.4 |

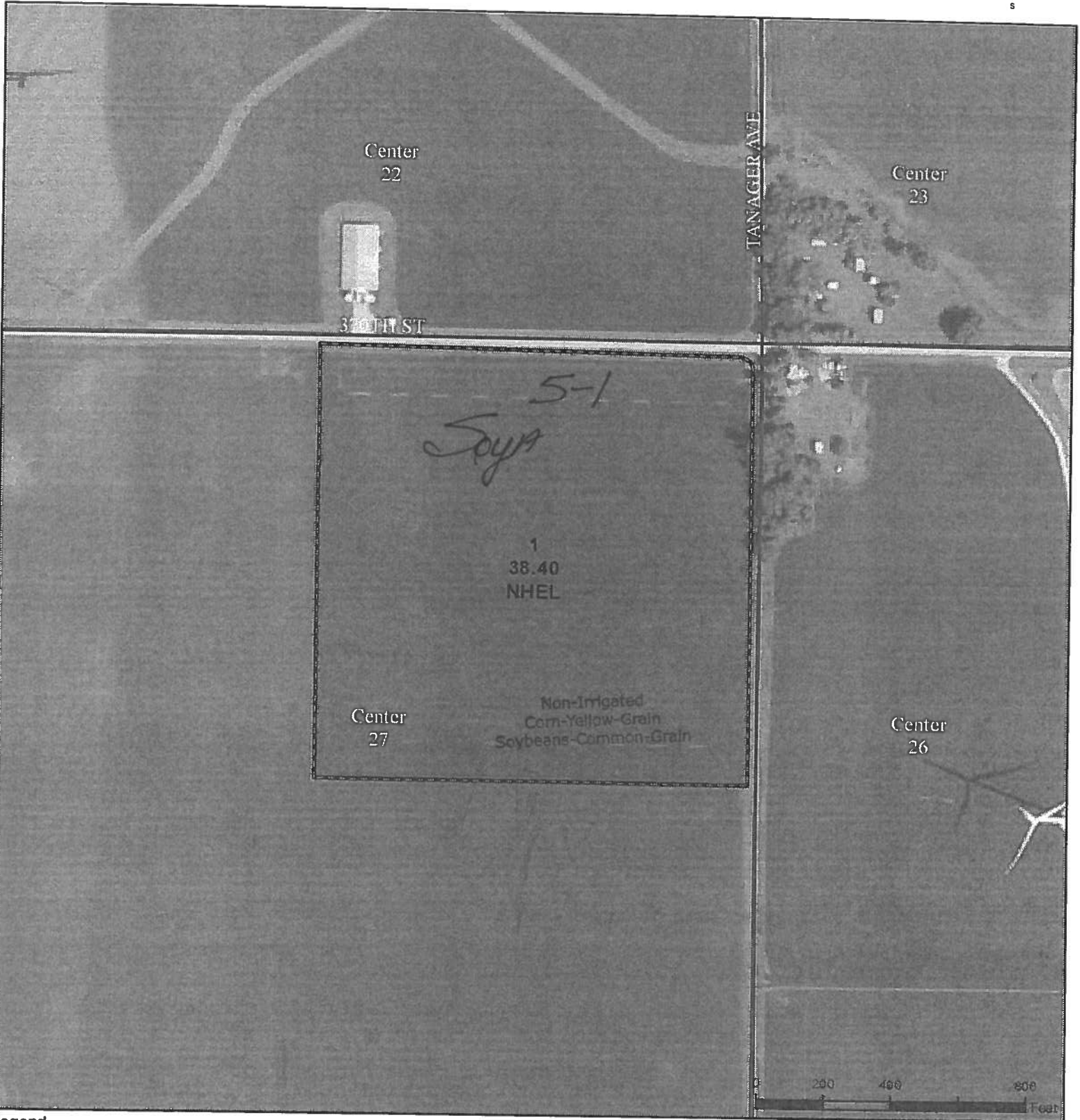
**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Wetland Determination Identifiers
 - Iowa Roads
 - Restricted Use
 - ▽ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

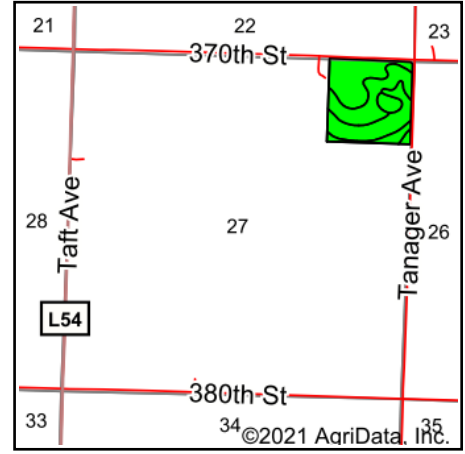
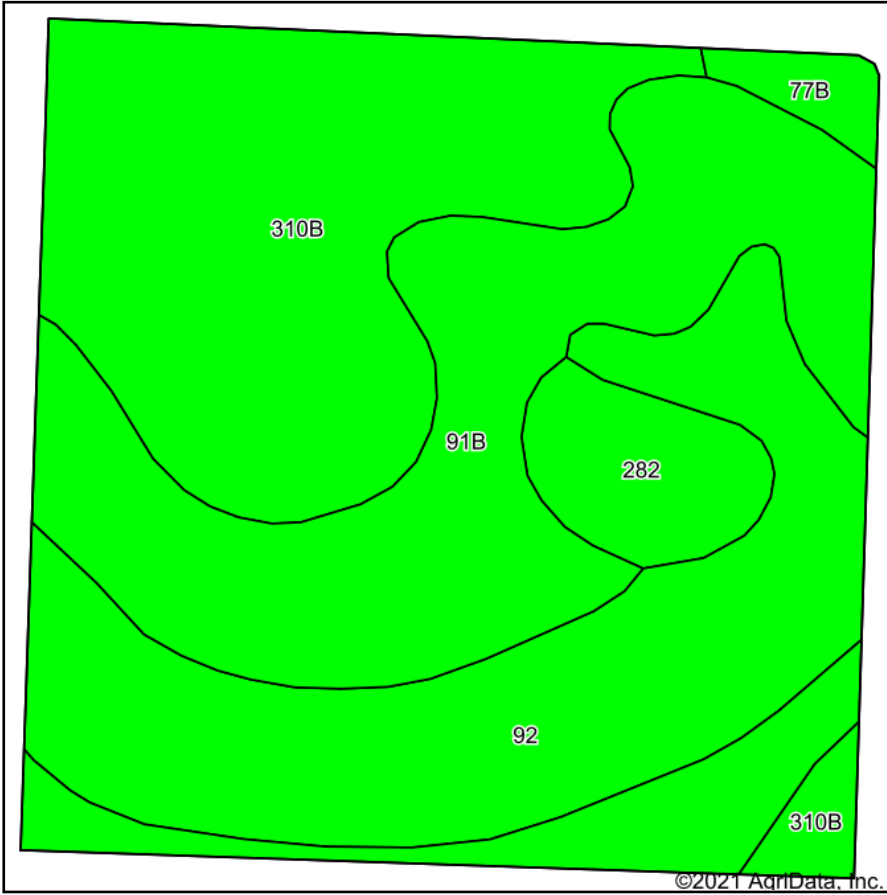
2021 Program Year
Map Created April 15, 2021

Tract Cropland Total: 38.40 acres

Farm 469
Tract 2527

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).

Soils Map



State: **Iowa**
 County: **O'Brien**
 Location: **27-96N-40W**
 Township: **Center**
 Acres: **38.4**
 Date: **8/7/2021**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA141, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|-------------------------|---|-------|------------------|-------------|------------------|-----------|-------------|------------------|----------------|-----------------------|-------------------|
| 91B | Primghar silty clay loam, 2 to 5 percent slopes | 13.47 | 35.1% | | Ile | 95 | 78 | 78 | 74 | 61 | 78 |
| 310B | Galva silty clay loam, 2 to 5 percent slopes | 11.92 | 31.0% | | Ile | 95 | 70 | 76 | 75 | 59 | 76 |
| 92 | Marcus silty clay loam, 0 to 2 percent slopes | 10.41 | 27.1% | | Ilw | 94 | 75 | 75 | 74 | 57 | 75 |
| 282 | Ransom silty clay loam, 1 to 3 percent slopes | 1.98 | 5.2% | | Iw | 100 | 75 | 83 | 81 | 60 | 83 |
| 77B | Sac silty clay loam, loam substratum, 2 to 5 percent slopes | 0.62 | 1.6% | | Ile | 95 | 68 | 77 | 74 | 59 | 77 |
| Weighted Average | | | | | | 95 | 74.4 | *n 76.8 | *n 74.7 | *n 59.2 | *n 76.8 |

**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

Soils data provided by USDA and NRCS.



- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Wetland Determination Identifiers
 - Iowa Roads
 - Restricted Use
 - ▽ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

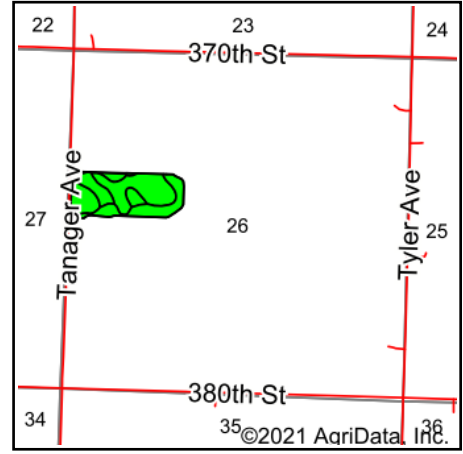
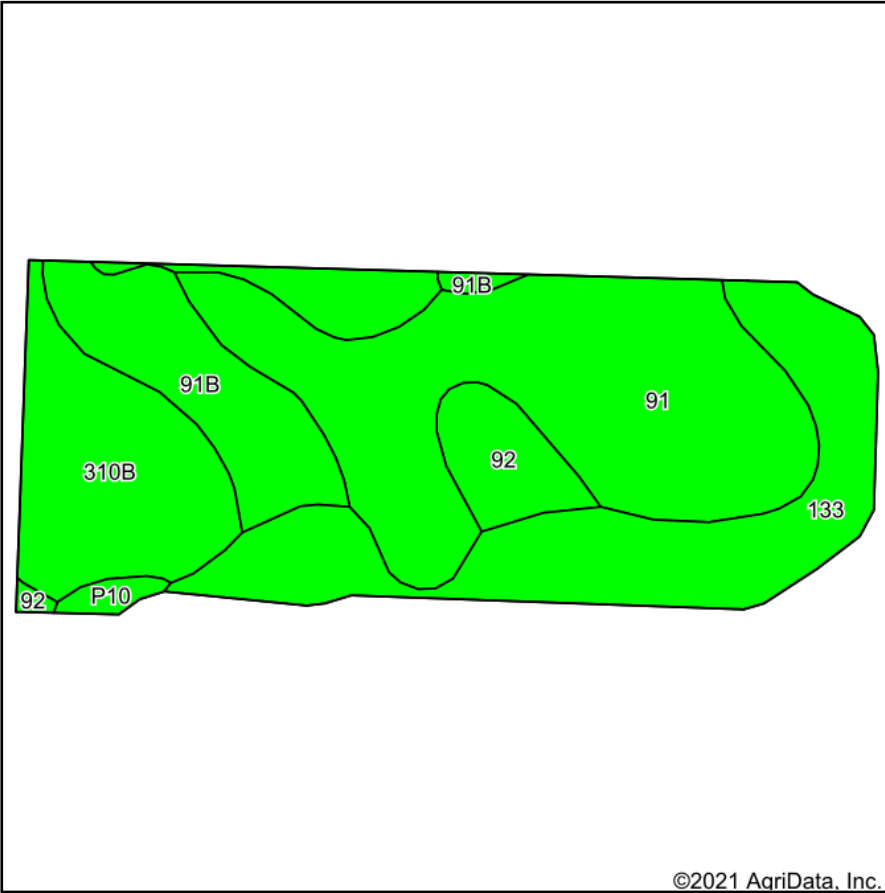
2021 Program Year
Map Created April 15, 2021

Tract Cropland Total: 26.62 acres

Farm 469
Tract 2529

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Soils Map



State: **Iowa**
 County: **Obrien**
 Location: **26-96N-40W**
 Township: **Center**
 Acres: **26.62**
 Date: **8/7/2021**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA141, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|-----------|------------------|----------------|-----------------------|-------------------|
| 91 | Primghar silty clay loam, 0 to 2 percent slopes | 10.04 | 37.7% | | lw | 100 | 80 | 78 | 74 | 60 | 78 |
| 133 | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded | 6.41 | 24.1% | | llw | 78 | 73 | 81 | 75 | 34 | 80 |
| 310B | Galva silty clay loam, 2 to 5 percent slopes | 5.25 | 19.7% | | lle | 95 | 70 | 76 | 75 | 59 | 76 |
| 91B | Primghar silty clay loam, 2 to 5 percent slopes | 3.21 | 12.1% | | lle | 95 | 78 | 78 | 74 | 61 | 78 |
| 92 | Marcus silty clay loam, 0 to 2 percent slopes | 1.44 | 5.4% | | llw | 94 | 75 | 75 | 74 | 57 | 75 |
| P10 | Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded | 0.27 | 1.0% | | llw | 82 | | 67 | 66 | 51 | 67 |
| Weighted Average | | | | | | 92.6 | *- | *n 78.1 | *n 74.4 | *n 53.4 | *n 77.8 |

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Iowa
O'Brien

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 469
Prepared: 7/29/21 1:52 PM
Crop Year: 2021
Page: 1 of 3

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier

BARKER, COLLEEN

Farms Associated with Operator:

4119

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|-------------|------------------|
| 145.04 | 134.95 | 134.95 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 3 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | | | |
| 0.0 | 0.0 | 134.95 | 0.0 | 0.0 | 0.0 | | | | |

ARC/PLC

| PLC | ARC-CO | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default |
|------|--------|--------|-------------|----------------|----------------|
| CORN | SOYBN | NONE | NONE | NONE | NONE |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN | 66.5 | 165 | 0.00 |
| SOYBEANS | 66.5 | 50 | 0.00 |
| Total Base Acres: | 133.0 | | |

Tract Number: 2527 Description NE4 NE4 SEC 27 96-40 CENTER

FSA Physical Location : O'Brien, IA ANSI Physical Location: O'Brien, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 38.4 | 38.4 | 38.4 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 38.4 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN | 19.2 | 165 | 0.00 |
| SOYBEANS | 19.2 | 50 | 0.00 |
| Total Base Acres: | 38.4 | | |

Owners: LAKE, RYAN M
COLLEEN LAKE BARKER REVOCABLE TRUST

DALE R & LISA L ACTON TRUST

Iowa
O'Brien

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 469
Prepared: 7/29/21 1:52 PM
Crop Year: 2021
Page: 2 of 3

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 2528 Description S2SW4 SEC 23 96-40 CENTER
FSA Physical Location : O'Brien, IA ANSI Physical Location: O'Brien, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 75.99 | 69.93 | 69.93 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 69.93 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN | 34.5 | 165 | 0.00 |
| SOYBEANS | 34.5 | 50 | 0.00 |
| Total Base Acres: | 69.0 | | |

Owners: LAKE, RYAN M DALE R & LISA L ACTON TRUST
COLLEEN LAKE BARKER REVOCABLE TRUST

Other Producers: None

Tract Number: 2529 Description S2S2W3/4NW4 SEC 26 96-40 CENTER
FSA Physical Location : O'Brien, IA ANSI Physical Location: O'Brien, IA

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 30.65 | 26.62 | 26.62 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod | | |
| 0.0 | 0.0 | 26.62 | 0.0 | 0.0 | 0.0 | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN | 12.8 | 165 | 0.00 |
| SOYBEANS | 12.8 | 50 | 0.00 |
| Total Base Acres: | 25.6 | | |

Iowa
O'Brien

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 469
Prepared: 7/29/21 1:52 PM
Crop Year: 2021
Page: 3 of 3

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Owners: LAKE, RYAN M
COLLEEN LAKE BARKER REVOCABLE TRUST

DALE R & LISA L ACTON TRUST

Other Producers: None
