

LAND AUCTION

155.18 total surveyed acres • O'Brien County, Iowa
Thursday, December 15 • 10:00 AM
Paullina Legion Building | 5624 460th St, Paullina, Iowa

Property Location: From Paullina go east 3 miles on Hwy 10 and north 2 miles on Hwy 59. From Primghar go 5 miles south on Hwy 59. The farm is on the east side of Hwy 59. Auction signs will be posted.

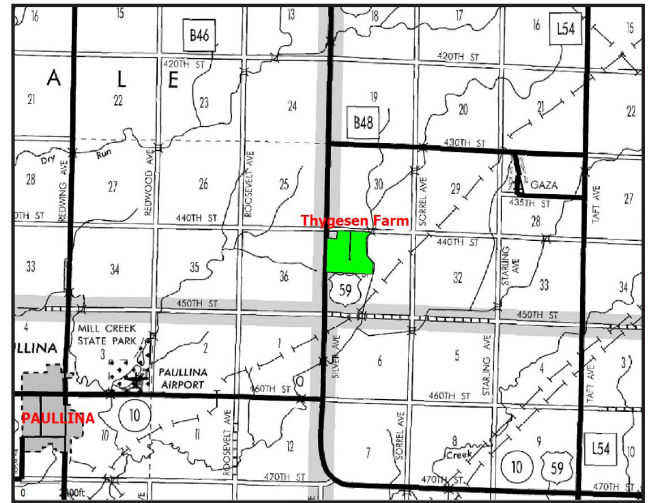
Legal Description: Fractional NW 1/4 of Section 31-95N-40W, Highland Township, O'Brien County, Iowa.

FSA Information

Cropland Acres: 150.25
Wind Turbine Included

Corn Base: 107.3 acres *
Corn PLC Yield: 185 bushels/acre*
Soybean Base: 38.0 acres*
Soybean PLC Yield: 54 bushels/acre*

CSR2: 92.7
Primary Soil: Galva & Primghar
Secondary Soils: Sac & Marcus
Real Estate Taxes: \$4,134*
Lease Terminated for 2023
***Estimated**



Thygessen Farm, Owner

Terms: 10% cash down payment day of sale. Balance due at closing on January 27, 2023. Real estate taxes prorated to date of closing. Possession is given at closing, subject to current tenant's lease expiring February 28, 2023. Announcements the day of the sale will supersede all other announcements. The seller will retain the right to refuse any or all bids. Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.

For online bidding visit: stalcupag.com



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For additional information, please contact:

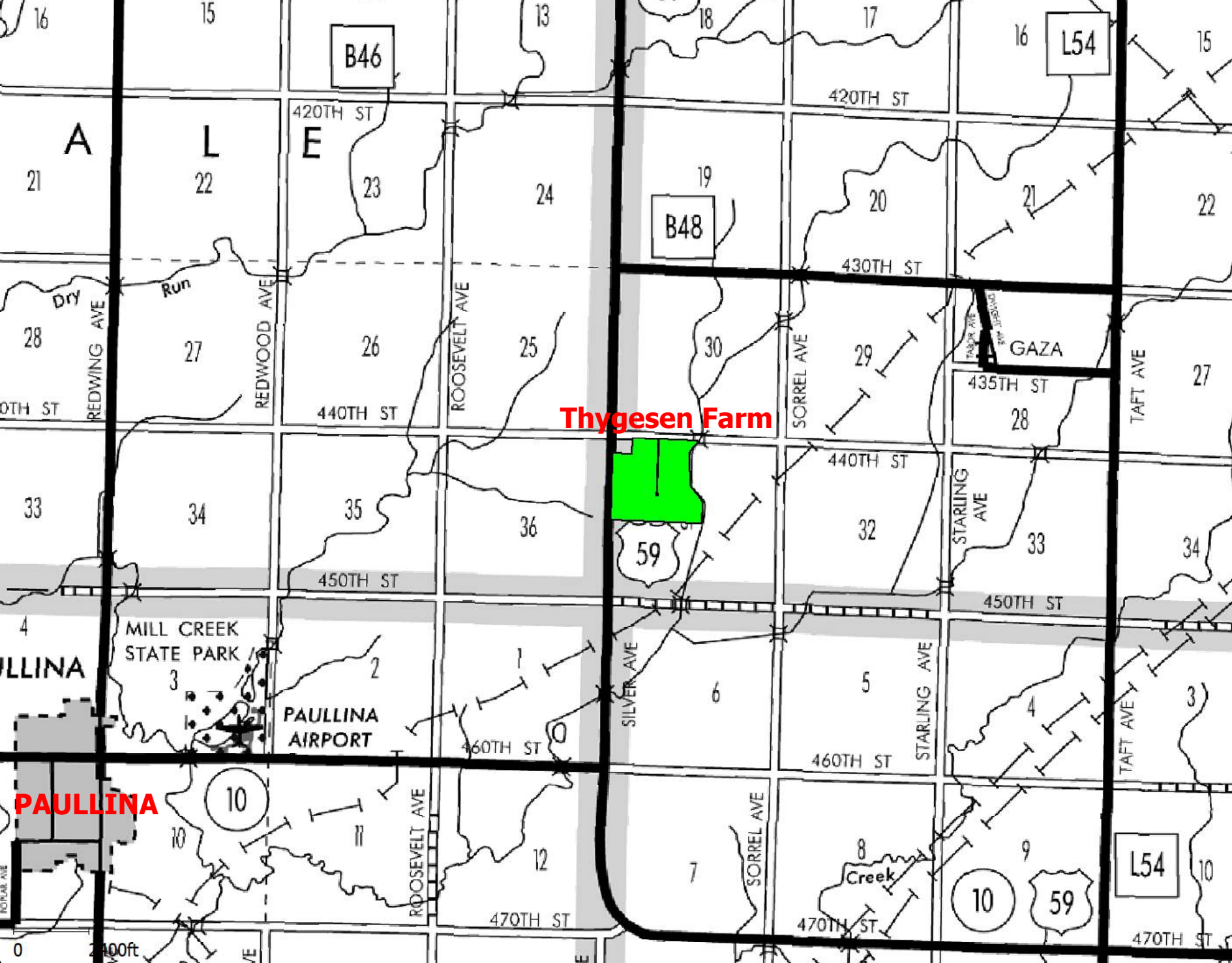


**Chad Husman, AFM or
Kent Smith, AFM**
Storm Lake, Iowa
Office: (712) 732-4811
Evenings: (712) 291-5631 (Chad)
chusman@stalcupag.com
kksmith@stalcupag.com



Farm Management • Appraisals • Consultations • Farm Real Estate

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



B46

L54

B48

Thygesen Farm

GAZA

59

L54

PAULLINA

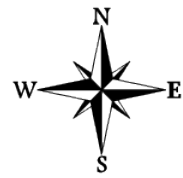
Thygesen - Aerial Map



Map Center: 43.008328, -95.618559



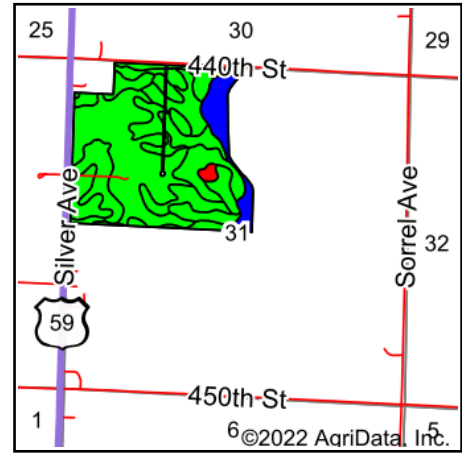
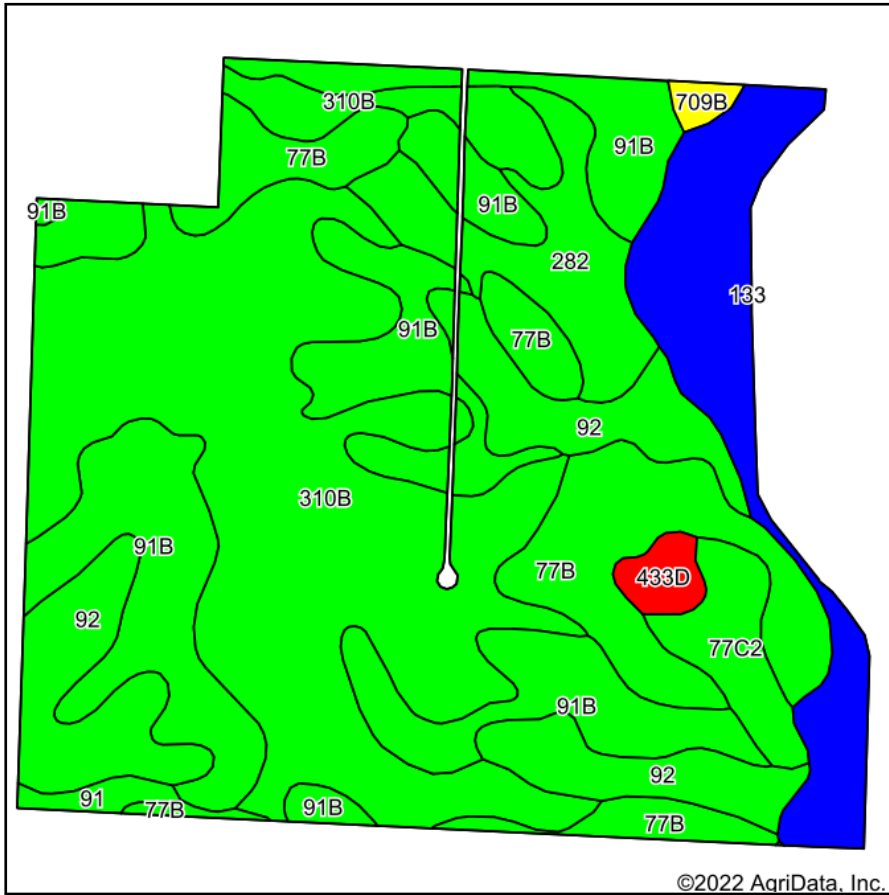
31-95N-40W
O'Brien County
Iowa



11/8/2022

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Thygesen - Soils Map



State: **Iowa**
 County: **O'Brien**
 Location: **31-95N-40W**
 Township: **Highland**
 Acres: **150.25**
 Date: **11/8/2022**



Soils data provided by USDA and NRCS.

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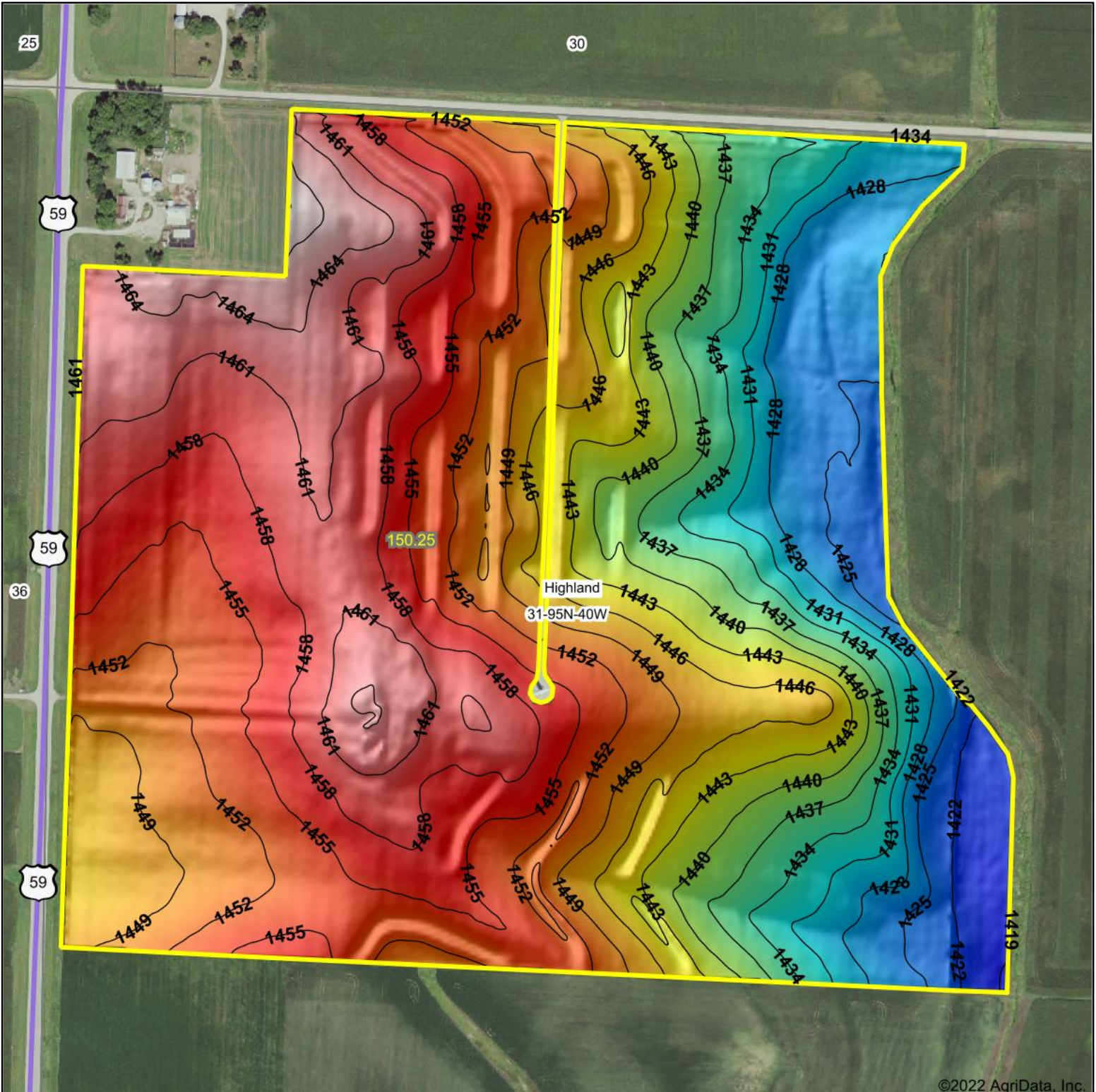
Area Symbol: IA141, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
310B	Galva silty clay loam, 2 to 5 percent slopes	50.69	33.7%		Ile	95
91B	Primghar silty clay loam, 2 to 5 percent slopes	33.23	22.1%		Ile	95
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	19.99	13.3%		Ile	95
92	Marcus silty clay loam, 0 to 2 percent slopes	17.06	11.4%		Ilw	94
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	13.71	9.1%		Ilw	78
282	Ransom silty clay loam, 1 to 3 percent slopes	8.24	5.5%		Iw	100
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	4.18	2.8%		IIIe	88
433D	Storden loam, 9 to 14 percent slopes	1.48	1.0%		IIIe	39
91	Primghar silty clay loam, 0 to 2 percent slopes	0.99	0.7%		Iw	100
709B	Fairhaven silt loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes	0.68	0.5%		Ile	54
Weighted Average					1.98	92.7

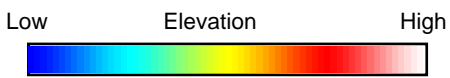
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

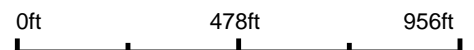
Thygesen - Topography Hillshade



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Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,418.9

Max: 1,468.9

Range: 50.0

Average: 1,447.2

Standard Deviation: 12.01 ft



31-95N-40W
O'Brien County
Iowa

11/8/2022

map center: 43.008328, -95.618559

Stalcup
Ag Service

Maps Provided By:

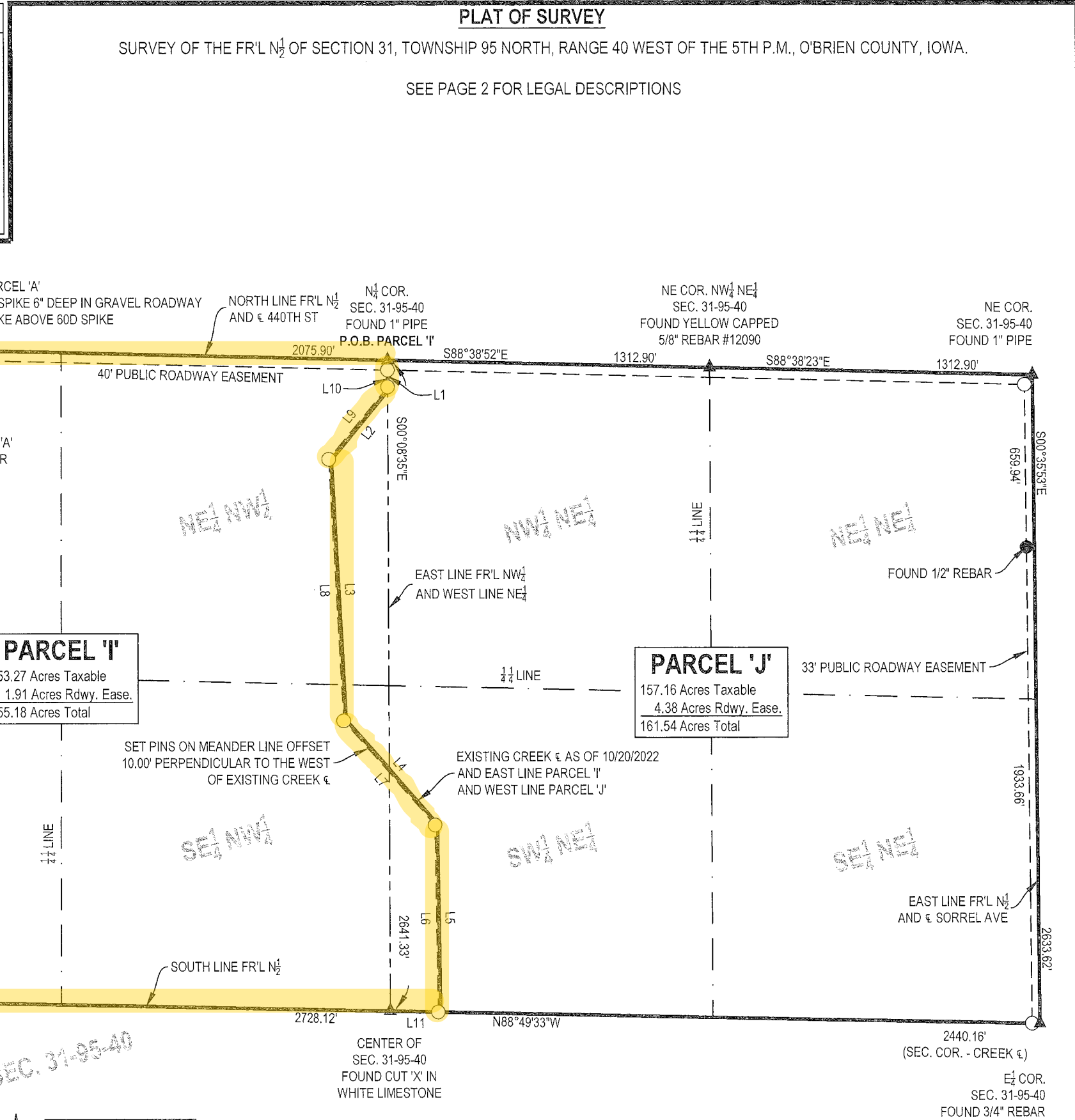
surety
CUSTOMIZED ONLINE MAPPING

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Instr. Number: 2022-2783
 BK: 6 PG: 554
 Pages 2
 Recorded: 10/27/2022 at 2:44:38.0 PM
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.22
 Combined Fee: \$15.22
 Revenue Tax: \$0.00
 SUSAN SMITH RECORDER
 O'Brien County, Iowa

INDEX LEGEND
 Location: Section: 31-95-40 - Fr'l N $\frac{1}{2}$
 Requestor: Chad Husman
 Proprietor: Pt. Fr'l NW $\frac{1}{4}$: Brent & Barbara Thygesen Family Trust
 NE $\frac{1}{4}$: Michael L. & Jill R. Rausch
 Surveyor: David L. Wilberding, P.L.S. #10315
 Surveyor: Beck Engineering, Inc.
 Company: 620 8th Street SE
 Orange City, Iowa 51041
 Return To: info@beck-engineering.net (712) 737-9225



PARCEL LINE TABLE

I.D.	BEARING	DISTANCE	NOTES
L1	S00°08'35"E	124.29'	MEASURED ON SEC. LINE FROM N $\frac{1}{4}$ COR. TO CREEK ϵ
L2	S39°07'06"W	362.04'	MEASURED ON CREEK ϵ
L3	S03°08'00"E	1056.00'	MEASURED ON CREEK ϵ
L4	S41°17'09"E	563.00'	MEASURED ON CREEK ϵ
L5	S00°52'56"E	762.99'	MEASURED ON CREEK ϵ
L6	S00°52'56"E	759.06'	MEASURED ON LINE OFFSET 10.00' WEST OF CREEK ϵ
L7	S41°17'09"E	562.62'	MEASURED ON LINE OFFSET 10.00' WEST OF CREEK ϵ
L8	S03°08'00"E	1063.42'	MEASURED ON LINE OFFSET 10.00' WEST OF CREEK ϵ
L9	S39°07'06"W	378.14'	MEASURED ON LINE OFFSET 10.00' WEST OF CREEK ϵ
L10	S00°08'35"E	68.48'	MEASURED ON SEC. LINE FROM R.O.W. PIN TO PIN ON OFFSET LINE
L11	N88°49'33"W	206.30'	MEASURED ON SEC. LINE FROM CREEK ϵ TO CENTER OF SEC.
L12	N88°49'38"W	75.00'	MEASURED ON SEC. LINE FROM SW COR. PARCEL 'I' TO W $\frac{1}{4}$ COR.
L13	N00°19'32"E	447.48'	--
L14	S88°36'39"E	630.72'	--
L15	N00°19'32"E	543.62'	INCLUSIVE OF 40' PUBLIC ROADWAY EASEMENT

AREA BREAKDOWN - PARCEL 'I'

$\frac{1}{4}$	TAXABLE	RDWY. EASE.	TOTAL
FR'L	33.46 Ac.	0.69 Ac.	34.15 Ac.
NW $\frac{1}{4}$ NW $\frac{1}{4}$	34.07 Ac.	1.22 Ac.	35.29 Ac.
FR'L	42.16 Ac.	0.00 Ac.	42.16 Ac.
SW $\frac{1}{4}$ NW $\frac{1}{4}$	39.56 Ac.	0.00 Ac.	39.56 Ac.
SE $\frac{1}{4}$ NW $\frac{1}{4}$	4.02 Ac.	0.00 Ac.	4.02 Ac.

AREA BREAKDOWN - PARCEL 'J'

$\frac{1}{4}$	TAXABLE	RDWY. EASE.	TOTAL
NE $\frac{1}{4}$ NW $\frac{1}{4}$	5.04 Ac.	0.00 Ac.	5.04 Ac.
SE $\frac{1}{4}$ NW $\frac{1}{4}$	0.97 Ac.	0.00 Ac.	0.97 Ac.
NW $\frac{1}{4}$ NE $\frac{1}{4}$	38.58 Ac.	1.21 Ac.	39.79 Ac.
NE $\frac{1}{4}$ NE $\frac{1}{4}$	37.66 Ac.	2.17 Ac.	39.83 Ac.
SW $\frac{1}{4}$ NE $\frac{1}{4}$	35.80 Ac.	0.00 Ac.	35.80 Ac.
SE $\frac{1}{4}$ NE $\frac{1}{4}$	39.11 Ac.	1.00 Ac.	40.11 Ac.

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.
 Date: 10-27-22 David L. Wilberding, P.L.S. #10315
 License renewal date: 12/31/2023
 Pages certified by this seal: 2

BECK ENGINEERING, INC.
BET
 Civil Engineering - Land Surveying
 Landscape Architecture

GRAPHIC SCALE
 0 250 500
 (1" = 500')

BEI PROJECT #: S22290
 SURVEYED: OCT. 2022 BY: SMB

SURVEY LOCATION
 S31-T95N-R40W

LEGEND
 ● FOUND MONUMENT AS NOTED
 ○ SET BLUE CAPPED 1/2" x 24" REBAR #10315