

LAND AUCTION

#16454

39.72 SURVEYED ACRES

ULRICH FAMILY PARTNERSHIP, PALO ALTO COUNTY, IOWA

ONLINE BIDDING UNTIL 3:00 P.M.,

WEDNESDAY, NOV. 2, 2022

LIVE ONLINE - ONLY AUCTION



DOUGLAS R. YEGGE

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O: 563.659.8185

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ALAN MCNEIL

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Alan@PeoplesCompany.com

PeoplesCompany.com

563.659.8185

700 6th Ave

DeWitt, Iowa 52742

www.Yeggemcneilland.co

LAND AUCTION

Ulrich Family Partnership, 39.72 Surveyed Acres, Palo Alto County, Iowa

LEGAL DESCRIPTION:

The Southeast 1/4 of the Southwest 1/4, Section 12, Township 94 North, Range 32 West., Palo Alto Co., IA.

COMMENTS:

Palo Alto County, Iowa, ONLINE ONLY Farmland Auction -Bidding online will be live until Wednesday, November, 2nd 2022 at 3:00 PM! Peoples Company is pleased to be representing the sale of 39.72 surveyed acres, west of West Bend, Iowa. The property consists of approximately 39 FSA cropland acres, carrying a CSR2 of 86.4. Primary soil types include the productive Canisteo clay loam, Nicollet clay loam, and Webster clay loam. Located in a strong farming community, this farm would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. All bidding must be done online or through Peoples Company's bidding app. Bidding will be LIVE until Wednesday, November 2nd, 2022 at 3:00 PM Central Time Zone (CST).

This farm is located along 470th St., West Bend, IA, and is situated in Section 12 of Ellington Township. This farm is located along 470th St., West Bend, IA, and is situated in Section 12 of Ellington Township.

LEASE/FSA INFORMATION:

Open for the 2023 crop year.

TO CONTACT LISTING AGENT:

Call: **Douglas R. Yegge**
Cell: 563.320.9900
Office: 563.659.8185
Doug@PeoplesCompany.com

Call: **Alan McNeil**
Cell: 563.321-1125
Office: 563.659.8185
Alan@PeoplesCompany.com

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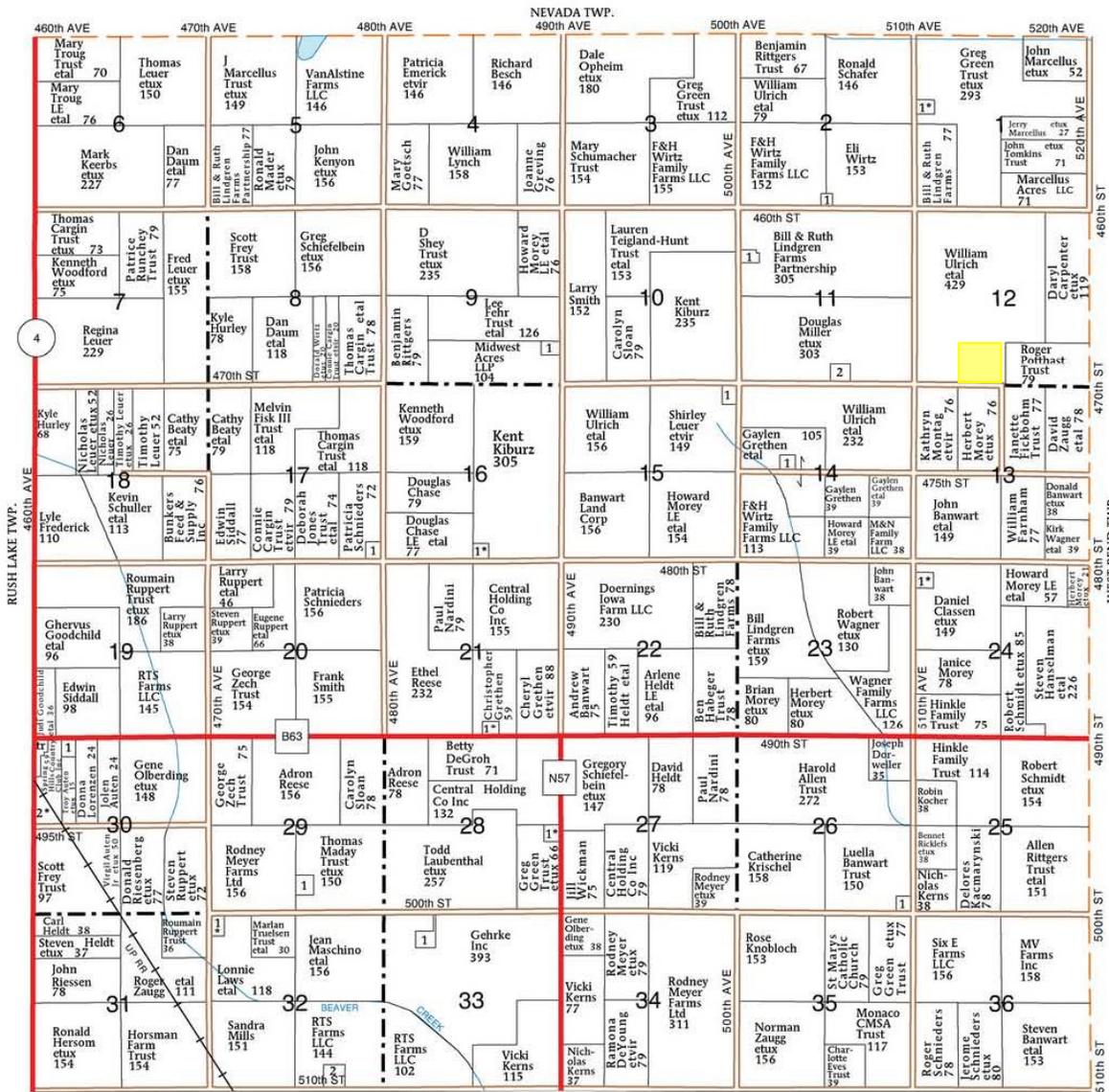
TOTAL ACRES:	39.72 Surveyed Acres
PRICE:	
Price Per Acre:	
Owner:	Ulrich Family Partnership
Operator:	
County & State:	Palo Alto
Location:	West of West Bend, IA
Possession Date:	At closing, subject to Tenants rights
Drainage Info:	
Average Productivity:	86.4 CSR2
Taxable Acres:	39
Net RE Taxes:	\$1,194
Taxes Payable In:	2021-2022
Topography:	Level

F.S.A. INFORMATION:

Farmland:	39.72
Crop Acres:	39 est.
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	33.56 Est.
Corn Yield:	156
Soybean Base:	5.44 est.
Soybean Yield:	42

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	39.72
Tillable Acres:	39 est.
CRP Acres:	
Farmstead:	
Roads:	.72
Waterways:	
Timber:	
Pasture:	



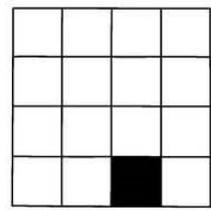
POCAHONTAS CO.

ELLINGTON TOWNSHIP

- SECTION 1**
- 1. Montag, Alan etux 9
- SECTION 2**
- 1. Summit Farms LLC 6
- SECTION 9**
- 1. Hawkeye Gold Farms LLP 7
- SECTION 11**
- 1. MTM Pork LLC 6
- 2. Wasco, Kenn 9
- SECTION 14**
- 1. Grethen, Gaylen 6

- SECTION 15**
- 1. Wasco, Kenn 6
- SECTION 16**
- 1. Stafford, Richard etux 7
- SECTION 17**
- 1. Schnieders, Colin 6
- SECTION 21**
- 1. Grethen, Christopher etal 6
- SECTION 24**
- 1. Morey, David etux 7
- SECTION 26**
- 1. Wickman, Jason 5

- SECTION 28**
- 1. Clausen, Chadney etal 8
- SECTION 29**
- 1. Ample Farms LLP 8
- SECTION 30**
- 1. Town of Mallard 9
- 2. Leuer, Edward etux 9
- SECTION 32**
- 1. Truelsen Trust, Marlan etal 5
- 2. Ample Farms LLP 7
- SECTION 33**
- 1. Pin Oak Farms LLP 8



Douglas R. Yegge 563-320-9900
 Alan McNeil 563-321-1125
www.yeggemcneiland.com

Aerial Map



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Map Center: 42° 58' 6.69, -94° 34' 22.18



12-94N-32W
Palo Alto County
Iowa

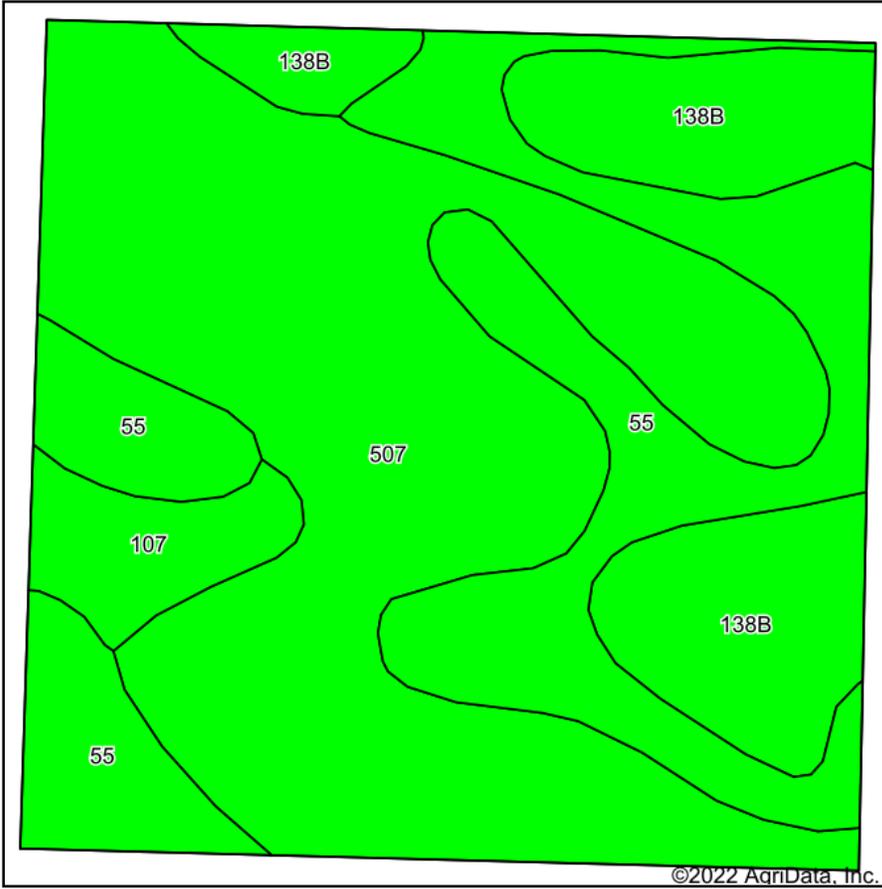


10/4/2022

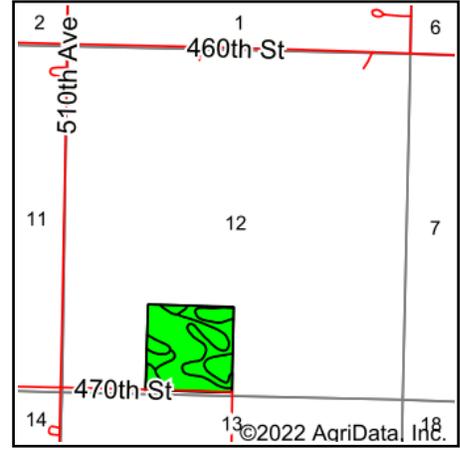


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Palo Alto**
 Location: **12-94N-32W**
 Township: **Ellington**
 Acres: **39.72**
 Date: **10/4/2022**



Maps Provided By:



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Area Symbol: IA147, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall
507	Canisteo clay loam, 0 to 2 percent slopes	19.88	50.1%		llw	224.0	4.7	65.0	84	81
55	Nicollet clay loam, 1 to 3 percent slopes	11.46	28.9%		lw	233.6	6.1	67.7	89	82
138B	Clarion loam, 2 to 6 percent slopes	6.61	16.6%		lle	225.6	6.3	65.4	89	84
107	Webster clay loam, 0 to 2 percent slopes	1.77	4.5%		llw	224.0	4.7	65.0	86	83
Weighted Average						1.71	227	5.4	86.4	*n 81.9

**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

Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres



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Map Center: 42° 58' 5.85, -94° 34' 23.72



12-94N-32W
Palo Alto County
Iowa



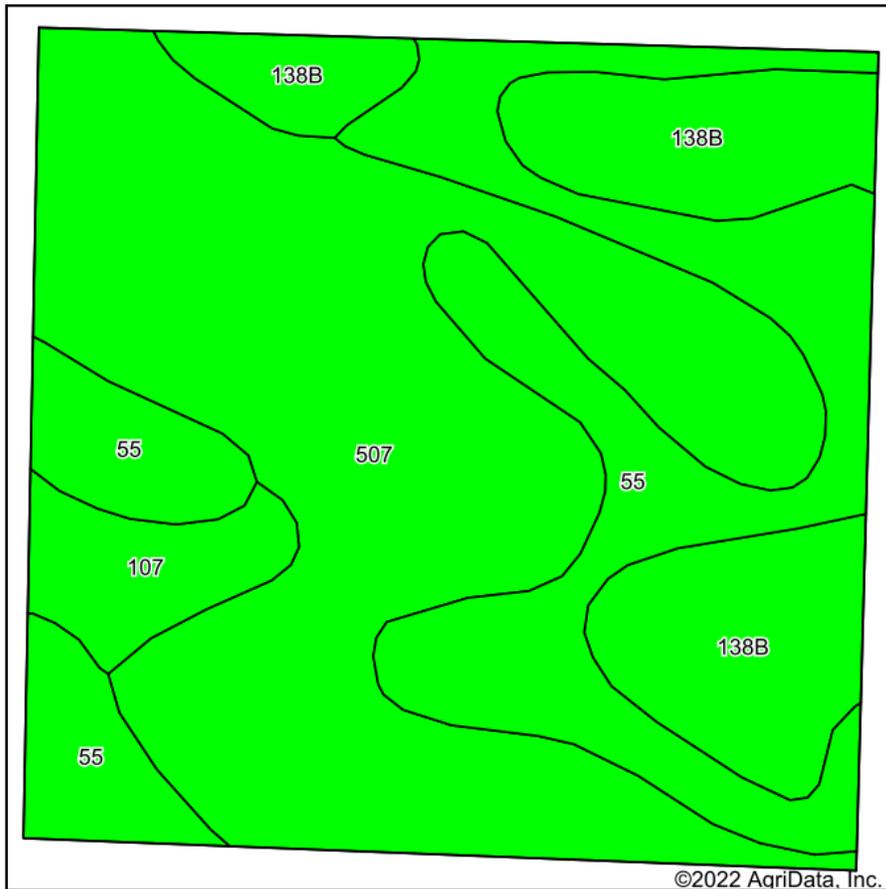
9/27/2022



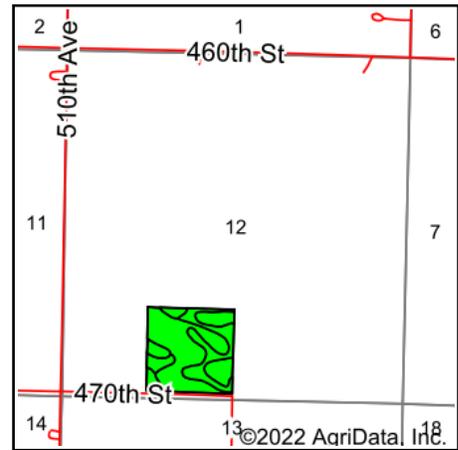
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Palo Alto**
 Location: **12-94N-32W**
 Township: **Ellington**
 Acres: **39**
 Date: **9/27/2022**



Maps Provided By:



Area Symbol: IA147, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	*n NCCPI Overall
507	Canisteo clay loam, 0 to 2 percent slopes	19.02	48.8%		llw	224.0	4.7	65.0	84	81
55	Nicollet clay loam, 1 to 3 percent slopes	11.36	29.1%		lw	233.6	6.1	67.7	89	82
138B	Clarion loam, 2 to 6 percent slopes	6.88	17.6%		lle	225.6	6.3	65.4	89	84
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Weighted Average						1.71	227.1	5.4	86.4	*n 81.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Abbreviated 156 Farm Record

DCP Crop Data

Tract 1700 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn			
Soybeans			

TOTAL

NOTES

Tract Number : 3422

Description : SW4 SW4 12 94 32

FSA Physical Location : IOWA/PALO ALTO

ANSI Physical Location : IOWA/PALO ALTO

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : WILLIAM F ULRICH, MARY HILTON, NANCY BUSSE, SANDRA HENDERSON, DAVID L ULRICH, DEBRA FALKENA, DARRYL ULRICH, BETTY BARBER, JUDITH - BARBER FAMILY REVOCABLE TRUST BARBER, STEPHEN J HALDER, SUSAN K LAFFERTY, EDWARD - ED AND JANET LEUER FAMILY TRUST LEUER, CATHY HALDER

Other Producers : ULRICH FARMS

Recon ID : 19-147-2015-32

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
37.64	37.64	37.64	0.00	0.00	25.80	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	11.84	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	9.80	0.00	156
Soybeans	2.04	25.78	42

TOTAL

11.84

25.78

NOTES

Tract Number : 5837

Description : W2 NE4, S2 NW4, N2 SW4, NW4 SE4, NE4 SW4 12 94 32

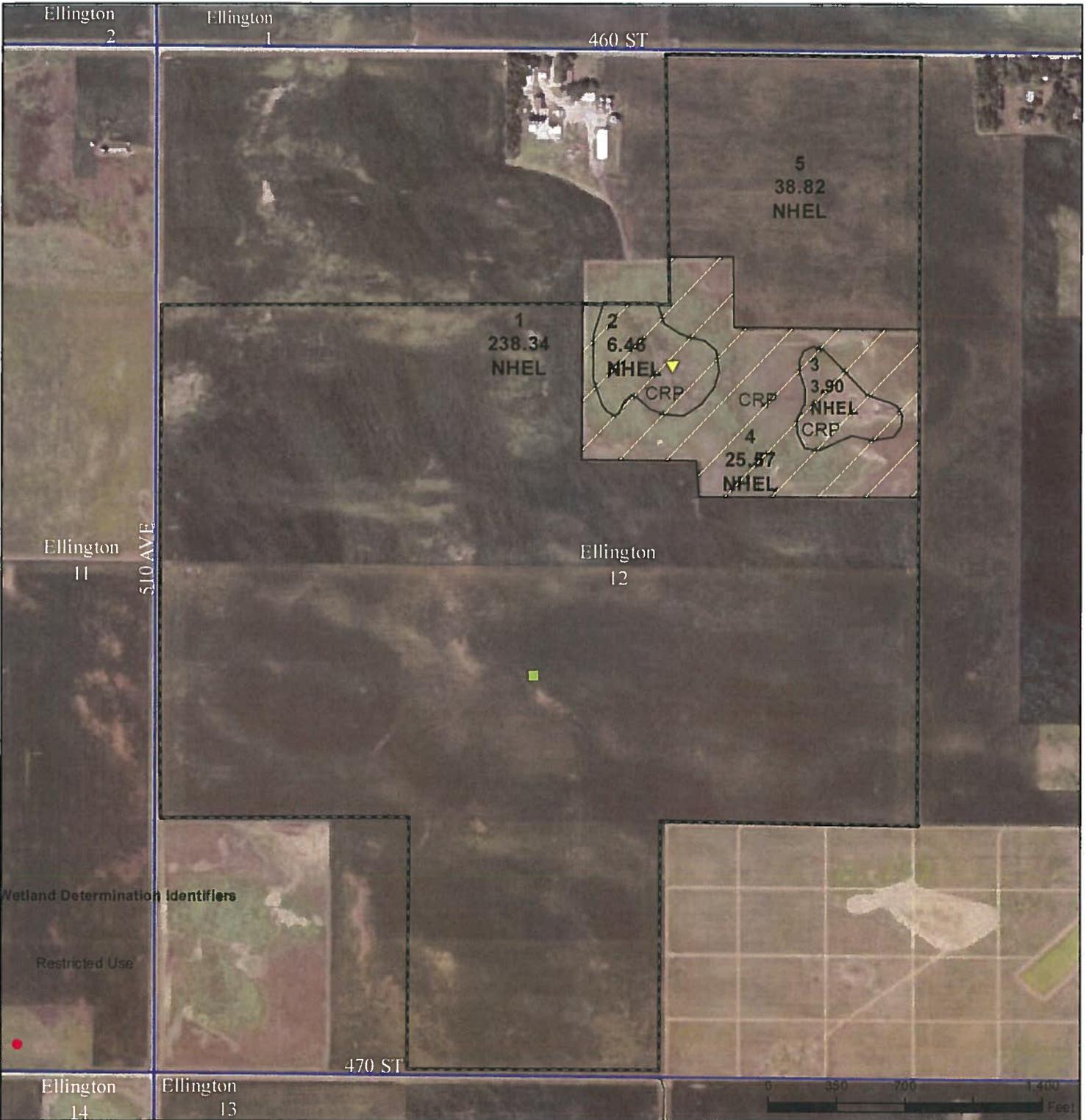
FSA Physical Location : IOWA/PALO ALTO

ANSI Physical Location : IOWA/PALO ALTO

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland



- Legend**
- Limited Restrictions
 - Non-Cropland
 - CRP
 - Iowa PLSS
 - Cropland Exempt from Conservation Provisions
 - Tract Boundary
 - Iowa Roads

2022 Program Year
 Map Created April 04, 2022
Farm 6478
Tract 5837

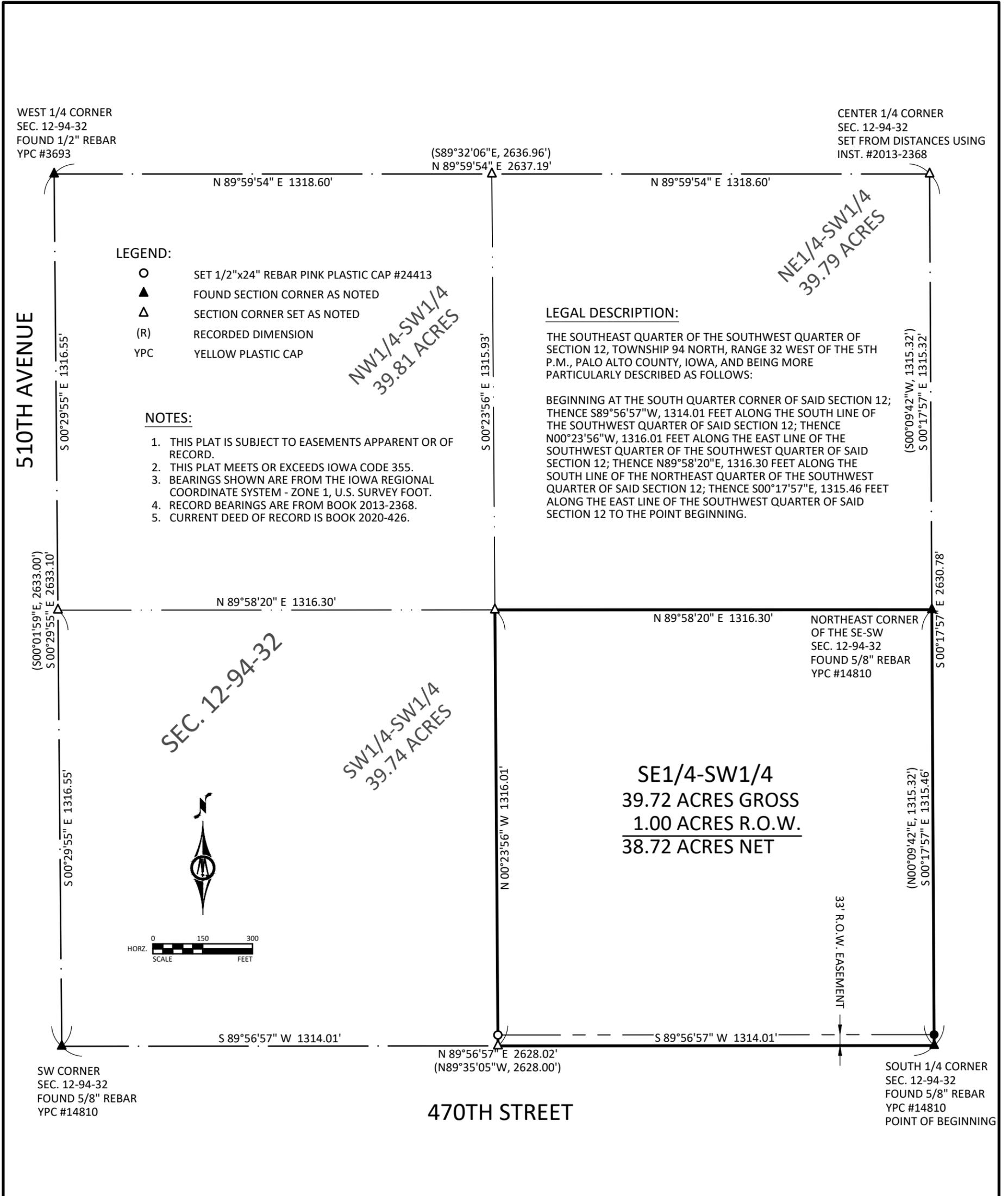
Tract Cropland Total: 313.09 acres

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USDA is an equal opportunity provider, employer, and lender.

INDEX LEGEND	
LOCATION	SE1/4-SW1/4 SECTION 12-94-32, PALO ALTO COUNTY, IA
REQUESTOR:	ALAN MCNEIL
PROPRIETOR:	WILLIAM ULRICH & ETAL.
SURVEYOR:	LUKE D. AHRENS, P.L.S. #24413
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	LUKE D. AHRENS, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515)-233-6100

FOR RECORDER USE ONLY



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I hereby certify that this land surveying document was prepared by me and the related field work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

LUKE D. AHRENS
24413

REG. NO. 24413 DATE: 12/31/2023

MY LICENSE RENEWAL DATE IS 12/31/2023

PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

PLAT OF SURVEY

THE SE1/4-SW1/4 OF SECTION 12-94-32, PALO ALTO COUNTY, IOWA

BOLTON & MENK

1519 BALTIMORE DRIVE
AMES, IOWA 50010
(515) 233-6100

SHEET
1
OF
1