



IBSK LAND AUCTION

NOVEMBER 16, 2023 @ 10 AM

Ruthven American Legion

1602 Main Street, Ruthven, IA

190.06 ACRES +/-

SECTION 32 OF LOST ISLAND TWP

PALO ALTO COUNTY, IA

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA



105 S State Street
Fairmont, MN 56031
507-238-4318

IBSK PROPERTY INFORMATION

SALE METHOD: These parcels of bare farmland will be offered for sale on our Multi Parcel Board Bidding system as follows:

Parcel 1- 76.49 +/- Deeded Acres x The Bid
Parcel 2- 113.57 +/- Deeded Acres x The Bid –
***Parcel 1 & 2 will be surveyed if sold to different buyers**

LEGAL DESCRIPTION 1: 76.49 +/- Deeded Acres located in the South ½ of the SE ¼ in Section 32, TWP 97N, Range 34W, Palo Alto County, IA
***Excepting 3.51 Acre Building Site**

TAX PARCEL ID 1: 280032004030 & 280032004040

BUILDINGS 1: None

REAL ESTATE TAXES 1: 2023 Ag Taxes = \$2,102.00

FSA INFORMATION 1:

Total Deeded Acres	=	76.49 +/- Acres
FSA Tillable Acres	=	72.34 +/- Acres
Corn Base Acres	=	72.20 +/- Acres
Corn PLC Yield	=	149.00 +/- Bushels
Soybean Base Acres	=	0.10 +/- Acres
Soybean PLC Yield	=	45.00 +/- Bushels
Total Base Acres	=	72.30 +/- Acres

PREDOMINANT SOILS 1: Nicollet Clay Loam, Clarion Loam & Webster Clay Loam

CPI PARCEL 1: CCR2= 85.7 *Excellent
***See Soils Map**

TOPOGRAPHY 1: Gently Rolling to Rolling
***See Topography Map**

DRAINAGE PARCEL 1: No Tile Maps

NRCS CLASSIFICATION 1: NHEL

WETLAND STATUS 1: Completed on 10-19-2010
***See Wetland Determination**

AUCTIONS – REAL ESTATE - APPRAISALS



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA



105 S State Street
Fairmont, MN 56031
507-238-4318

LEGAL DESCRIPTION 2: 113.57 +/- Deeded Acres located in the N ½ of SE ¼ and SW ¼ of NE ¼ in Section 32, TWP 97N, Range 34W, Palo Alto County, IA
***Excepting 6.43 Acre Building Site**

TAX PARCEL ID 2: 280032004020, 280032004010 & 280032001030

BUILDINGS 2: None

REAL ESTATE TAXES 2: 2023 Ag Taxes = \$2,688.00

FSA INFORMATION 2:

Total Deeded Acres	=	113.57 +/- Acres
FSA Tillable Acres	=	98.92 +/- Acres
Corn Base Acres	=	53.20 +/- Acres
Corn PLC Yield	=	149.00 +/- Bushels
Soybean Base Acres	=	45.70 +/- Acres
Soybean PLC Yield	=	45.00 +/- Bushels
Total Base Acres	=	98.90 +/- Acres

PREDOMINANT SOILS 2: Clarion Loam, Canisteo Clay Loam, Clarion Loam, Webster Clay Loam, Nicollet Clay & Storden Loam

CPI PARCEL 2: Crop Productivity Index = 73.80
***See Soils Map**

TOPOGRAPHY 2: Gently Rolling to Rolling
***See Topography Map**

DRAINAGE PARCEL 2: No Tile Maps

NRCS CLASSIFICATION 2: HEL

WETLAND STATUS 2: Wetland Determination Not Completed

LEASE STATUS 1-2: This farm is under lease for the 2023 crop year. Sellers will retain all of the 2023 farm rent. Farm is open to be farmed by the new buyer in 2024.

ORGANIC PRODUCTION: This farm is in organic production and has been Certified Organic for 3 years.

If there are any questions prior to the sale please call and thank you for looking! We hope to see you on auction day!

AUCTIONS – REAL ESTATE - APPRAISALS



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

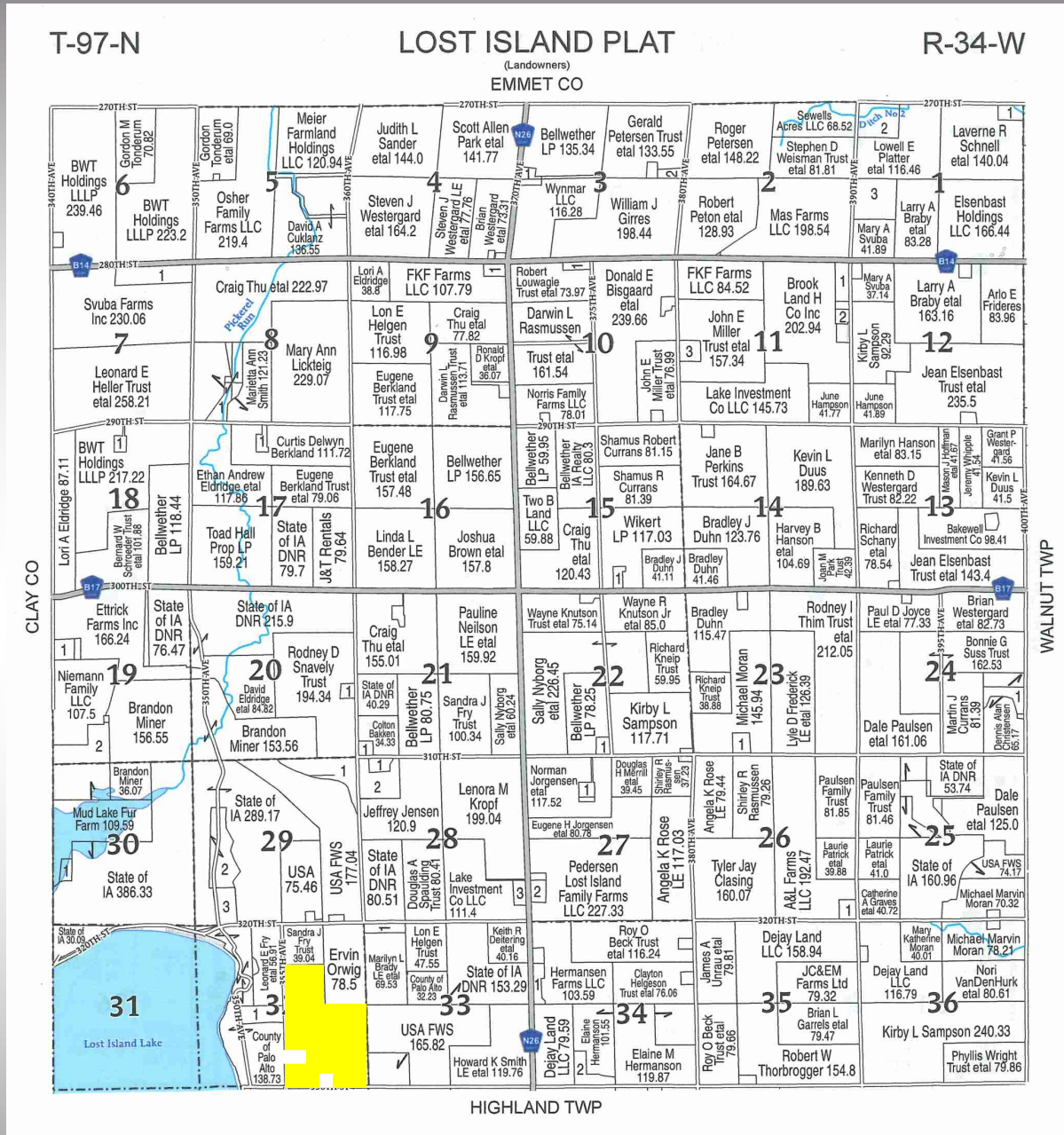
www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

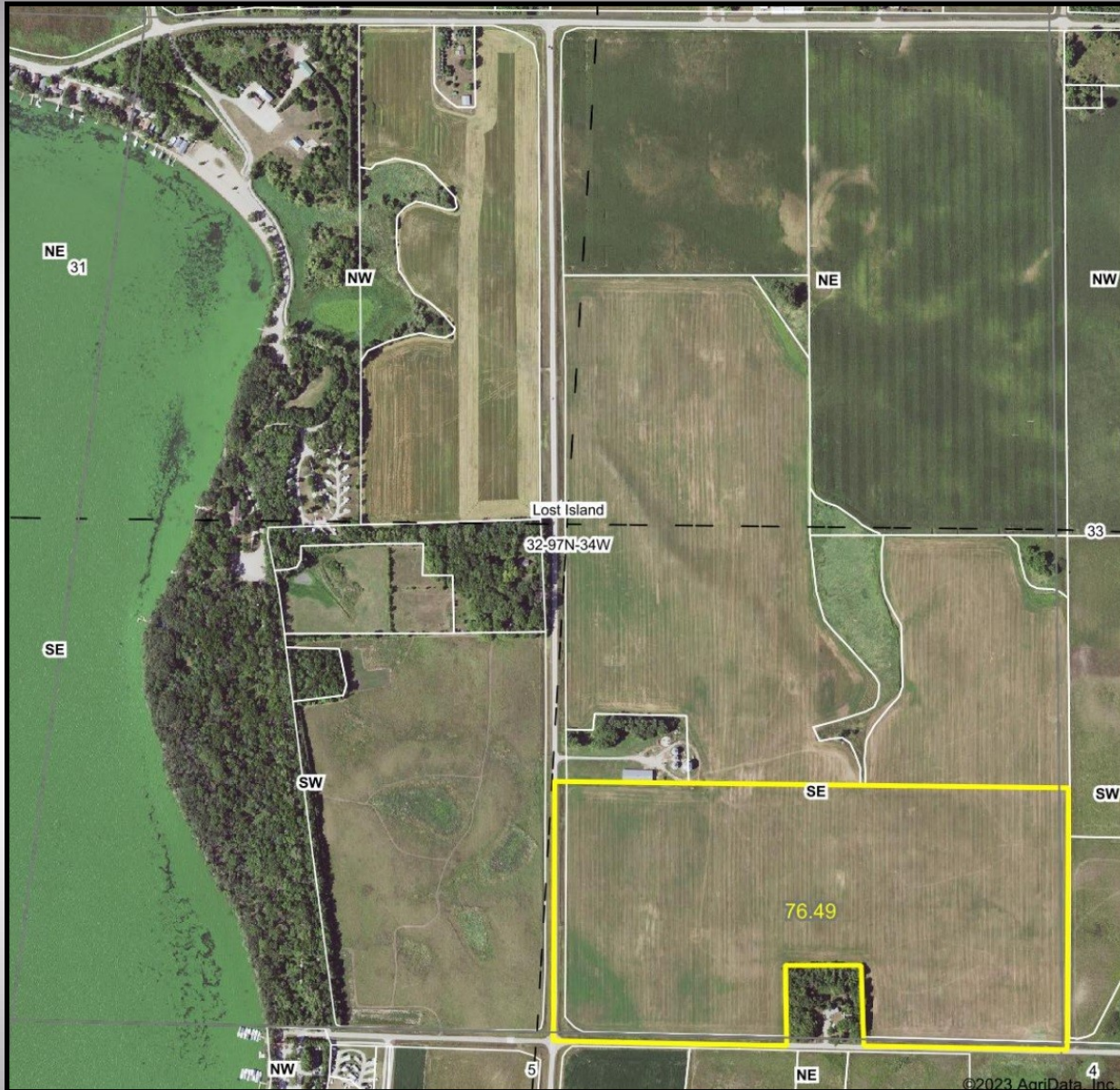
190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

PARCEL 1: 76.49 Acres



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

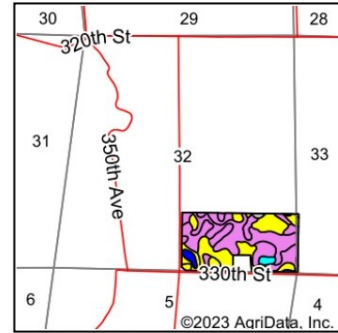
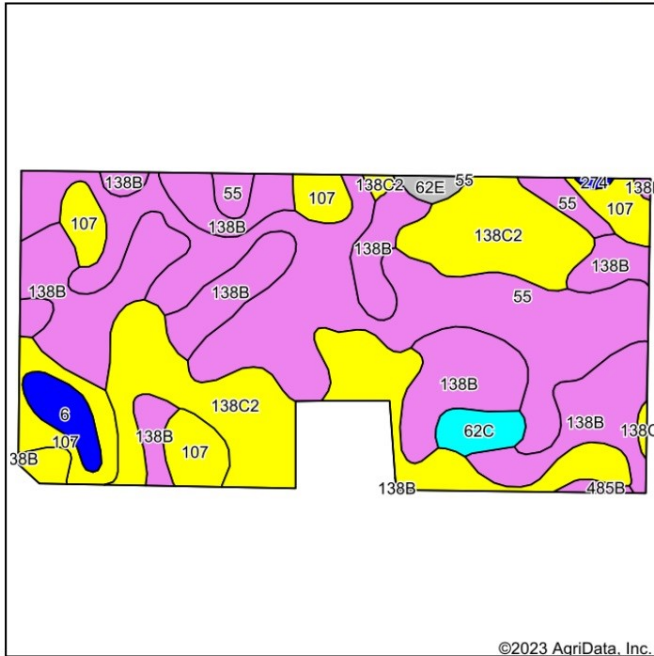
FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

PARCEL 1

Soils Map



State: Iowa
 County: Palo Alto
 Location: 32-97N-34W
 Township: Lost Island
 Acres: 72.34
 Date: 10/25/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA147, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
55	Nicollet clay loam, 1 to 3 percent slopes	22.10	30.6%		89
138B	Clarion loam, 2 to 6 percent slopes	21.65	29.9%		89
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	18.00	24.9%		83
107	Webster clay loam, 0 to 2 percent slopes	6.96	9.6%		86
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.44	2.0%		59
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	1.30	1.8%		64
62E	Storden loam, 10 to 22 percent slopes, moderately eroded	0.50	0.7%		32
485B	Spillville loam, 2 to 5 percent slopes	0.27	0.4%		88
274	Rolve silt loam, 0 to 1 percent slopes	0.12	0.2%		57
Weighted Average					85.7

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



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

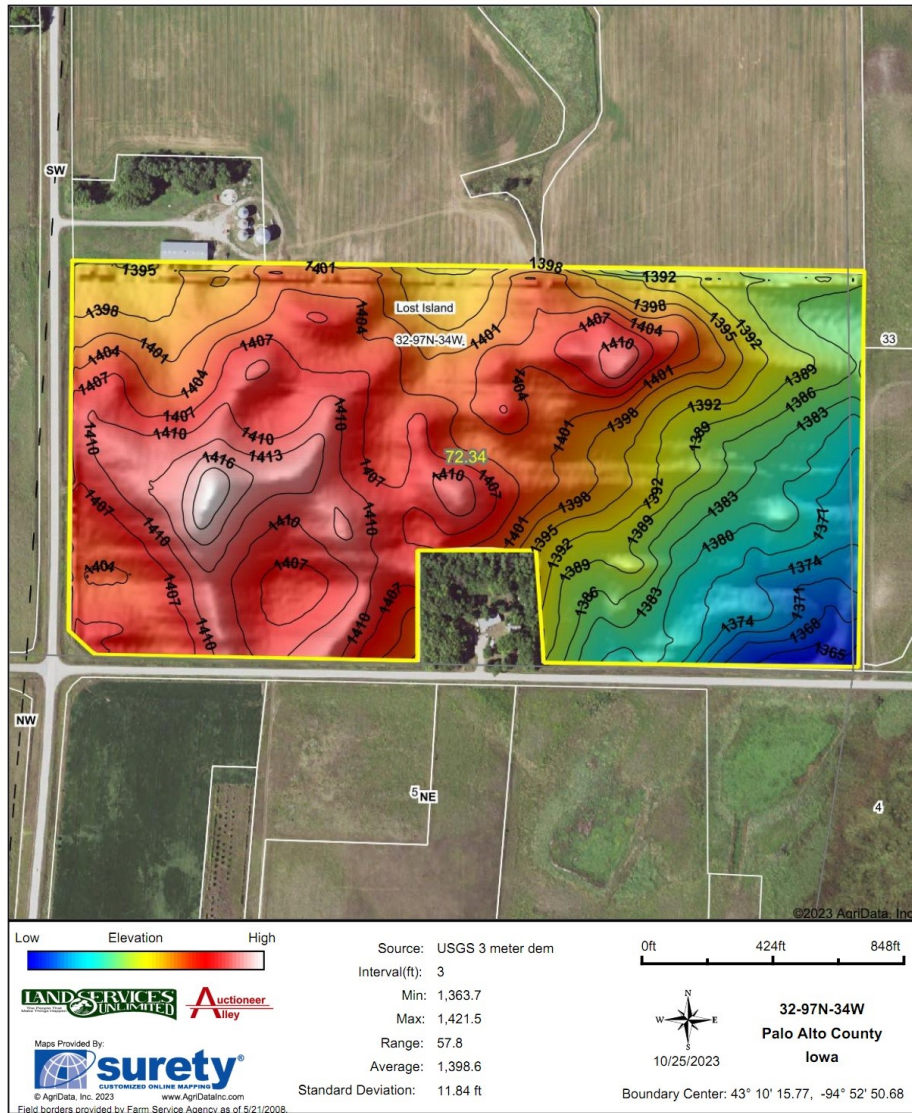
FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

PARCEL 1

Topography Hillshade



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

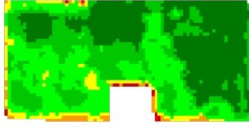
FARMLAND AUCTION

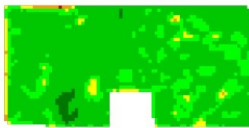
Thursday, November 16, 2023 @ 10:00 AM

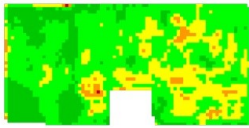


SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

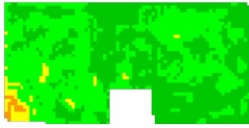

PARCEL 1 NDVI Map

Max NDVI Multi-year

 <small>©2023 AgriData, Inc.</small>	2023	Client: <input type="text"/>
	Std. Dev: 5.15 Max: 90	Farm: <input type="text"/>
	Mean: 82.17 Min: 53	Field: <input type="text"/>
	Crop: <input type="text"/>	Date: 10/25/2023 Acres: 72.34
Remarks		State: IA
		County: Palo Alto
		Location: 32-97N-34W
		Township: Lost Island
		Boundary Center: 43° 10' 15.77, -94° 52' 50.68

 <small>©2023 AgriData, Inc.</small>	2022	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">Low RELATIVE BIOMASS High</th> <th>Value</th> </tr> </thead> <tbody> <tr><td style="background-color: #008000;"></td><td>86 - 99</td></tr> <tr><td style="background-color: #00FF00;"></td><td>81 - 85</td></tr> <tr><td style="background-color: #90EE90;"></td><td>76 - 80</td></tr> <tr><td style="background-color: #FFFF00;"></td><td>71 - 75</td></tr> <tr><td style="background-color: #FFA500;"></td><td>66 - 70</td></tr> <tr><td style="background-color: #FF0000;"></td><td>61 - 65</td></tr> <tr><td style="background-color: #FF69B4;"></td><td>51 - 60</td></tr> <tr><td style="background-color: #FF00FF;"></td><td>41 - 50</td></tr> <tr><td style="background-color: #800080;"></td><td>21 - 40</td></tr> <tr><td style="background-color: #0000FF;"></td><td>1 - 20</td></tr> <tr><td style="background-color: #000000;"></td><td>0 - 0</td></tr> </tbody> </table>	Low RELATIVE BIOMASS High	Value		86 - 99		81 - 85		76 - 80		71 - 75		66 - 70		61 - 65		51 - 60		41 - 50		21 - 40		1 - 20		0 - 0
	Low RELATIVE BIOMASS High		Value																							
			86 - 99																							
			81 - 85																							
	76 - 80																									
	71 - 75																									
	66 - 70																									
	61 - 65																									
	51 - 60																									
	41 - 50																									
	21 - 40																									
	1 - 20																									
	0 - 0																									
Std. Dev: 2.77 Max: 88	Soils Weighted Average CSR2: 85.7																									
Mean: 81.69 Min: 65																										
Crop: Corn - 100%	Elevation (feet) Min: 1,363.7 Max: 1,421.5 Range: 57.8 Mean: 1,398.6 Std Dev: 11.8																									
Remarks																										

 <small>©2023 AgriData, Inc.</small>	2021	 
	Std. Dev: 3.34 Max: 84	
	Mean: 77.43 Min: 64	
	Crop: Oats - 99% Grassland/Pasture - 1%	
Remarks		

 <small>©2023 AgriData, Inc.</small>	2020	 <small>© AgriData, Inc. 2023 www.AgriDataInc.com</small>
	Std. Dev: 2.01 Max: 83	
	Mean: 80.01 Min: 68	
	Crop: Corn - 97% Soybeans - 2%	
Remarks		



AUCTIONEERS AND SALES STAFF

- DUSTYN HARTUNG 507-236-7629
- LEAH HARTUNG 507-236-8786
- KEVIN KAHLER 507-920-8060
- ALLEN, RYAN & CHRIS KAHLER
- DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

PARCEL 1 FSA Map



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

PARCEL 1 FSA Information

Tract Number : 4536
Description : S2 SE4 32 97 34
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 :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
72.34	72.34	72.34	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	72.34	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	72.20	0.00	149
Soybeans	0.10	0.00	45
TOTAL	72.30	0.00	



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com


190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

Wetland Determination

	United States Department of Agriculture	Natural Resources Conservation Service	NRCS-CPA-026E 9/2000
---	--	---	-------------------------

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address:		Request Date:	10/8/10	County:	Palo Alto
Agency or Person Requesting Determination:	FSA	Tract No.:	4536	FSA Farm No.:	5020

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?

Are there highly erodible soil map units on this farm?

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Aeres	Determination Date

The Highly Erodible Land determination was completed in the _____.

Section II - Wetlands

Are there hydric soils on this farm? Y

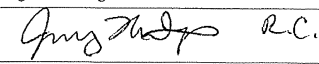
Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)**	Aeres	Determination Date	Certification Date
1	PC		72.3	10-19-10	10-19-10

The wetland determination was completed in the _____ office. It was mailed to the person on 10-20-10.

Remarks: Entire tract is Prior Converted (PC)

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
 R.C.	10/28/10

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.



AUCTIONEERS AND SALES STAFF

- DUSTYN HARTUNG 507-236-7629
- LEAH HARTUNG 507-236-8786
- KEVIN KAHLER 507-920-8060
- ALLEN, RYAN & CHRIS KAHLER
- DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

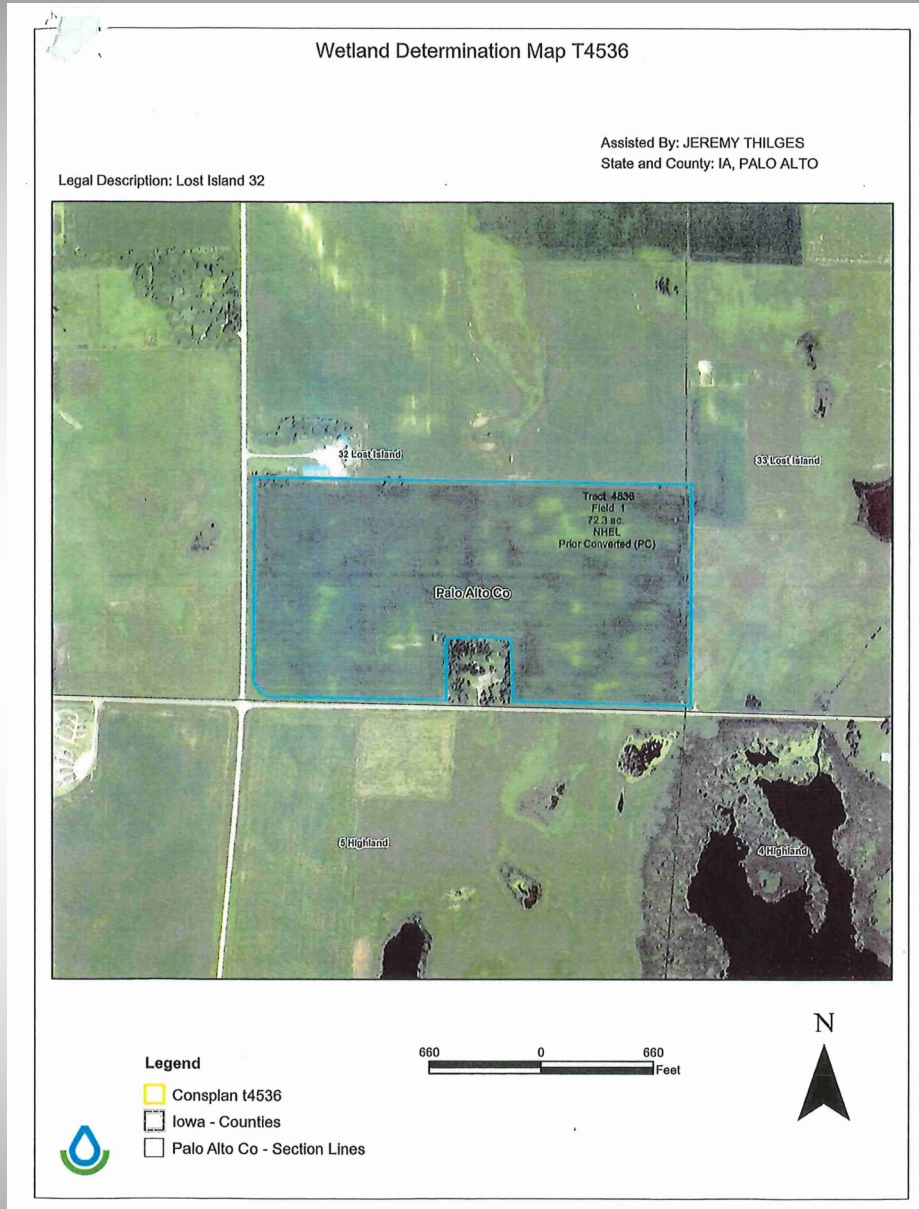
www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA **FARMLAND AUCTION**

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

Wetland Determination Map



LAND SERVICES UNLIMITED
The People That Make Things Happen

Auctioneer Alley

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

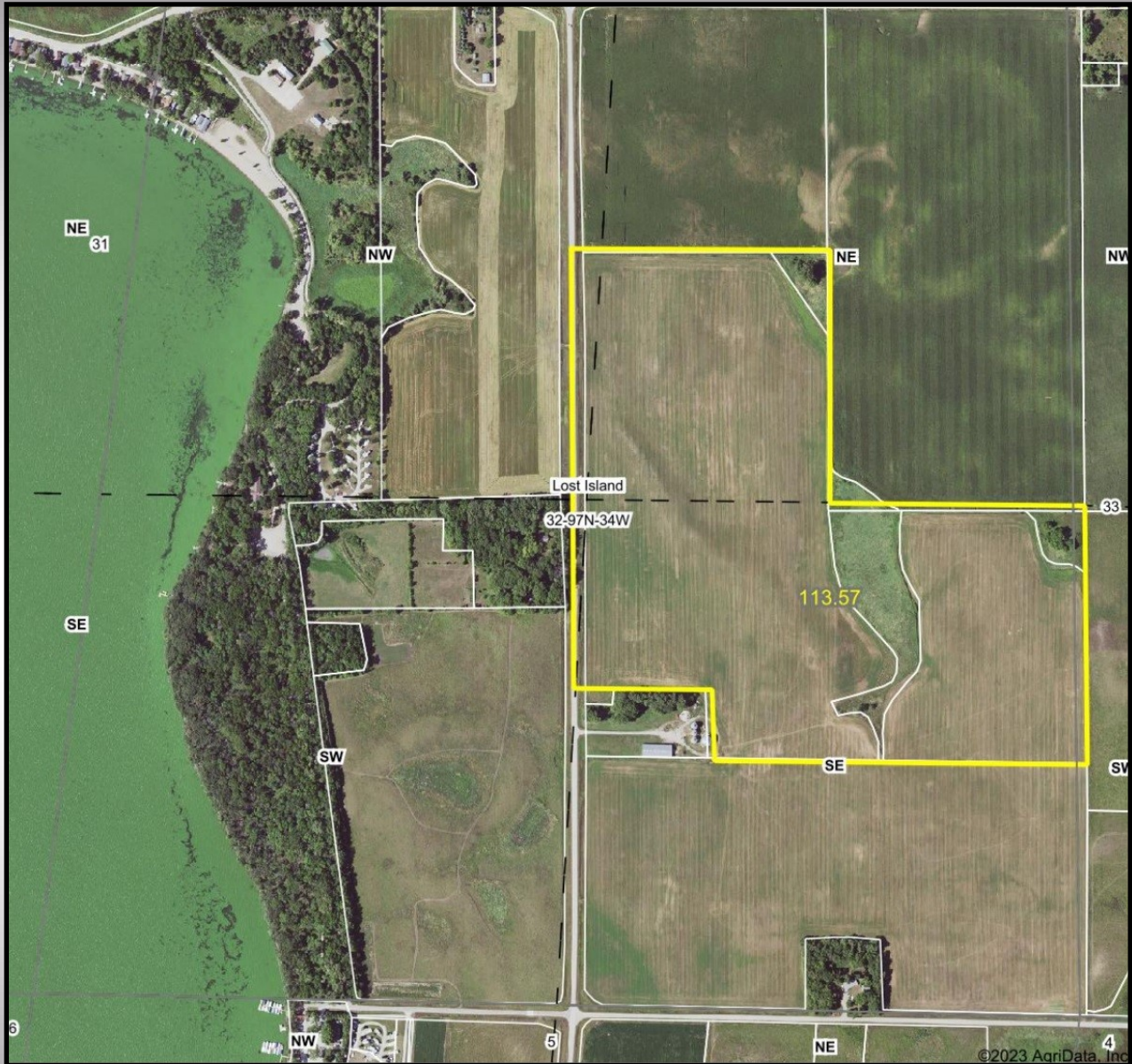
190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

PARCEL 2: 113.57 Acres



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

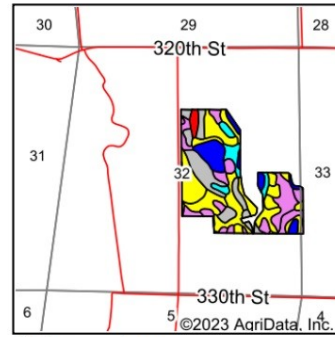
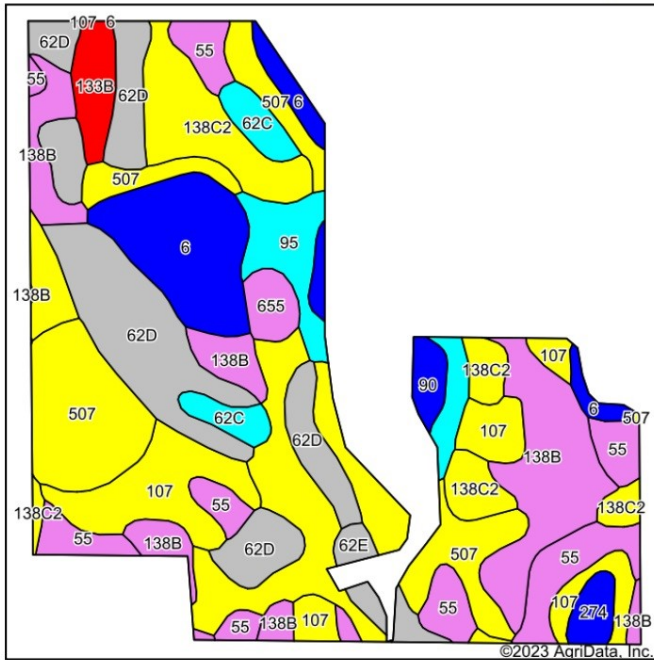
FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

PARCEL 2

Soils Map



State: Iowa
 County: Palo Alto
 Location: 32-97N-34W
 Township: Lost Island
 Acres: 97.18
 Date: 10/25/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA147, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	15.09	15.5%		41
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	14.67	15.1%		83
507	Canisteo clay loam, 0 to 2 percent slopes	14.38	14.8%		84
138B	Clarion loam, 2 to 6 percent slopes	11.85	12.2%		89
107	Webster clay loam, 0 to 2 percent slopes	10.36	10.7%		86
55	Nicollet clay loam, 1 to 3 percent slopes	8.71	9.0%		89
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.32	8.6%		59
95	Harps clay loam, 0 to 2 percent slopes	4.16	4.3%		72
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	2.31	2.4%		64
133B	Colo silty clay loam, 2 to 4 percent slopes	2.01	2.1%		80
62E	Storden loam, 10 to 22 percent slopes, moderately eroded	1.46	1.5%		32
90	Okoboji mucky silt loam, 0 to 1 percent slopes	1.45	1.5%		55
655	Crippin loam, 1 to 3 percent slopes	1.32	1.4%		91
274	Rolfe silt loam, 0 to 1 percent slopes	1.09	1.1%		57
Weighted Average					73.8



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

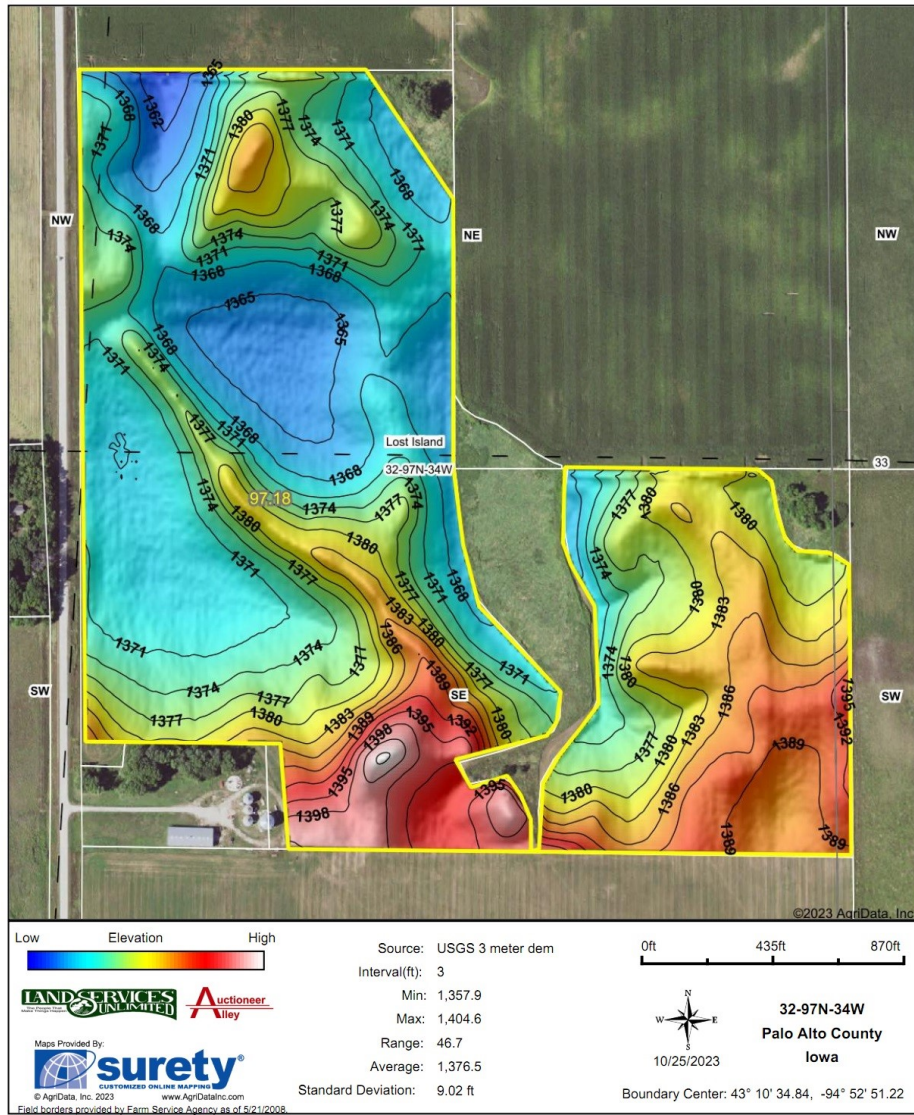
FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

PARCEL 2

Topography Hillshade



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

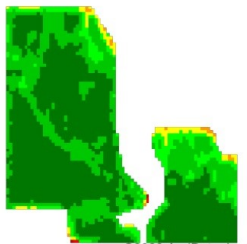
FARMLAND AUCTION

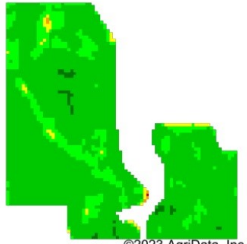
Thursday, November 16, 2023 @ 10:00 AM

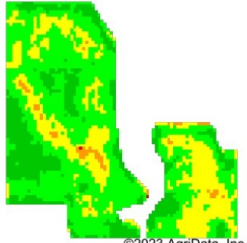
SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

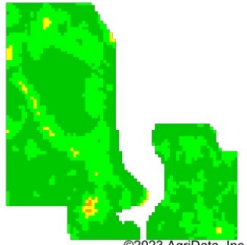
PARCEL 2 NDVI Map

Max NDVI Multi-year

	2023		Client: <input type="text"/>
	Std. Dev: 3.85	Max: 90	Farm: <input type="text"/>
	Mean: 84.83	Min: 54	Field: <input type="text"/>
	Crop: <input type="text"/>		Date: 10/25/2023
Remarks: <input type="text"/>		Acre: 97.18	
		State: IA	
		County: Palo Alto	
		Location: 32-97N-34W	
		Township: Lost Island	
		Boundary Center: 43° 10' 34.84, -94° 52' 51.22	

	2022		<table border="1"> <tr><th colspan="2">Low RELATIVE BIOMASS High</th></tr> <tr><td style="background-color: #008000;"></td><td>86 - 99</td></tr> <tr><td style="background-color: #00FF00;"></td><td>81 - 85</td></tr> <tr><td style="background-color: #90EE90;"></td><td>76 - 80</td></tr> <tr><td style="background-color: #FFFF00;"></td><td>71 - 75</td></tr> <tr><td style="background-color: #FFD700;"></td><td>66 - 70</td></tr> <tr><td style="background-color: #FF4500;"></td><td>61 - 65</td></tr> <tr><td style="background-color: #FF0000;"></td><td>51 - 60</td></tr> <tr><td style="background-color: #FF00FF;"></td><td>41 - 50</td></tr> <tr><td style="background-color: #FF00FF;"></td><td>21 - 40</td></tr> <tr><td style="background-color: #0000FF;"></td><td>1 - 20</td></tr> <tr><td style="background-color: #000000;"></td><td>0 - 0</td></tr> </table>	Low RELATIVE BIOMASS High			86 - 99		81 - 85		76 - 80		71 - 75		66 - 70		61 - 65		51 - 60		41 - 50		21 - 40		1 - 20		0 - 0
	Low RELATIVE BIOMASS High																										
		86 - 99																									
		81 - 85																									
	76 - 80																										
	71 - 75																										
	66 - 70																										
	61 - 65																										
	51 - 60																										
	41 - 50																										
	21 - 40																										
	1 - 20																										
	0 - 0																										
Std. Dev: 2.37	Max: 87																										
Mean: 82.46	Min: 65																										
Crop: Corn - 98%																											
Grassland/Pasture - 2%																											
Remarks: <input type="text"/>																											

	2021		<p>Soils Weighted Average</p> <p>CSR2: 73.8</p> <p>Elevation (feet)</p> <p>Min: 1,357.9</p> <p>Max: 1,404.6</p> <p>Range: 46.7</p> <p>Mean: 1,376.5</p> <p>Std Dev: 9.0</p>
	Std. Dev: 3.21	Max: 84	
	Mean: 77.53	Min: 64	
	Crop: Oats - 97%		
Herbaceous Wetlands - 2%			
Remarks: <input type="text"/>			

	2020		<p>LAND SERVICES UNLIMITED Auctioneer Alley</p> <p>Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgridataInc.com</p>
	Std. Dev: 1.73	Max: 84	
	Mean: 80.58	Min: 67	
	Crop: Corn - 98%		
Other Hay/Non Alfalfa - 1%			
Remarks: <input type="text"/>			



AUCTIONEERS AND SALES STAFF

- DUSTYN HARTUNG 507-236-7629
- LEAH HARTUNG 507-236-8786
- KEVIN KAHLER 507-920-8060
- ALLEN, RYAN & CHRIS KAHLER
- DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

PARCEL 2 FSA Map



AUCTIONEERS AND SALES STAFF

- DUSTYN HARTUNG 507-236-7629
- LEAH HARTUNG 507-236-8786
- KEVIN KAHLER 507-920-8060
- ALLEN, RYAN & CHRIS KAHLER
- DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com


190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

PARCEL 2 FSA Information

IOWA PALO ALTO Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6218 Prepared : 9/12/23 2:47 PM CST Crop Year : 2023					
Tract 48 Continued ...							
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	98.92	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	53.20	0.00	149				
Soybeans	45.70	0.00	45				
TOTAL	98.90	0.00					



AUCTIONEERS AND SALES STAFF

- DUSTYN HARTUNG 507-236-7629
- LEAH HARTUNG 507-236-8786
- KEVIN KAHLER 507-920-8060
- ALLEN, RYAN & CHRIS KAHLER
- DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com


190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

FSA Information Parcel 1 & 2

IOWA PALO ALTO Form: FSA-156EZ <small>See Page 3 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6218 Prepared : 9/12/23 2:47 PM CST Crop Year : 2023
--	---	---

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-147-2013-23
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
185.59	171.26	171.26	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	171.26	0.00		0.00	0.00	0.00	0.00	

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	125.40	0.00	149	0
Soybeans	45.80	0.00	45	0
TOTAL	171.20	0.00		

NOTES

Tract Number : 48
Description : A4; SW4 NE4, N2 SE4 32 97 34
FSA Physical Location : IOWA/PALO ALTO
ANSI Physical Location : IOWA/PALO ALTO
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
113.25	98.92	98.92	0.00	0.00	0.00	0.00	0.0



AUCTIONEERS AND SALES STAFF

- DUSTYN HARTUNG 507-236-7629
- LEAH HARTUNG 507-236-8786
- KEVIN KAHLER 507-920-8060
- ALLEN, RYAN & CHRIS KAHLER
- DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

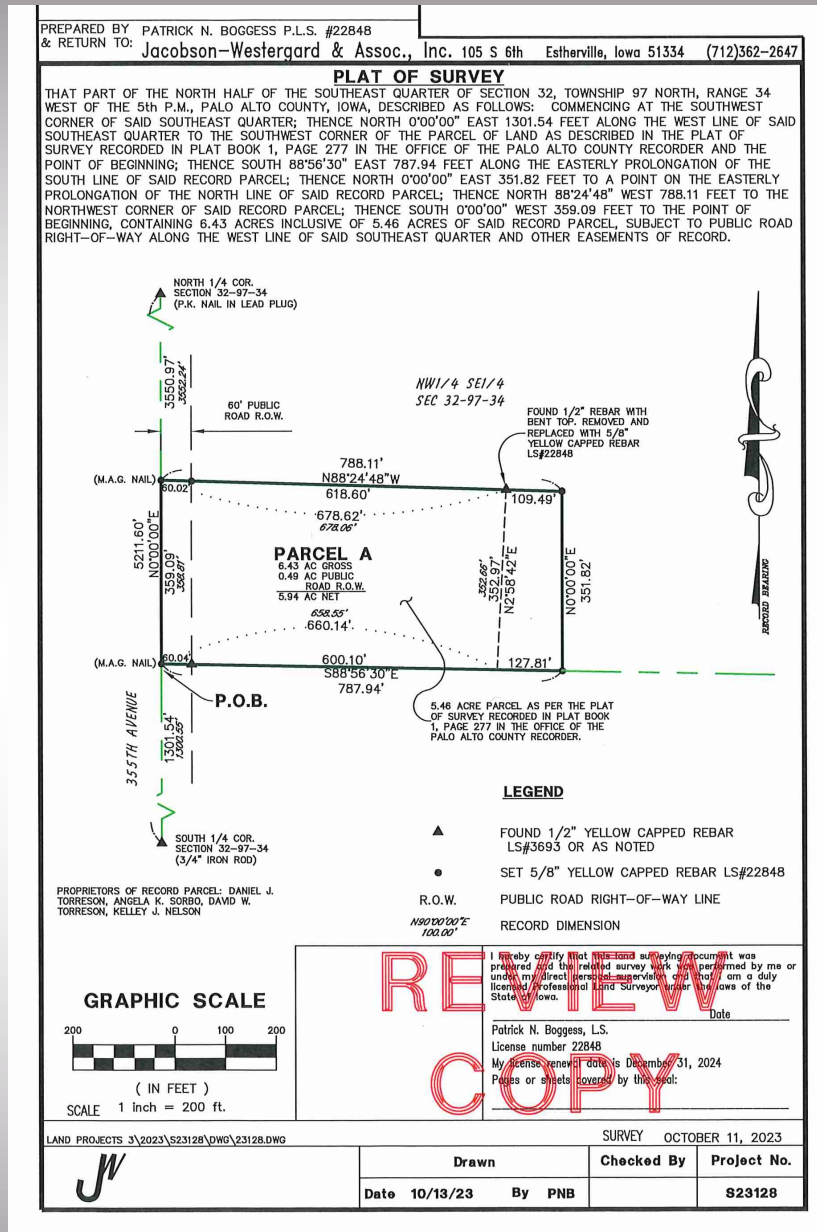
190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

PARCEL 2 Building Site Survey



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA



105 S State Street
Fairmont, MN 56031
507-238-4318

AUCTION INFORMATION

AGENCY: Auctioneer Alley & Land Services Unlimited+ and its agents represent the seller.

TERMS: The IBSK Farm will be offered for sale as two parcels on our multi parcel board bidding system on sale day. Parcel 1 76.49 +/- Deeded Acres and Parcel 2 113.57 +/- Deeded Acres x The Bid. All bidders must register for a bidding number prior to bidding on sale day. 10% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before December 28, 2023 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and down payment is NON-REFUNDABLE. The property is being sold subject to a 2023 crop lease. Seller will retain all 2023 land rent. Real estate taxes will be prorated to December 31, 2023. All real estate taxes thereafter to be paid by buyer. Any appraisal or loan fees are buyer's obligation. Any statements made at the auction may take precedence over any printed information. This sale is subject to the seller's approval.

CONDITIONS: The property is being sold AS IS-WHERE IS. The information provided in this brochure is deemed reliable, but the auctioneer makes no guarantees as to its accuracy. It is the interested bidder's obligation to inspect the property prior to their purchase of it and to rely on their own conclusions. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer.

CONTRACTS & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a purchase agreement/ real estate contract and provide funds for the earnest money to be deposited with the real estate company or sellers designated escrow agent the day of the sale. The seller will provide an updated abstract or owners title insurance policy and clear title at their expense.

ONLINE BIDDING INFORMATION:

To bid online go to auctioneeralley.com and click on the auction you would like to bid on or download our mobile app on your smart phone or tablet.

Click the bid now button to enter the sale of your choice.

Click register to bid to be allowed to bid and sign in with your username and password.

If you do not have a user account, please make one prior to the auction or you won't be allowed to bid.

If you need help, please feel free to contact Dustyn Hartung prior to the sale 507-236-7629.

For those that can't attend sale day and aren't able to bid online, please make arrangements with sales staff 24 hours ahead of the auction to bid by phone.

AUCTIONS – REAL ESTATE - APPRAISALS



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA

NOTES



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA



105 South State Street, Fairmont, MN 56031 • 507-238-4318 • www.landservicesunlimited.com



ALLEN KAHLER
MNIA REAL ESTATE BROKER &
MNIA CERTIFIED GENERAL APPRAISER
507-841-1564
AUCTIONEERALLEY@GMAIL.COM



KEVIN KAHLER
MNIA REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-920-8060
AUCTIONEERALLEY@GMAIL.COM
K.KAHLER@HOTMAIL.COM



LEAH HARTUNG
MNIA REAL ESTATE BROKER &
MNIA CERTIFIED GENERAL APPRAISER
507-236-8786
LEAH@AUCTIONEERALLEY.COM



DUSTYN HARTUNG
MNIA REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-236-7629
DUSTYN@AUCTIONEERALLEY.COM



DOUG WEDEL
MN REAL ESTATE SALESMAN &
MN APPRAISER &
LICENSED AUCTIONEER
507-236-4255
AUCTIONEERALLEY@GMAIL.COM
WEDELAUCTION@GMAIL.COM



CHRIS KAHLER
MN REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-230-6006
AUCTIONEERALLEY@GMAIL.COM
CKAHL_3@HOTMAIL.COM



RYAN KAHLER
LICENSED AUCTIONEER
507-227-8528
AUCTIONEERALLEY@GMAIL.COM
RKAHL_3@HOTMAIL.COM



WWW.LANDSERVICESUNLIMITED.COM

Acreages - Commercial - Farm Land - Recreational



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com