

ALL SEALED BIDS DUE BY  
THURSDAY, SEPTEMBER 4TH, 2025 • 4:00PM

# SEALED BID LAND AUCTION

POCAHONTAS COUNTY, IA • 539.8 ± ACRES



TRACT 1

TRACT 2 & TRACT 3

TRACT 4 & TRACT 5



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

# SEALED BID LAND AUCTION

## POCAHONTAS COUNTY, IA • 539.8 ± ACRES

Iowa Land Company is honored to represent and offer this farmland owned by the Wiemers Brothers. This quality farm is located in southeastern Pocahontas County just east of Palmer, Iowa in Lizard, Bellville, and Lake Townships, Sections 9, 23/24, & 19. The farm will be offered for sale as five tracts; 539.8 +/- acres. Full possession at closing, subject to tenants rights. Cropland has an open lease for 2026.

**All sealed bids shall be submitted to Land Broker Luke Skinner or Land Broker Matt Skinner by September 4th, 2025 at 4:00pm CST.**

### LAND BROKERS

#### SALE METHOD

The farm will be sold as five tracts via SEALED BID method of sale. All sealed bids are due to Iowa Land Company on Thursday, September 4th, 2025 by 4:00pm CST.

#### SEND BIDS TO:

Iowa Land Company Attn: Luke Skinner  
320 A Street, Fort Dodge, IA 50501

#### FARM LOCATION

Tract 1 - Lizard Township, Section 9

Tracts 2 & 3 - Bellville Township, Sections 23 & 24

Tracts 4 & 5 - Lake Township, Section 19

#### FARM LEASE

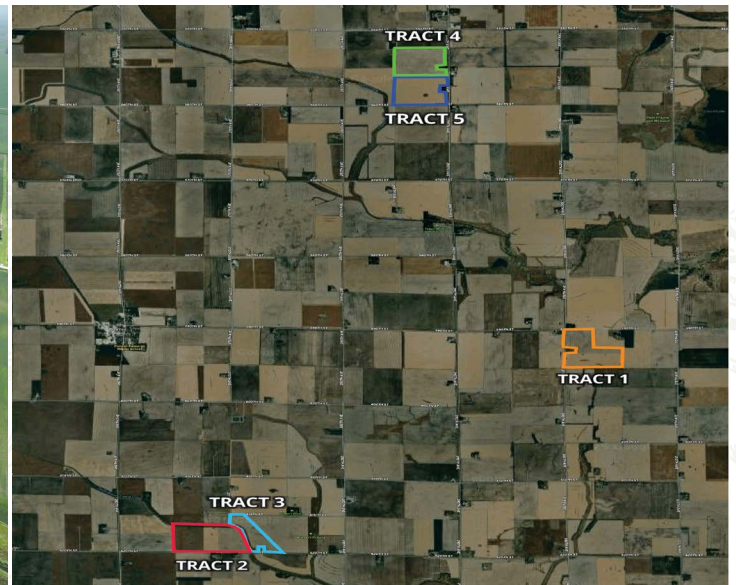
Cropland has an open lease for 2026.

#### FARM CLOSING

Closing will be on or before October 21st, 2025

#### FARM POSSESSION

Buyer will receive full possession at closing, subject to tenants rights.



**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.



# TRACT 1

# 119.8 +/- ACRES

## AGRICULTURAL INFORMATION

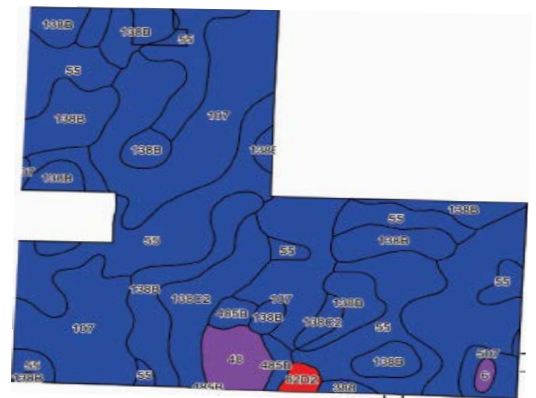
- 119.8 +/- Net Acres
- 119.35 +/- FSA Cropland Acres
- 86.1 CSR2
- Strong Farming Area
- Good Road Frontage
- Located 4 Miles East of Palmer, IA

## LOCATION

Lizard TWP  
Section 9

## PLC YIELD

Corn - 175  
Soybeans - 45



## Area Symbol: IA151, Soil Area Version: 31

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	43.42	36.4%		IIw	86	81
55	Nicollet clay loam, 1 to 3 percent slopes	33.27	27.8%		Iw	89	86
138B	Clarion loam, 2 to 6 percent slopes	27.18	22.7 %		Ile	89	78
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.99	5.8%		IIIe	83	62
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	3.41	2.8%		IIIw	56	53
507	Canisteo clay loam, 0 to 2 percent slopes	1.82	1.5%		Iw	84	76
485B	Spillville loam, 2 to 5 percent slopes	1.81	1.5%		Ile	88	79
62D2	Storden loam, 10 to 16 percent slopes, moderately roded	0.80	0.7%		IVe	41	40
Weighted Average						86.1	79.3

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





TRACT 2

140 +/- ACRES

AGRICULTURAL INFORMATION

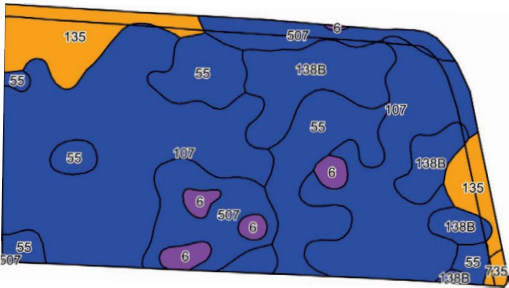
- 140 +/- Net Acres
- 136.56 +/- FSA Cropland Acres
- 84.8 CSR2
- Strong Farming Area
- Farm Entrance On Hard Top
- Located 3.2 Miles Southwest of Palmer, IA

LOCATION

Bellville TWP  
Section 23

PLC YIELD

Corn - 175  
Soybeans - 45



Area Symbol: IA151, Soil Area Version: 31							
Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	64.91	47.5 %		IIw	86	81
55	Nicollet clay loam, 1 to 3 percent slopes	22.60	16.5%		Iw	89	86
138B	Clarion loam, 2 to 6 percent slopes	16.48	12.1%		Ile	89	78
507	Canisteo clay loam, 0 to 2 percent slopes	15.27	11.2%		IIw	84	76
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	12.77	9.4%		IIw	76	76
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.83	2.8%		IIIW	59	55
735	Havelock clay loam, 0 to 2 percent slopes	0.70	0.5%		IIw	74	72
Weighted Average						84.9	79.7

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





# TRACT 3

62 +/- ACRES

## AGRICULTURAL INFORMATION

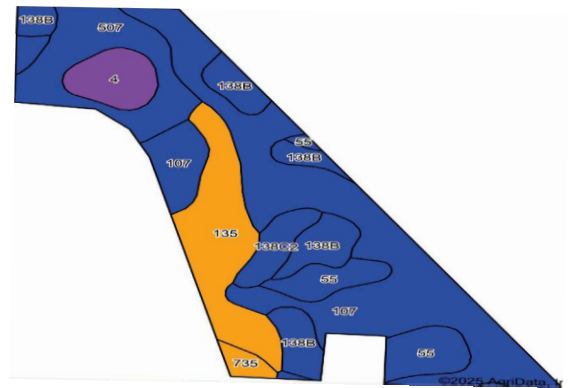
- 62 +/- Net Acres
- 59.71 +/- FSA Cropland Acres
- 83.2 CSR2
- Strong Farming Area
- Pavement Access On North & South Sides
- Compact With Nice Roll
- Located 3.95 Miles Southwest of Palmer, IA

## LOCATION

Bellville TWP  
Section 24

## PLC YIELD

Corn - 175  
Soybeans - 45

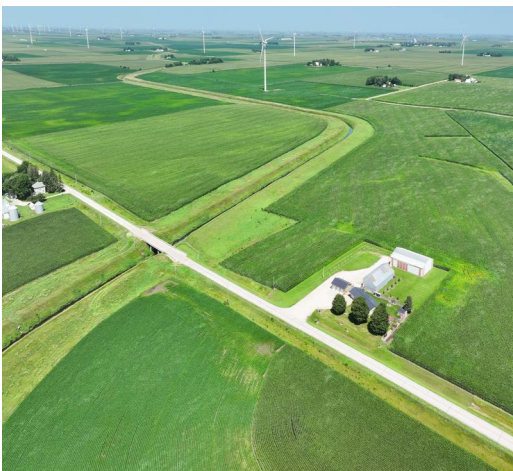


## Area Symbol: IA151, Soil Area Version: 31

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	24.39	41.5%		IIw	86	81
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	8.55	14.5%		IIw	76	76
507	Canisteo clay loam, 0 to 2 percent slopes	7.67	13.0%		IIw	84	76
138B	Clairon loam, 2 to 6 percent slopes	7.31	12.4%		Ile	89	78
55	Nicollet clay loam, 1 to 3 percent slopes	5.02	8.5%		Iw	89	86
4	Knoke silty clay loam, 0 to 1 percent slopes	3.00	5.1%		IIIw	56	51
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.05	3.5%		IIIe	83	62
735	Havelock clay loam, 0 to 2 percent slopes	0.86	1.5%		IIw	74	72
Weighted Average						83.1	77.4

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





\*LINES ARE APPROXIMATE\*

# TRACT 4

# 108.5 +/- ACRES

## AGRICULTURAL INFORMATION

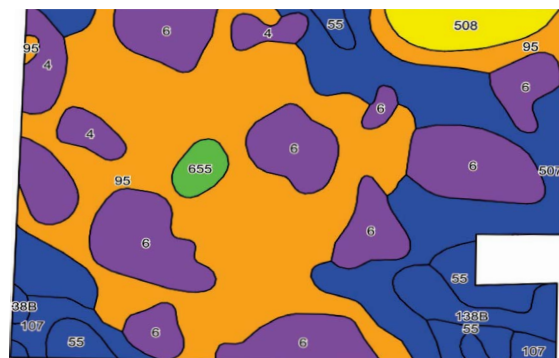
- 108.5 +/- Net Acres
- 108.5 +/- FSA Cropland Acres
- 72 CSR2
- Strong Farming Area
- Farm Entrance On Hard Top
- Located 10.7 Miles Northeast of Palmer, IA

## LOCATION

Lake TWP  
Section 19

## PLC YIELD

Corn - 155  
Soybeans - 38



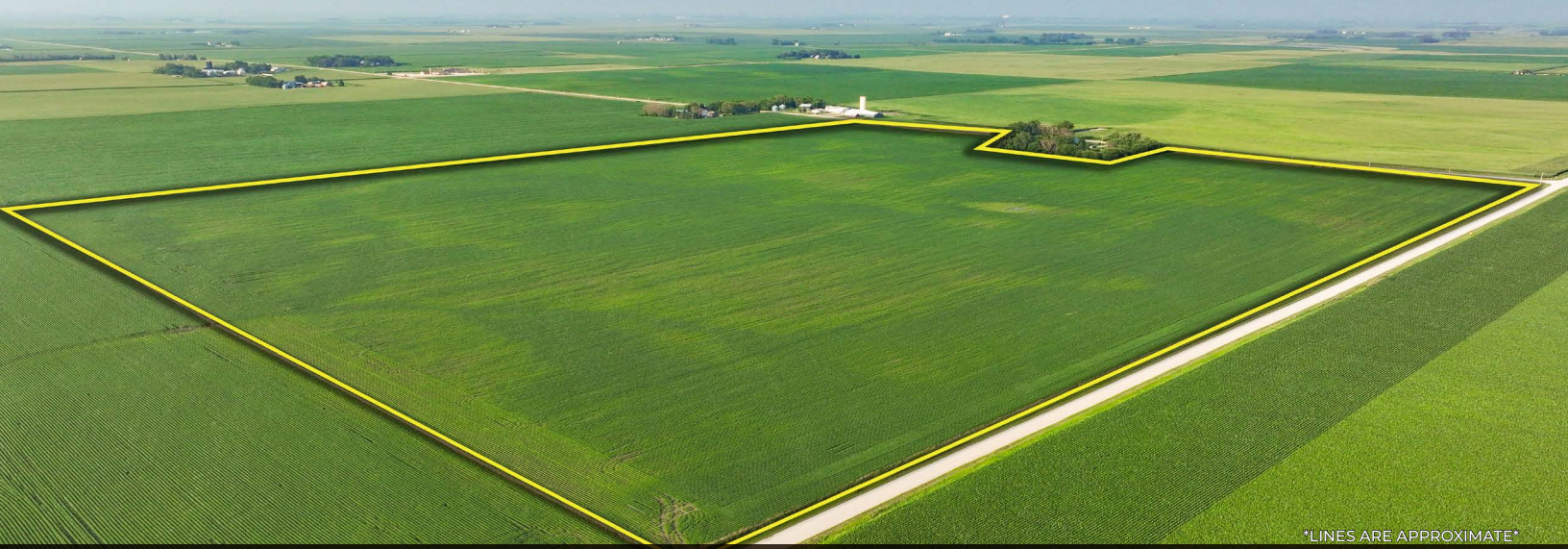
## Area Symbol: IA151, Soil Area Version: 31

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
95	Harps clay loam, 0 to 2 percent slopes	40.76	37.8%		IIw	72	60
6	Okobojo silty clay loam, 0 to 1 percent slopes	25.10	23.3%		IIIw	59	55
507	Canisteo clay loam, 0 to 2 percent slopes	19.34	17.9%		IIw	84	76
4	Knoke silty clay loam, 0 to 1 percent slopes	6.29	5.8%		IIIw	56	51
55	Nicollet clay loam, 1 to 3 percent slopes	5.04	4.7%		Iw	89	86
138B	Clarion loam, 2 to 6 percent slopes	3.47	3.2%		Ile	89	78
508	Calcousta silty clay loam, 0 to 1 percent slopes	3.39	3.1%		IIIw	68	68
107	Webster clay loam, 0 to 2 percent slopes	3.24	3.0%		IIw	86	81
655	Crippin loam, 1 to 3 percent slopes	1.30	1.2%		Ie	91	81
Weighted Average						72.1	64.1

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





\*LINES ARE APPROXIMATE\*

# TRACT 5

# 109.5 +/- ACRES

## AGRICULTURAL INFORMATION

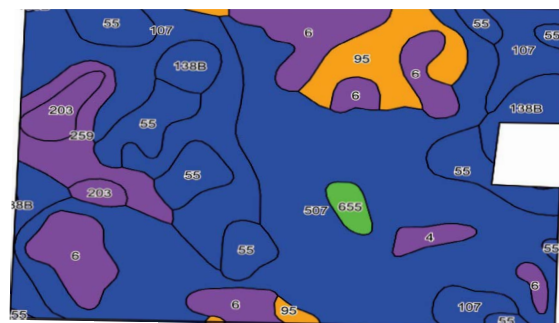
- 109.5 +/- Net Acres
- 108.7 +/- FSA Cropland Acres
- 79 CSR2
- Strong Farming Area
- Farm Entrance On Hard Top
- Located 10 Miles Northeast of Palmer, IA

## LOCATION

Lake TWP  
Section 19

## PLC YIELD

Corn - 175/155  
Soybeans - 45/38



## Area Symbol: IA151, Soil Area Version: 31

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	42.91	39.6%		IIw	84	76
107	Webster clay loam, 0 to 2 percent slopes	20.41	18.9%		IIw	86	81
55	Nicollet clay loam, 1 to 3 percent slopes	12.60	11.7%		Iw	89	86
6	Okoboji silty clay loam, 0 to 1 percent slopes	12.60	11.7%		IIIw	59	55
95	Harps clay loam, 0 to 2 percent slopes	6.00	5.6%		IIw	72	60
259	Biscay clay loam, 0 to 2 percent slopes	4.76	4.4%		IIw	52	73
138B	Clarion loam, 2 to 6 percent slopes	3.98	3.7%		Ile	89	78
203	Cylinder loam, 0 to 2 percent slopes	2.58	2.4%		IIs	58	-
4	Knoke silty clay loam, 0 to 1 percent slopes	1.05	1.0%		IIIw	56	51
655	Crippin loam, 1 to 3 percent slopes	1.03	1.0%		Ie	91	81
Weighted Average						79.3	*-

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# ABOUT US

Over the past 8 years, Iowa Land Company has assisted in selling 650 Iowa farms. Our focus is Iowa farmland with a strong digital presence in all 99 counties. Both local farmland buyers and farmland investors view our website over 500,000 times per year seeking Iowa farmland.

Our farmland auction platform has provided great success for selling clients over the years. Over the past two years, we have sold 200 farms totaling \$200,000,000 in volume. We are a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. Our team of land brokers combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

320 A STREET  
FORT DODGE, IA 50501



- FARMLAND LISTINGS
- FARMLAND AUCTIONS
- FAMILY OWNED COMPANY
- EXPERIENCED SALES TEAM
- SERVING ALL 99 COUNTIES
- NATIONAL MARKETING
- FARM APPRAISALS



**BRANDED IN LAND**

**INFO@IOWALANDCOMPANY.COM**

**LUKE SKINNER**  
515-468-3610  
LAND BROKER  
AUCTION CONTACT

**MATT SKINNER**  
515-443-5004  
LAND BROKER  
AUCTION CONTACT

**SEALED BID LAND AUCTION • POCAHONTAS COUNTY, IA • 539.8 ± ACRES**

ALL BIDS DUE BY: THURSDAY, SEPTEMBER 4TH, 2025 • 4:00PM  
SEND BIDS TO: IOWA LAND COMPANY ATTN: LUKE SKINNER  
320 A STREET, FORT DODGE, IA 50501



**VIEW AUCTION DETAILS AT  
IOWALANDCOMPANY.COM**