

THURSDAY, JUNE 8TH, 2023 • 1:00PM  
OCHEYEDAN TOWN HALL • OCHEYEDAN, IA

# LAND AUCTION

OSCEOLA COUNTY, IA • 388.80 ± ACRES



IOWA'S PROFESSIONAL LAND AUCTION SERVICE ACROSS ALL OF IOWA  
[IowaLandCompany.com](http://IowaLandCompany.com) [info@iowalandcompany.com](mailto:info@iowalandcompany.com)



# LAND AUCTION

**OSCEOLA COUNTY, IA • 388.80 ± ACRES**

Iowa Land Company is honored to present the Lois Loerts Estate farmland sale in Osceola County, Iowa. The farm will be offered in a four tract "Choice Sale" option at public auction on June 8th, 2023 at 1:00PM at the Ocheyedan Town Hall located in Ocheyedan, Iowa. Tract 1 consists of 80 +/- acres, located just 4 miles northwest of Ocheyedan, IA. Situated in Section 20 of Horton Township boasting a CSR2 rating of 87.4! Tract 2 consists of 70 +/- acres which is adjoining tract 1 to the east; this farm carries a CSR2 rating of 83.5. Tract 3 is a nice outside 80 containing 75.25 +/- cropland acres carrying a CSR2 of 81.3. This farm is also located in Section 20 of Horton TWP. Tract 4 is a nice farm with waterways in place totalling 159.03 +/- acres and carrying a CSR2 rating of 74.7. This farm is located in Section 19 of Horton TWP, just 5 miles northwest of town.

## LAND AGENTS

**Luke Skinner** 515-468-3610

**Matt Skinner** 515-443-5004

### SALE METHOD

Farm will be offered in four tracts. All tracts will be sold via "Buyer's Choice" sale.

### FARM LOCATION

Tract 1, 2, & 3 - Horton Township, Section 20

Tract 4 - Horton Township, Section 19

### FARM LEASE

The farm is currently leased for 2023. The new buyers will receive a 2nd half credit at closing.

### FARM CLOSING

Closing will be on July 20th, 2023.

### FARM POSSESSION

Full possession at closing. Full farm possession will be on March 1st, 2024.



**LEGAL TERMS** Information provided herein was obtained from sources deemed reliable, but neither Iowa Land Company nor the Seller make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusion. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Iowa Land Company will take precedence over any previous printed materials or oral statements. Iowa Land Company and Seller reserve the right to preclude any person from bidding if there is any questions as to the person's credentials or fitness to bid.

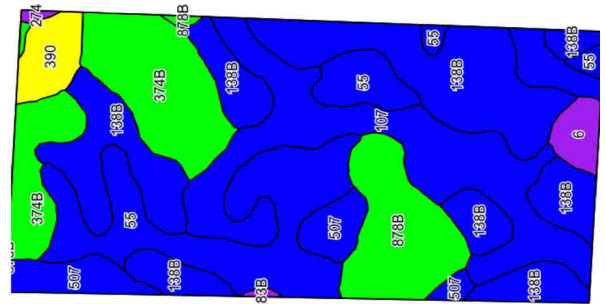













# 80 ACRES

- 80 +/- Acres
- 79 +/- Cropland Acres
- 87.4 CSR2
- Outstanding Inside 80
- Competitive Cash Rent Area
- 2nd Half Cash Rent Credit
- 4 Miles Northwest of Ocheyedan

Horton TWP  
Section 20



Area Symbol: IA143, Soil Area Version: 33							
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	23.97	29.9%		Ile	89	73
107	Webster clay loam, 0 to 2 percent slopes	15.77	19.7%		IIw	86	70
55	Nicollet clay loam, 1 to 3 percent slopes	14.17	17.7%		Iw	89	73
374B	Okabena silty clay loam, 1 to 5 percent slopes	11.21	14.0%		Iw	91	73
878B	Ocheyedan loam, 2 to 5 percent slopes	6.90	8.6%		Ile	92	74
507	Canisteo clay loam, 0 to 2 percent slopes	4.22	5.3%		IIw	84	71
390	Waldorf silty clay loam, 0 to 2 percent slopes	2.29	2.9%		IIw	69	59
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.44	1.8%		IIIw	58	43
274	Rolfe silt loam, 0 to 1 percent slopes	0.16	0.2%		IIIw	57	39
Weighted Average						87.4	71.3

\*c: Using Capabilities Class Dominant Condition Aggregation Method







# TRACT 2

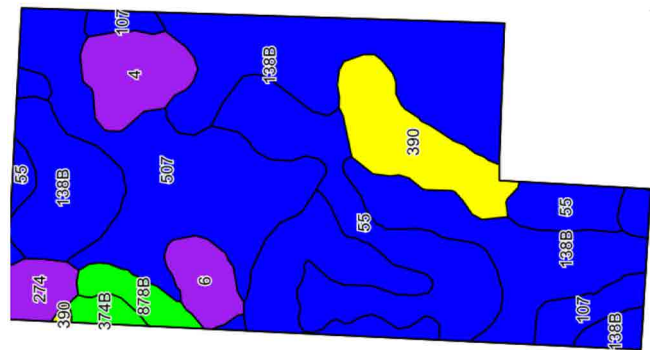
# 70 ACRES

## AGRICULTURAL INFORMATION

- 70 +/- Acres
- 68 +/- Cropland Acres
- 83.5 CSR2
- Highly Productive Farm
- Competitive Cash Rent Area
- 2nd Half Cash Rent Credit
- 4 Miles Northwest of Ocheyedan

## LOCATION

Horton TWP  
Section 20



## Area Symbol: IA143, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	28.47	41.2%		Ile	89	73
507	Canisteo clay loam, 0 to 2 percent slopes	12.14	17.6%		IIw	84	71
55	Nicollet clay loam, 1 to 3 percent slopes	11.83	17.1%		Iw	89	73
390	Waldorf silty clay loam, 0 to 2 percent slopes	4.95	7.2%		IIw	69	59
4	Knoke silty clay loam, 0 to 1 percent slopes	3.25	4.7%		IIIw	56	41
107	Webster clay loam, 0 to 2 percent slopes	2.87	4.2%		IIw	86	70
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.90	2.8%		IIIw	58	43
274	Rolfe silt loam, 0 to 1 percent slopes	1.50	2.2%		IIIw	57	39
878B	Ocheyedan loam, 2 to 5 percent slopes	1.45	2.1%		Ile	92	74
Weighted Average						83.5	68.5

\*\*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







# TRACT 3

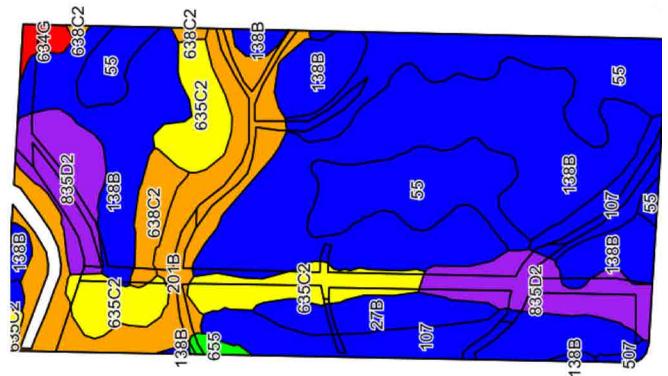
79.77 ACRES

## AGRICULTURAL INFORMATION

- 79.77 +/- Acres
- 75.25 +/- Cropland Acres
- 81.3 CSR2
- Great Natural Drainage
- Competitive Cash Rent Area
- 2nd Half Cash Rent Credit
- 4 Miles Northwest of Ocheyedan

## LOCATION

Horton TWP  
Section 20



## Area Symbol: IA143, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	27.52	36.2%		Ile	89	73
55	Nicollet clay loam, 1 to 3 percent slopes	13.46	17.7%		Iw	89	73
201B	Coland-Terril complex, 2 to 5 percent slopes	8.48	11.2%		Ilw	77	62
107	Webster clay loam, 0 to 2 percent slopes	7.56	10.0%		Ilw	86	70
835D2	Omsrud-Storden complex, 10 to 16 percent slopes	7.03	9.3%		IVe	53	35
635C2	Belview-Storden complex, 5 to 9 percent slopes	6.69	8.8%		IIIe	66	18
27B	Terril loam, 2 to 6 percent slopes	2.53	3.3%		Ile	87	71
638C2	Clarion-Storden complex, 6 to 10 percent slopes	1.63	2.1%		IIIe	75	52
634G	Belview-Omsrud complex, 18 to 40 percent slopes	0.54	0.7%		VIe	8	6
Weighted Average						81.1	62.1

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method







# TRACT 4

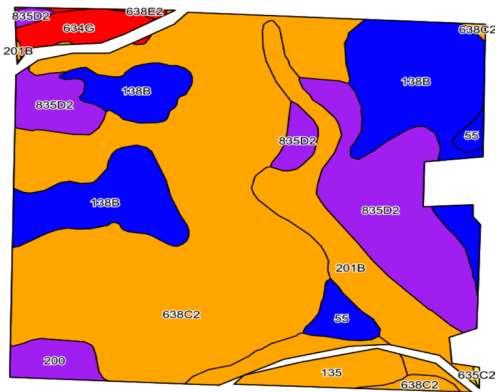
# 159.03 ACRES

## AGRICULTURAL INFORMATION

- 159.03 +/- Acres
- 148.78 +/- Cropland Acres
- 74.6 CSR2
- Good Drainage in Place
- Waterways in Place
- 2nd Half Cash Rent Credit
- 5 Miles Northwest of Ocheyedan

## LOCATION

Horton TWP  
Section 19



## Area Symbol: IA143, Soil Area Version: 33

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
638C2	Clarion-Storden complex, 6 to 10 percent slopes	67.45	45.6%		IIIe	75	52
138B	Clarion loam, 2 to 6 percent slopes	28.33	19.2%		IIe	89	73
835D2	Omsrud-Storden complex, 10 to 16 percent slopes	22.85	15.5%		IVe	53	35
201B	Coland-Terril complex, 2 to 5 percent slopes	13.40	9.1%		IIw	77	62
135	Coland clay loam, 0 to 2 percent slopes	6.34	4.3%		IIw	76	58
634G	Belview-Omsrud complex, 18 to 40 percent slopes	3.25	2.2%		VIe	8	6
200	Cylinder complex, 0 to 2 percent slopes	2.91	2.0%		IIs	59	45
55	Nicollet clay loam, 1 to 3 percent slopes	2.88	1.9%		Iw	89	73
638E2	Omsrud-Storden complex, 10 to 22 percent slopes	0.35	0.2%		IVe	36	18
Weighted Average						72.9	53.7

\*\*IA has updated the CSR values for each county to CSR2  
\*c: Using Capabilities Class Dominant Condition Aggregation Method







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