

# LAND AUCTION

## 100 Acres Dickinson County Section 11 Silver Lake Township



*Tillable land plus a wetland*

**Friday - November 7, 2025 - 10:00 am**

**Lake Park Community Center, 903 South Market Street, Lake Park, IA**

**Legal:** Government Lots 3 & 4 in Section 11 Silver Lake Township (100-38), Dickinson County, Iowa.

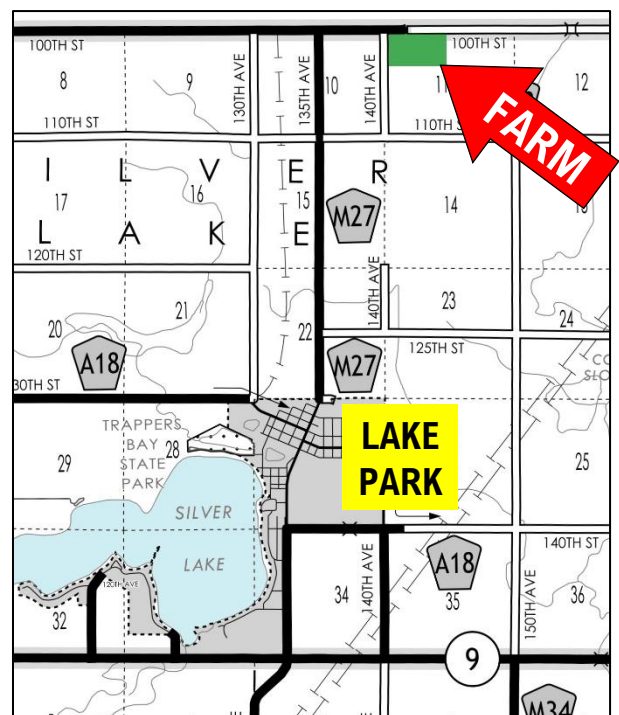
**Description:** The Byers farm is a mostly tillable productive tract of farmland. The farm contains 74.91 FSA crop acres in two fields surrounding a 27.83-acre wetland. The farm is bordered by 100<sup>th</sup> Street on the north and 140<sup>th</sup> Avenue on the west.

**Soils:** Clarion, Nicollet, Canisteo, Webster **CSR2 86.3**

### FSA Information

Cropland Acres 74.91

|                 |       |                    |       |
|-----------------|-------|--------------------|-------|
| Corn Base Acres | 38.02 | Soybean Base Acres | 36.89 |
| Corn PLC Yield  | 143   | Soybean PLC Yield  | 44    |



**RE Taxes:** \$2710 annually. Taxes will be prorated to January 1, 2026.

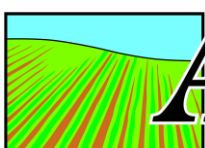
**Wind Lease:** This farm is subject to a wind lease agreement. Contact The ACRE Co. for details.

**Terms:** 10 percent down the day of the sale. The balance will be due at close on December 17, 2025. Sellers will keep the rent for this crop season.

**Possession:** At close, subject to the balance of the lease. The farm is available for the 2026 crop season.

**Broker's Note:** The ACRE Co. is pleased to be selling the Byers farm at public auction. Land Buyers, here is your opportunity to buy a blend of attractive cropland surrounding your own private natural hunting area. The Byers farm is conveniently located north of Lake Park with hard road access off 100<sup>th</sup> Street. Take a drive and check out your new favorite farm that's three-fourths cropland and one-fourth fun !

*See you in Lake Park on sale day!*



# ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

[theacresco.com](http://theacresco.com)

**Sellers: Mark and Karen Byers**

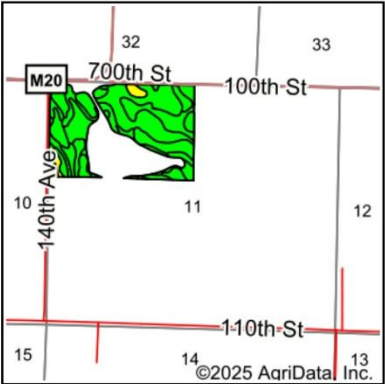
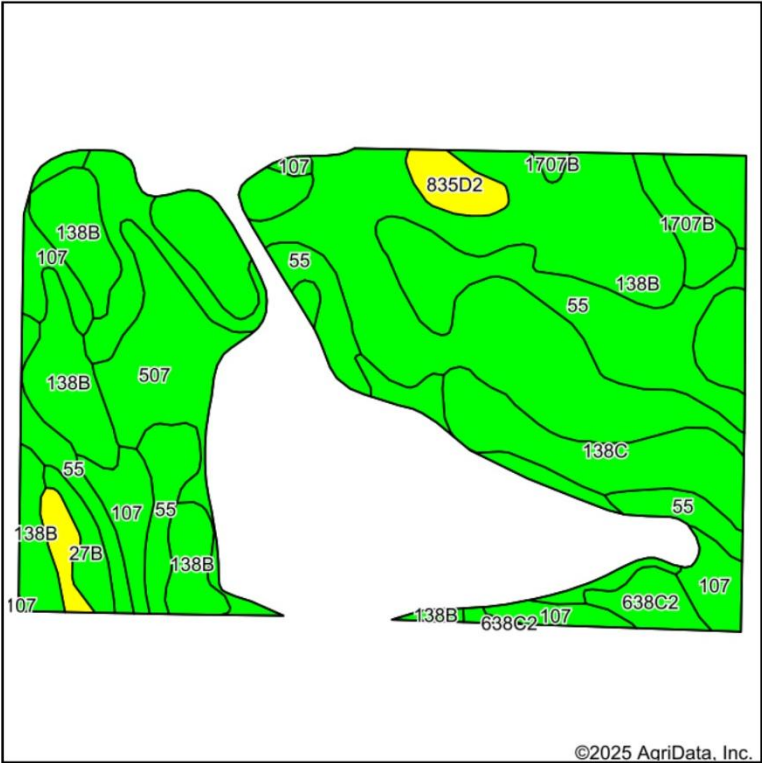
Attorney: Carrie Jones  
Jones Law Office, Lake Park, IA

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.

Soils Map



State: Iowa  
County: Dickinson  
Location: 11-100N-38W  
Township: Silver Lake  
Acres: 74.91  
Date: 9/8/2025



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

| Area Symbol: IA059, Soil Area Version: 34 |                                                                    |       |                  |             |                  |        |      |
|-------------------------------------------|--------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|------|
| Code                                      | Soil Description                                                   | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR  |
| 138B                                      | Clarion loam, 2 to 6 percent slopes                                | 32.90 | 43.9%            |             | Ile              | 89     | 73   |
| 55                                        | Nicollet clay loam, 1 to 3 percent slopes                          | 17.20 | 23.0%            |             | Iw               | 89     | 73   |
| 507                                       | Canisteo clay loam, 0 to 2 percent slopes                          | 7.52  | 10.0%            |             | Ilw              | 84     | 71   |
| 107                                       | Webster clay loam, 0 to 2 percent slopes                           | 5.44  | 7.3%             |             | Ilw              | 86     | 70   |
| 138C                                      | Clarion loam, 6 to 10 percent slopes                               | 5.17  | 6.9%             |             | Ille             | 84     | 67   |
| 835D2                                     | Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded | 2.26  | 3.0%             |             | IVe              | 53     | 35   |
| 1707B                                     | Delft-Terril complex, 1 to 5 percent slopes                        | 1.90  | 2.5%             |             | Ilw              | 78     | 59   |
| 638C2                                     | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 1.39  | 1.9%             |             | Ille             | 75     | 52   |
| 27B                                       | Terril loam, 2 to 6 percent slopes                                 | 1.13  | 1.5%             |             | Ile              | 87     | 71   |
| Weighted Average                          |                                                                    |       |                  |             | 1.92             | 86.3   | 70.2 |



Selling Iowa's Best Farmland

LAND AUCTION

FRIDAY, NOVEMBER 7<sup>TH</sup>

10:00AM

AUCTIONEERS

CHUCK SIKORA  
712-260-2788  
JON HJELM  
712-240-3529  
Spencer, Iowa  
712-262-3529 | theacreco.com

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