

LAND AUCTION

Friday, November 7, 2025

10:00 AM

**Location: Dayton Community Center
104 2nd St. NW Dayton, Iowa**

**Iowa Farms Associates Inc.
1908 1st Ave S. Fort Dodge, Iowa
Serving America's Landowners Since 1937**

Legal Description

S 1/2 SW 1/4 & S 1/2 S 1/2 N 1/2 SW 1/4

Section 13, Township 87N, Range 28

West of the 5th P.M., Webster County, Iowa

Except parcel 2025-B from survey

Exact legal description to be taken from Abstract

Seller: Howard Larson Trust

www.iowafarmsinc.com



For additional information, please contact:

Iowa Farms Associates Inc.— Broker

Roger Williams or Mike Callon

Keith Dencklau Auctioneer

1908 1st Ave S.

Fort Dodge, Iowa Office: (515) 576-1011



**Iowa Farms Associates Inc. and their representatives are Agents for the Seller
Farm Real Estate, Farm Management, Crop Insurance**

All announcements made the day of the auction supersede any printed material

The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owner or broker.

PROPERTY INFO

Webster County, Iowa Farmland Auction! – Mark your calendar for Friday

November 7, 2025! Iowa Farms Associates, Inc. is pleased to represent The Larson family in the sale of 95.0 acres m/l of Webster County, Iowa farmland. The farmland is located southwest of Lehigh, Iowa. One mile West of the intersection of County road P73 and 310th St. or 2 miles South of Highway 50 and Racine Avenue intersection. The farm has a CSR2 soil rating of 72.9.

The farmland will be sold as one 94.81 surveyed acres with the owner's reserving the right to reject any and all bids.

This farm is located in a strong farming community and would make for a great add-on tract to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation. There are several grain marketing outlets located nearby including grain elevators and ethanol plants that can be accessed by both county and state paved highways.

Farm Lease: The farm lease has been terminated and full possession will be given at closing subject to the tenant lease which expires March 1, 2026.

The farm will be offered on a price per acre basis via Public Auction and will take place on Friday November 7, at 10:00 AM at The Dayton Community Center 104 2nd St. NW Dayton, Iowa 50530. The farm will be sold as one tract of 94.81 surveyed acres times the bid.

Legal Description: S ½ SW ¼ & S ½ S ½ N ½ SW ¼ Section 13 Township 87 North Range 28 W of the 5th P.M., Webster County, Iowa except parcel 2025-B from the attached survey. Exact legal description to be taken from abstract.

- Sign On Property: Yes
- School District: Stratford Community School District
- Auction Date: November 7, 2025, at 10:00 AM
- CSR2: 72.9 on the cropland
- Possession: Possession of the land will be given At Closing, Subject to Tenant's Rights.
- Terms: Cash

AUCTION DETAILS

Webster County, Iowa Land Auction
95 Acres M/L
Friday, November 7, 2025, at 10:00 AM

Seller: Howard Larson Trust

Auction Location:
Dayton Community Center
104 2nd St. NW
Dayton, Iowa 50530

Auction Method: The farm will be sold as one tract 94.81 surveyed acres times the bid. The owner's reserve the right to reject any and all bids. Public Auction on Friday November 7, 2025, at 10:00 AM at The Dayton Community Center.

Bidder Registration: All prospective bidders must register with Iowa Farms and receive a bidder number in order to bid at the auction. Iowa Farms and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Webster County Farm Service Agency.

- FSA Farm #137
- Tract 2223 and 2224
- Cropland Acres will have to be reconstituted once the new owner takes possession of the property.
- Corn base acres currently are 66.1 with a PLC Yield of 159 bushels per acre.
- Soybeans base acres currently are 20.9 with a PLC yield of 44 bushels per acre.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in Iowa Farms Real Estate Trust Account.

All potential bidders are required to have financial arrangements made prior to the auction. There are no buyer financing contingencies permitted.

Closing: Closing will occur on or before December 12, 2025. The balance of the purchase price will be payable at closing in the form of wire transfer.

Possession: Possession of the land will be given At Closing.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Iowa Farms the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Real Estate Taxes: The real estate taxes will be prorated to the date of possession.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Iowa Farms, or Seller. All bids will be on a per-acre basis. Iowa Farms and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the listing agent. All decisions of the Auctioneer are final.

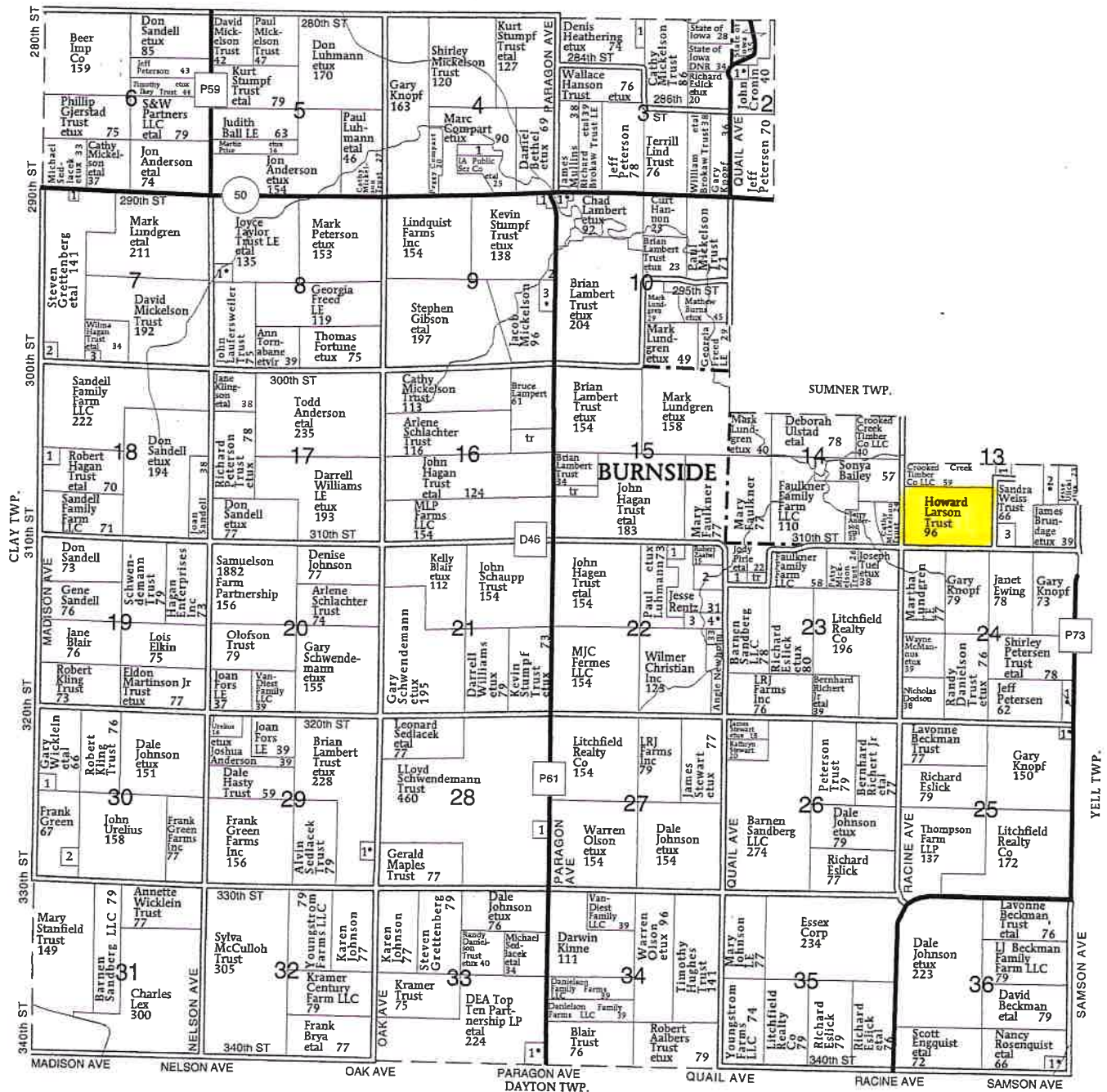
Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Iowa Farms. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from abstract.

T-87-N

BURNSIDE PLAT

(Landowners)
OTHO TWP.

R-28-W



BURNSIDE TOWNSHIP

SECTION 2

1 DUPLER TRUST, RONALD ETUX 7

SECTION 3

1 TIGNER, RONALD 5

SECTION 4

1 IOWA-ILLINOIS GAS & ELECTRIC CO 12

SECTION 7

1 PRICE, ALAN 6

2 GRETENBERG, STEVEN 7

SECTION 8

1 WHITTINGTON, DAVID ETAL 11

SECTION 9

1 GUSTAFSON, ROGER 5

2 KRUSE, MARY 8

3 LUNDBERG, MATHEW ETUX 15

SECTION 10

1 HALLIGAN, MICHAEL ETUX 7

SECTION 13

1 SWENSON, KATHERINE 5

SECTION 18

1 GRETENBERG, STEVEN 5

SECTION 22

1 SIEFERT, SCOTT 5

2 HILTON, GARY 14

3 BETHEL, BLAINE 7

4 LUHMANN, PAUL ETUX 7

SECTION 23

1 GUNDERSON, TERRY 6

SECTION 24

1 MESSERSMITH, REX ETUX 13

SECTION 25

1 HAYES, KENNETH ETUX 5

SECTION 28

1 JOHNSON, JEREMIAH 5

SECTION 29

1 HAMMER, RAYMOND ETUX 5

SECTION 30

1 WICKLEIN, GARY 5

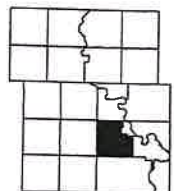
2 STANFIELD TRUST, MARY 5

SECTION 33

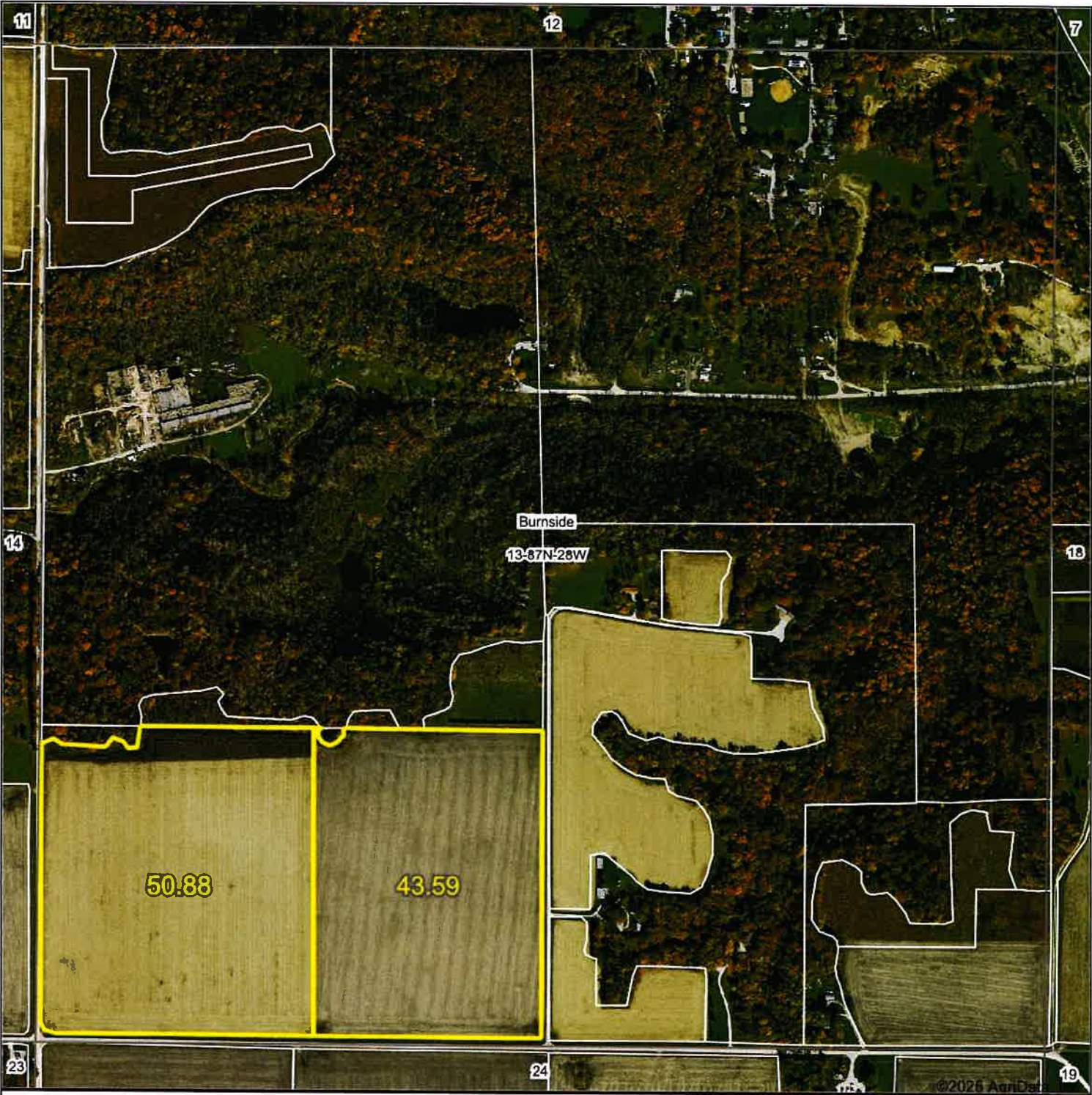
1 LAMBERT TRUST, BRIAN ETUX 11

SECTION 36

1 HEUN, GABRIEL ETUX 11



Aerial Map



IOWA FARMS
ASSOCIATES,
INC.

Boundary Center: 42° 20' 30.77, -94° 3' 45.66

0ft 810ft 1620ft



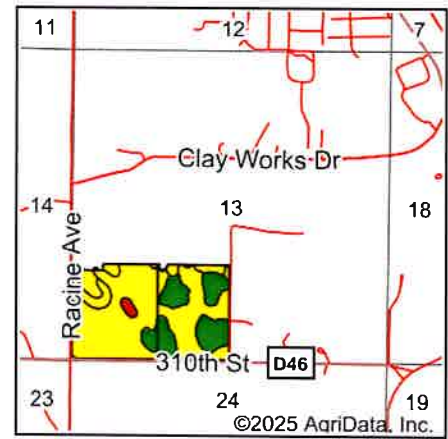
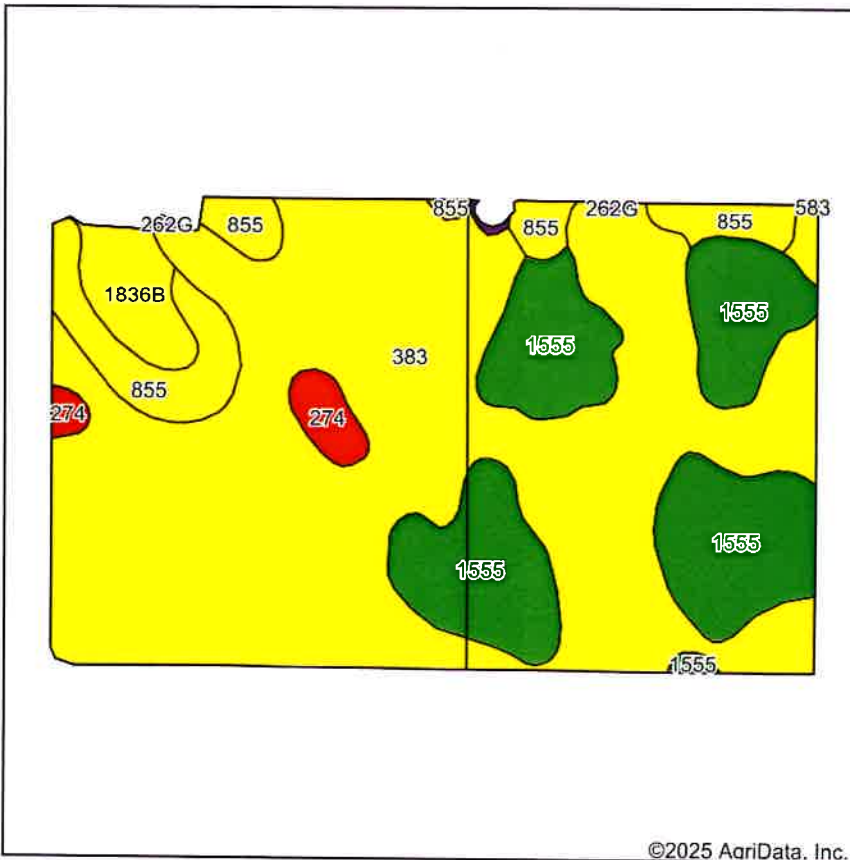
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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13-87N-28W
Webster County
Iowa

Field borders provided by Farm Service Agency as of 5/21/2008.

9/25/2025

Soils Map



State: **Iowa**
 County: **Webster**
 Location: **13-87N-28W**
 Township: **Burnside**
 Acres: **94.47**
 Date: **9/25/2025**



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Soils data provided by USDA and NRCS.

Area Symbol: IA187, Soil Area Version: 41

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
383	Mama silty clay loam, 0 to 2 percent slopes	61.55	65.2%		Poorly drained	Ilw	193.6	56.1	69	73	72
1555	Nicollet-Guckeen complex, 1 to 3 percent slopes	20.60	21.8%		Somewhat poorly drained	Ie	222.4	64.5	86	86	73
855	Shorewood silty clay loam, 1 to 3 percent slopes	7.31	7.7%		Somewhat poorly drained	Ilw	206.4	59.9	75	77	71
1836B	Kilkenny-Shorewood complex, 2 to 5 percent slopes	3.06	3.2%		Moderately well drained	Ile	206.4	59.9	71	68	71
274	Rolfe silt loam, 0 to 1 percent slopes	1.68	1.8%		Very poorly drained	Illw	169.6	49.2	57	55	68
262G	Lester-Belview complex, 22 to 40 percent slopes	0.27	0.3%		Well drained	Vile	100.8	29.2	9	11	16
Weighted Average						1.81	200.6	58.1	72.9	75.5	*n 71.9

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

INDEX LEGEND

PREPARED BY AND
RETURN TO:

SCHLOTTFELDT ENGINEERING INC.
214 SOUTH 8TH STREET
FORT DODGE, IOWA 50501
515 573 5241

SURVEYOR:

JAMES C. SAILER P.L.S.
REGISTRATION # 12090

PROPRIETOR:

HOWARD LARSON TRUST
CROOKED CREEK TIMBER CO.
LANCE & HAYLEY WIESKAMP

SURVEY REQUESTED BY:

ROGER WILLIAMS

LOCATION:

SW1/4 SECTION 13-87-28
WEBSTER COUNTY, IOWA



LEGAL DESCRIPTIONS

RETRACEMENT 1 RECORDED INST. # 2005-5541

THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4), EXCEPT THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID NORTHWEST (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4), OF SECTION 13, ALL IN TOWNSHIP 87 NORTH, RANGE 28 WEST OF THE FIFTH P.M., WEBSTER COUNTY, IOWA.

RETRACEMENT 2 RECORDED INST. # 2024-00387

THE NE1/4 OF THE SW1/4, EXCEPT THE S1/2 OF THE S1/2 OF SAID NE1/4 OF THE SW1/4, OF SECTION 13, TOWNSHIP 87 NORTH, RANGE 28 WEST OF THE 5TH P.M., WEBSTER COUNTY, IOWA.

PARCEL 2025-B LOCATED IN THE SW1/4 OF SECTION 13, TOWNSHIP 87 NORTH, RANGE 28 WEST OF THE 5TH P.M., WEBSTER COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW1/4 OF SAID SECTION 13; THENCE NORTH 01°14'03" WEST 1340.55 FEET ON THE WEST LINE OF SAID SW1/4; TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°14'03" WEST 300.00 FEET ON SAID WEST LINE; THENCE NORTH 89°29'37" EAST 800.00 FEET; THENCE SOUTH 01°14'03" EAST 300.00 FEET; THENCE SOUTH 89°29'37" WEST 800.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.51 ACRES, INCLUSIVE OF A PUBLIC ROADWAY EASEMENT OF 0.31 ACRES. SUBJECT TO ANY AND ALL OTHER EASEMENTS BE THEY OF RECORD OR NOT. FOR THIS SURVEY THE WEST LINE OF SAID SW1/4 WAS ASSUMED TO BEAR N.01°14'03"W.

PARCEL 2025-C LOCATED IN THE SW1/4 OF SECTION 13, TOWNSHIP 87 NORTH, RANGE 28 WEST OF THE 5TH P.M., WEBSTER COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SW1/4; THENCE NORTH 01°14'03" WEST 1340.55 FEET ON THE WEST LINE OF SAID SW1/4; THENCE NORTH 89°29'37" EAST 800.00 FEET; THENCE NORTH 01°14'03" WEST 300.00 FEET; THENCE NORTH 89°29'37" EAST 1874.247 FEET TO A POINT ON THE EAST LINE OF SAID SW1/4; THENCE SOUTH 01°03'07" EAST 1630.94 FEET ON SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID SW1/4; THENCE SOUTH 89°17'18" WEST 2668.95 FEET ON THE SOUTH LINE OF SAID SW1/4 TO THE POINT OF BEGINNING. CONTAINING 94.81 ACRES, INCLUSIVE OF A PUBLIC ROADWAY EASEMENTS OF 4.22 ACRES. SUBJECT TO ANY AND ALL OTHER EASEMENTS BE THEY OF RECORD OR NOT. FOR THIS SURVEY THE WEST LINE OF SAID SW1/4 WAS ASSUMED TO BEAR N.01°14'03"W.

SURVEY DATE: JULY 28, 2025

SCALE: 1" = 300'

CORNERS FOUND: ▲ GOVERNMENT SECTION

CORNERS AS NOTED ABOVE • 5/8" IRON REROD

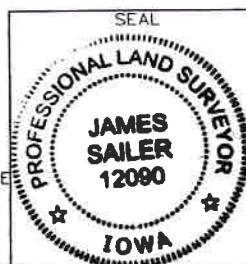
CORNERS SET: ○ 5/8"x24" YELLOW CAPPED

REROD WITH #12090 • 6" MAG. NAIL SURVEY SPIKE

1320.00' = MEASURED DISTANCE

(1320.00') = PLAT OR DEED DISTANCE

BOOK 300 PAGE 67 FILE 25-37 LARSON



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.

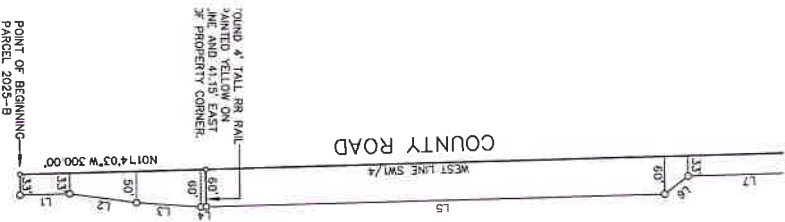
James C. Sailer 7/30/25
JAMES C. SAILER, P.L.S. DATE

License number 12090

My license renewal date is December 31, 2026

Pages or sheets covered by this seal: 2

PAGE 1 OF 2



LINE	BEARING	LENGTH
L1	N01°13'27\"W	79.87
L2	N02°44'16\"E	109.00
L3	N04°17'00\"E	104.00
L4	N01°14'03\"W	8.60
L5	N01°14'03\"W	741.40
L6	N48°03'14\"W	47.29
L7	N01°14'03\"W	204.37
L8	S89°29'37\"W	33.00
L9	S01°03'19\"E	681.25
L10	S01°03'19\"E	720.99
L11	S00°13'59\"E	33.56

