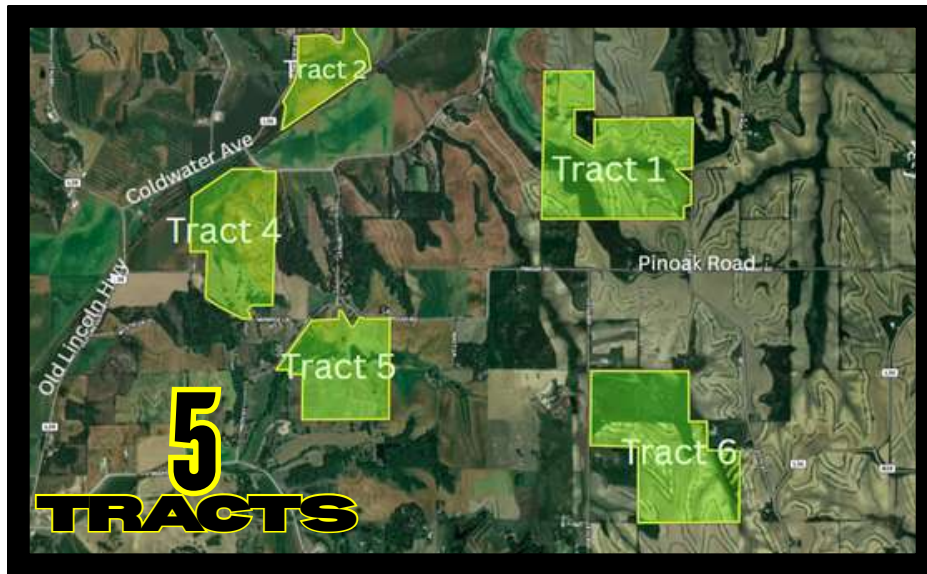


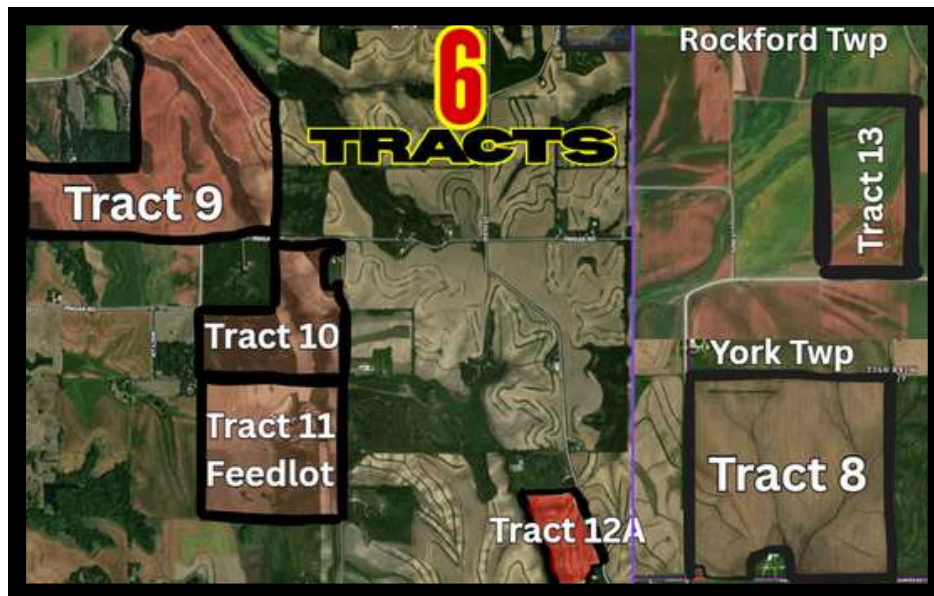
**LARSON WONDER VALLEY/LARSON WONDER RIDGE**  
**TIMED ONLINE LAND AUCTION**  
**1699.38 ACRES M/L POTTAWATTAMIE CO, IA**  
**HAZEL DELL, BOOMER, YORK, ROCKFORD TOWNSHIPS**

**Monday**  
January 5th  
10AM  
All tracts open



**Friday**  
January 9th  
Staggered  
closing

**Monday**  
January 12th  
10AM  
All Tracts Open



**Friday**  
January 16th  
Staggered  
Closing  
10AM-3PM



**Contact Ed Spencer, Broker**  
**402-510-FARM**



**Spencer Groups, INC - 322 E. 7<sup>th</sup> St - Logan, IA 51546**  
**712-644-2151 - office**  
**WWW.SPENCERGROUPS.COM**



**LARSON WONDER VALLEY/LARSON WONDER RIDGE**  
**TIMED ONLINE LAND AUCTION**  
**873.74 ACRES M/L POTTAWATTAMIE CO, IA**  
**HAZEL DELL & BOOMER TOWNSHIPS**

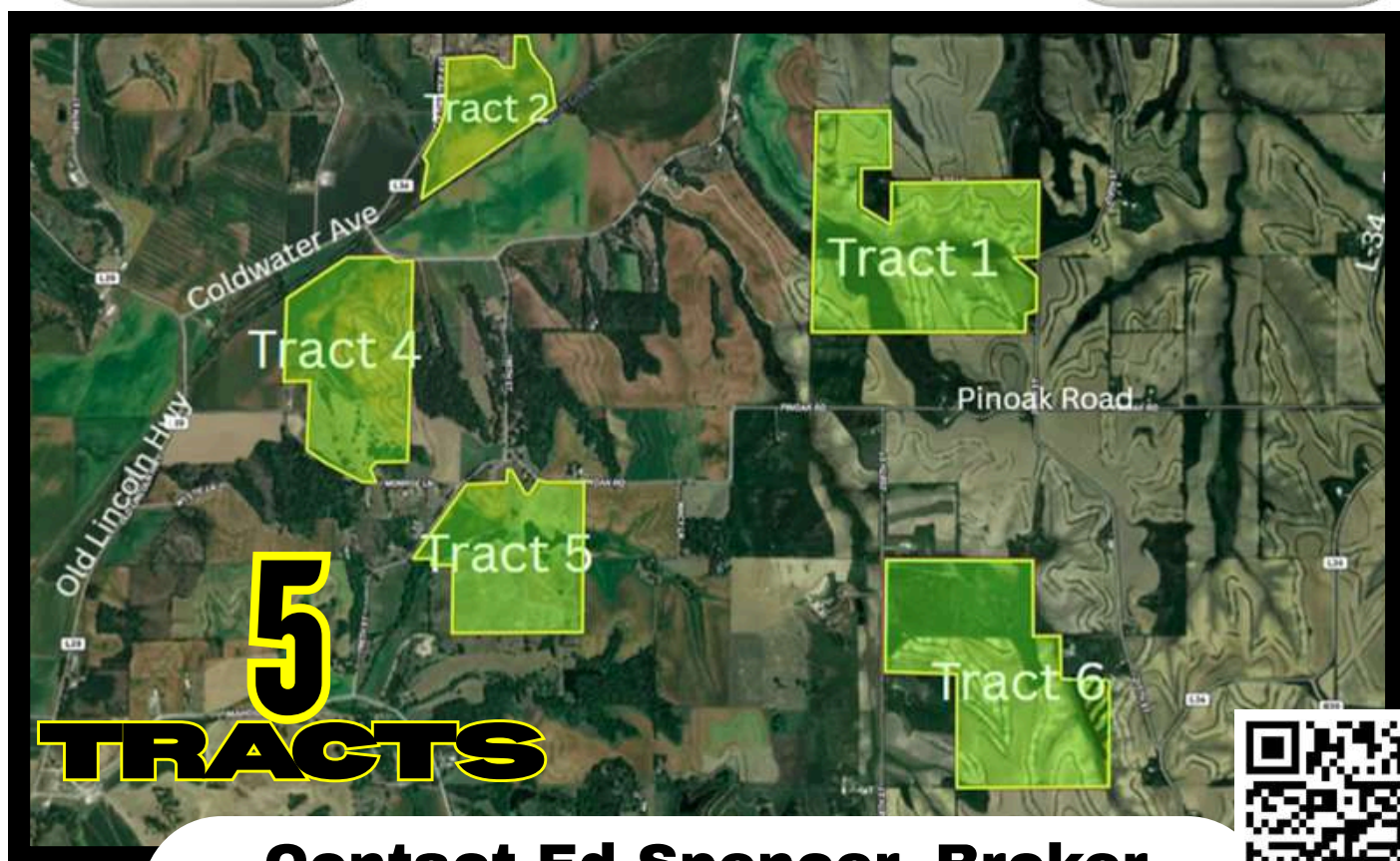
**Monday**

**January 5th**  
**10AM**  
**All tracts open**



**Friday**

**January 9th**  
**Staggered**  
**closing**



**Contact Ed Spencer, Broker**  
**402-510-FARM**



**Spencer Groups, INC - 322 E. 7<sup>th</sup> St - Logan, IA 51546**  
**712-644-2151 - office**  
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# **AUCTION TERMS**

**Each auction will open at 10am on January 5<sup>th</sup>, 2026**

**Auctions will close on a staggered schedule as follows on January 9<sup>th</sup>, 2026**

- **Tract 1: Bidding concludes at 10am with a soft closing**
- **Tract 2: Bidding concludes at 11am with a soft closing**
- **Tract 4: Bidding concludes at 12 Noon with a soft closing**
- **Tract 5: Bidding concludes at 1pm with a soft closing**
- **Tract 6: Bidding concludes at 2pm with a soft closing.**

**Your bid is not subject to financing or any other contingencies.**

**Seller has the right to accept or reject the final bid by 5pm January 9th, 2026.**

**Interested parties to register for the auction at [www.spencergroups.com](http://www.spencergroups.com) and submit a bank letter of creditworthiness to the Spencer Groups office by contacting 712-644-2151.**

If the final bid is accepted, buyer of each tract to place a 10% non-refundable earnest deposit in the Telpner Peterson Trust Account, where it will be held until closing. Seller will provide an updated abstract on each tract. Buyer to provide a title opinion rendered by the attorney of the buyers choice, at the buyers expense. Each party will be responsible for normal closing costs associated with closing a real estate transaction.

Closing on each tract will be on or before February 9th, 2026.

Seller has terminated the 2025 tenant. Seller retains 100% of the 2025 cash rent. Buyers will receive full possession and full farming rights on March 1, 2026.

**AGENCY:** Spencer Groups, INC/Ed Spencer Real Estate/Farms America, INC, its agents and its associates, are agents for, and represent the SELLERS in this transaction. All bidders will be considered customers, not clients.

**Larson Wonder Valley/Larson Wonder Ridge, Owners**

**Ed Spencer, Broker, Auctioneer - 402-510-3276 for more information**

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# **TRACT 1 - 260.84 Taxable Acres M/L**

## **Sections 3 and 4 Hazel Dell Township**

**Bidding Opens 1/5/2026 @ 10am - Bidding Closes 1/9/2026 @ 10am**

**Directions to the Farm:** From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 2 miles, then North on 215th Street ¼ mile. Farm begins ¼ mile North of the intersection of 215th and Pinoak on the East side of the road.

**Brief Legal:** Part NWNE except E 520' S 320'; The NE ¼ except part SWNE all in Section 4 and the SW ¼ NW ¼ and part NW ¼ SW ¼ all in Section 3, Township 76, Range 43, Pottawattamie Co, Iowa. Tax Parcels: 764304200001; 764304200004; 764304400001; 764304200005; 764304400002; 764303100003; 764303300001.

### **FSA Info: 215.69 Cropland Acres**

Farm# 3626 Tract 681: 122.29 FSA Cropland Acres

Farm# 4599 Tract 690: 93.40 FSA Cropland Acres

There are maintenance contracts with NRCS on this farm. Contact office for contract copies.

**CSR2:** Estimated 53.2 on tillable acres per Surety Maps

**Taxes:** \$7420.00



**Method of Auction:** 260.84 acres x the bid

**Classic Pottawattamie County hill farm with well-executed terracing. Includes several timber draws that could prove highly attractive for hunting whitetail deer and turkey.**

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**712-644-2151 - office**

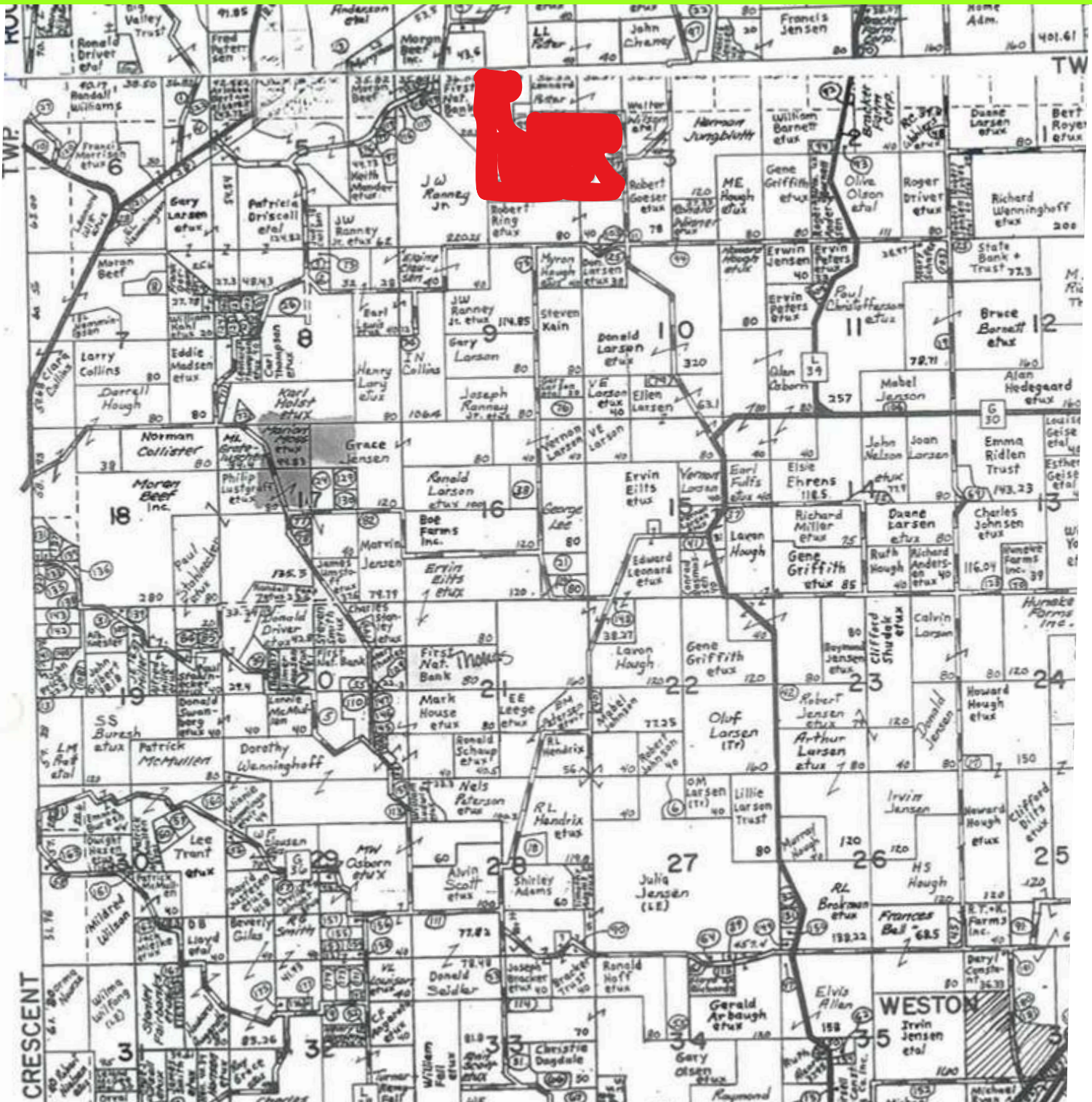
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# TRACT 1 - Plat Map

260.84 Taxable Acres m/l



Spencer Groups, INC - 322 E. 7<sup>th</sup> St - Logan, IA 51546

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# TRACT 1 - FSA Info

260.84 Taxable Acres m/l



**Legend**  
Non-Cropland    CRP    Iowa PLSS  
Cropland    Tract Boundary    Iowa Roads

**Wetland Determination Identifiers**

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Determination

Tract Cropland Total: 122.29 acres

2025 Program Year

Map Created April 17, 2025

Farm 3626

Tract 681

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# TRACT 1 - FSA Info

260.84 Taxable Acres m/l



## Legend

Non-Cropland    CRP    Ina PLSS  
Cropland    Tract Boundary    Ina Roads

## Wetland Determination Identifiers

● Restricted Use  
▼ Limited Restrictions  
Exempt from Contamination

Tract Cropland Total: 93.40 acres

2025 Program Year

Map Created March 26, 2025

Farm 4599

Tract 690

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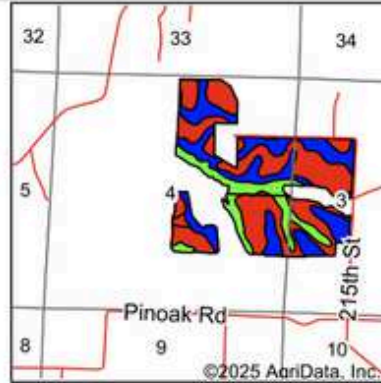
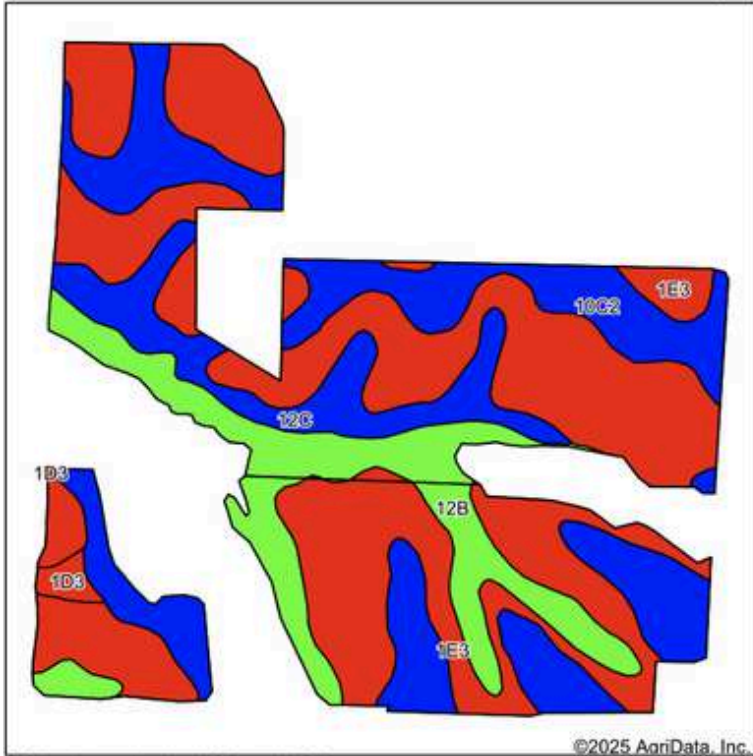




# TRACT 1 - Soil Map

260.84 Taxable Acres m/l

Soils Map



State: Iowa  
County: Pottawattamie  
Location: 4-76N-43W  
Township: Hazel Dell  
Acres: 211.71  
Date: 10/24/2025

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

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Area Symbol: IA155, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	105.01	49.5%	Red	Ive	97.6	28.3	18	30	54
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	54.37	25.7%	Blue	IIle	211.2	61.2	86	63	76
12B	Napier silt loam, 2 to 5 percent slopes	32.35	15.3%	Green	Ile	230.4	66.8	93	77	89
12C	Napier silt loam, 5 to 9 percent slopes	18.33	8.7%	Blue	IIle	214.4	62.2	89	62	87
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.65	0.8%	Red	IIle	126.4	36.7	32	40	58
Weighted Average					3.34	157.4	45.6	53.2	48.5	*n 67.9

\*\*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

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# **TRACT 2 - 75.05 Taxable Acres M/L**

**Section 32 Boomer & Section 5 Hazel Dell Township**

**Bidding Opens 1/5/2026 @ 10am - Bidding Closes 1/9/2026 @ 11am**

**Directions to the Farm:** From Crescent Iowa, North on Old Lincoln Highway to Coldwater Ave. East on Coldwater Ave approximately 1 ½ miles to the farm. Farm is located on the east side of Coldwater, and south of Tract 3.

**Brief Legal:** Hazel Dell Township Section 5 NW E. of Creek and NW NE NW of ditch, and Boomer Twp Section 32 part SESW and part West of creek in SWSE, Pottawattamie County, Iowa. Tax Parcels: 774332300012; 764305100003; 774332400004; 764305200001



**FSA Info: 73.5 Cropland Acres**

**Farm# 5596 Tract: 352**

There are maintenance contracts with NRCS on this farm. Contact office for contract copies.

**CSR2:** Estimated 67.8 on tillable acres per Surety Maps

**Taxes:** \$2698.00

**Method of Auction:** 75.05 acres x the bid

Highly attractive tract of land with an average CSR2 rating of 67.8, approximately 53 acres of flat bottomland. McPaul, Napier, small amount of Ida. Excellent Coldwater Ave location. Close proximity to Crescent, Minutes to Mormon Bridge and North Omaha. Owning this tract of land would be regarded as a privilege to anyone.

This parcel of land has the capacity to accommodate five houses, with the potential for additional units through minor subdivision platting.

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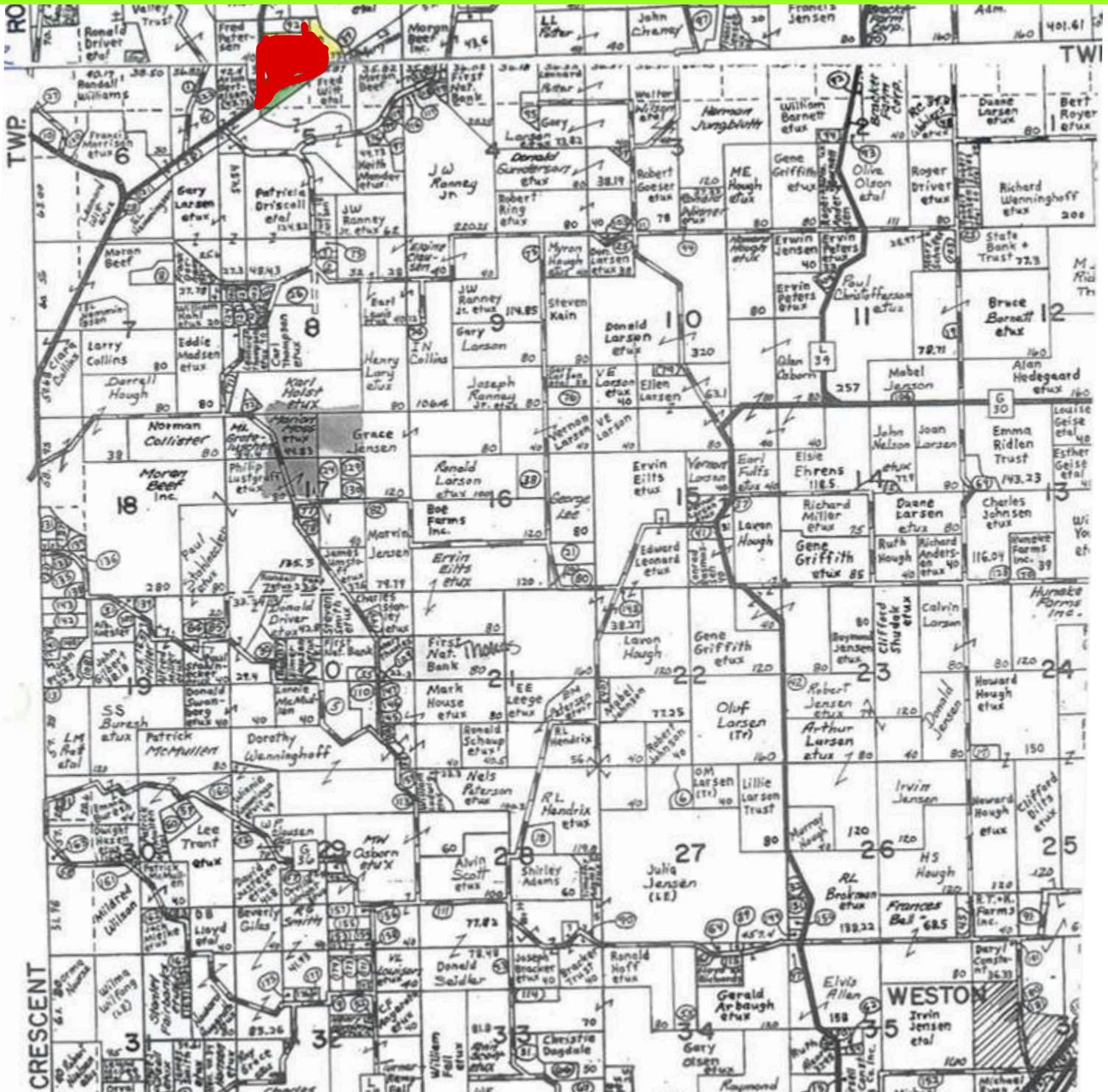
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# TRACT 2 - Plat Map

75.05 Taxable Acres m/l



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10

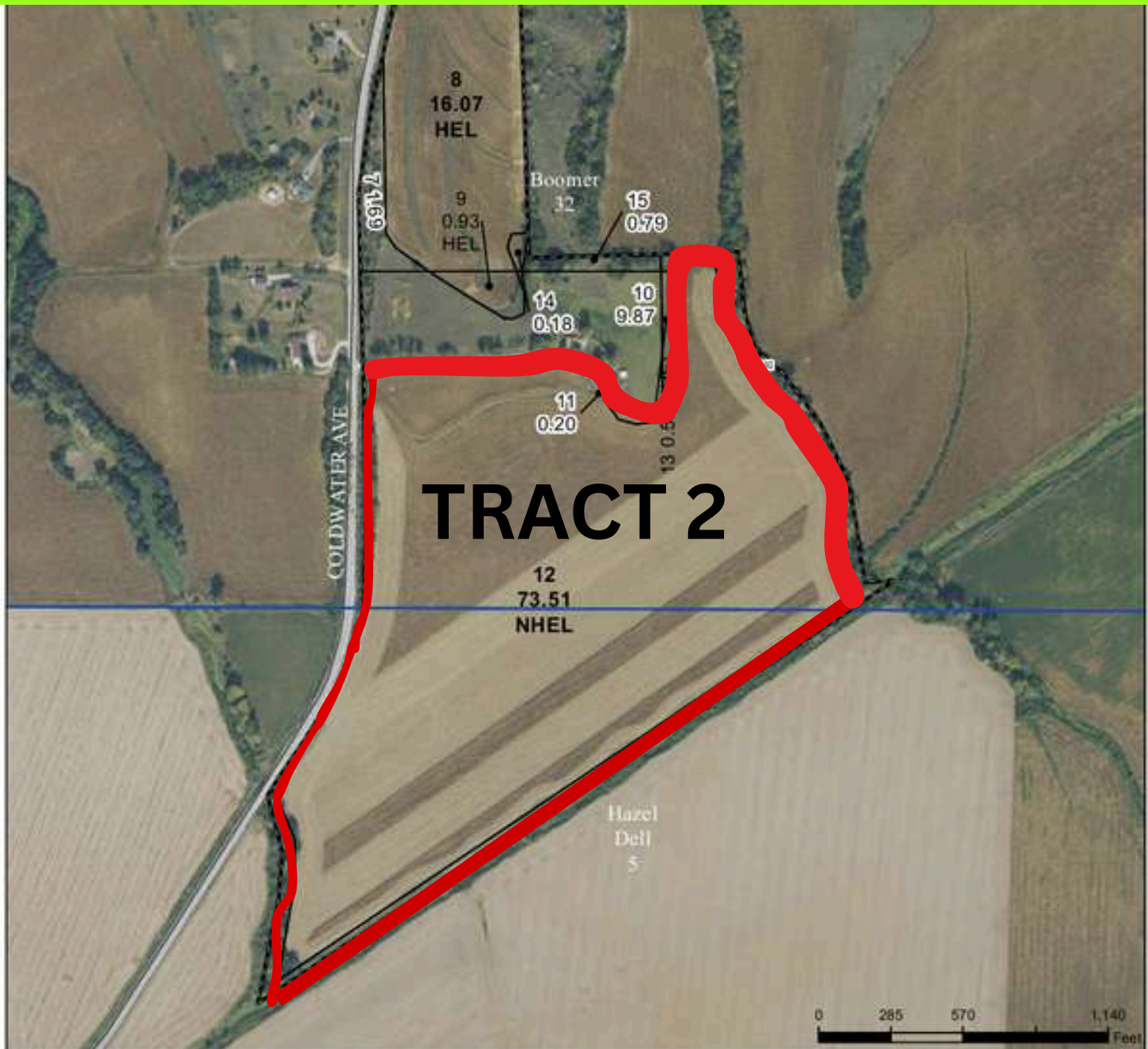


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# **TRACT 2 - FSA Info**

**75.05 Taxable Acres m/l**



## **Legend**

Non-Cropland CRP Iowa PLSS  
Gropland Tract Boundary Iowa Roads

## **Wetland Determination Identifiers**

● Restricted Use  
▼ Limited Restrictions  
Exempt from Conservation

Tract Cropland Total: 91.04 acres

2025 Program Year

Map Created April 17, 2025

Farm 5596

Tract 352



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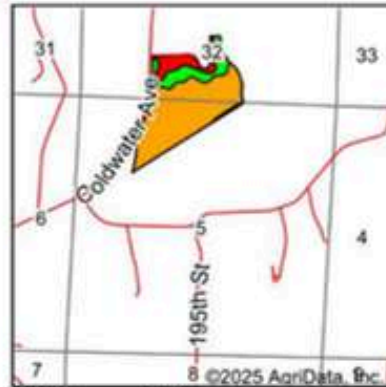
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# TRACT 2 - Soil Map

75.05 Taxable Acres m/l

Soils Map



State: Iowa  
 County: Pottawattamie  
 Location: 5-76N-43W  
 Township: Boomer  
 Acres: 74.04  
 Date: 7/16/2025

Maps Provided By:



Area Symbol: IA155, Soil Area Version: 30												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
70	McPaul silt loam, 0 to 2 percent slopes	53.55	72.4%		1ft.	Iw	195.2	56.6	71	78	86	
12B	Napier silt loam, 2 to 5 percent slopes	11.29	15.2%		> 6.5ft.	Ile	230.4	66.8	93	77	89	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	8.25	11.1%		> 6.5ft.	Ive	97.6	28.3	18	30	54	
W	Water	0.74	1.0%		> 6.5ft.		0.0	0.0	0	0		
12C	Napier silt loam, 5 to 9 percent slopes	0.21	0.3%		> 6.5ft.	Ille	214.4	62.2	89	62	87	
Weighted Average						*-	187.8	54.5	67.8	71.7	*n 82	

\*\*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

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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# **TRACT 4 - 162.11 Taxable Acres M/L**

## **Sections 5, 6, 7 & 8 Hazel Dell Township**

**Bidding Opens 1/5/2026 @ 10am - Bidding Closes 1/9/2026 @ Noon**

**Directions to the Farm:** From Crescent Iowa, North on Old Lincoln Highway to Coldwater Ave. East on Coldwater Ave approximately ¼ miles to Cougar Ave. Farm is located south of the slight curve at the beginning of Cougar Ave.

**Brief legal:** W 900' SW ¼ Section 5; Part E ½ SE ¼ Section 6; the NE ¼ NE ¼ NE of Road exc 414.37 Section 7. And Parcel A NW ¼ NW ¼ Section 8, all in Township 76, Range 43, Pottawattamie County, Iowa. Tax Parcels: 764306400008; 764306400014; 764307200004; 764305300001; 764308100001

**FSA Info: 119.42 Cropland Acres**

**Balance in Pasture**

**Farm# 6223 Tract: 3378**

There are maintenance contracts with NRCS on this farm. Contact office for contract copies.

**CSR2:** Estimated at 57.6 on tillable acres per Surety Maps

**Taxes: \$4320**

**Method of Auction:** 162.11 acres x the bid

Very appealing tract of farmland with some pasture in Southern part of property. Northern and Eastern parts of property are excellent quality. 119.42 tillable acres balanced with timbered pasture. Tillable acres located on Cougar Ave, a short distance off Coldwater Ave. Approx. 1 ½ mile south of Tract 2. The bottomland portion of property consists of CSR ratings ranging from 71 to 93. Hill portion is well terraced. Pastureland on South part of property is accessible by Monroe Lane which dead ends into the property. Located close to Crescent, the Mormon Bridge and North Omaha.



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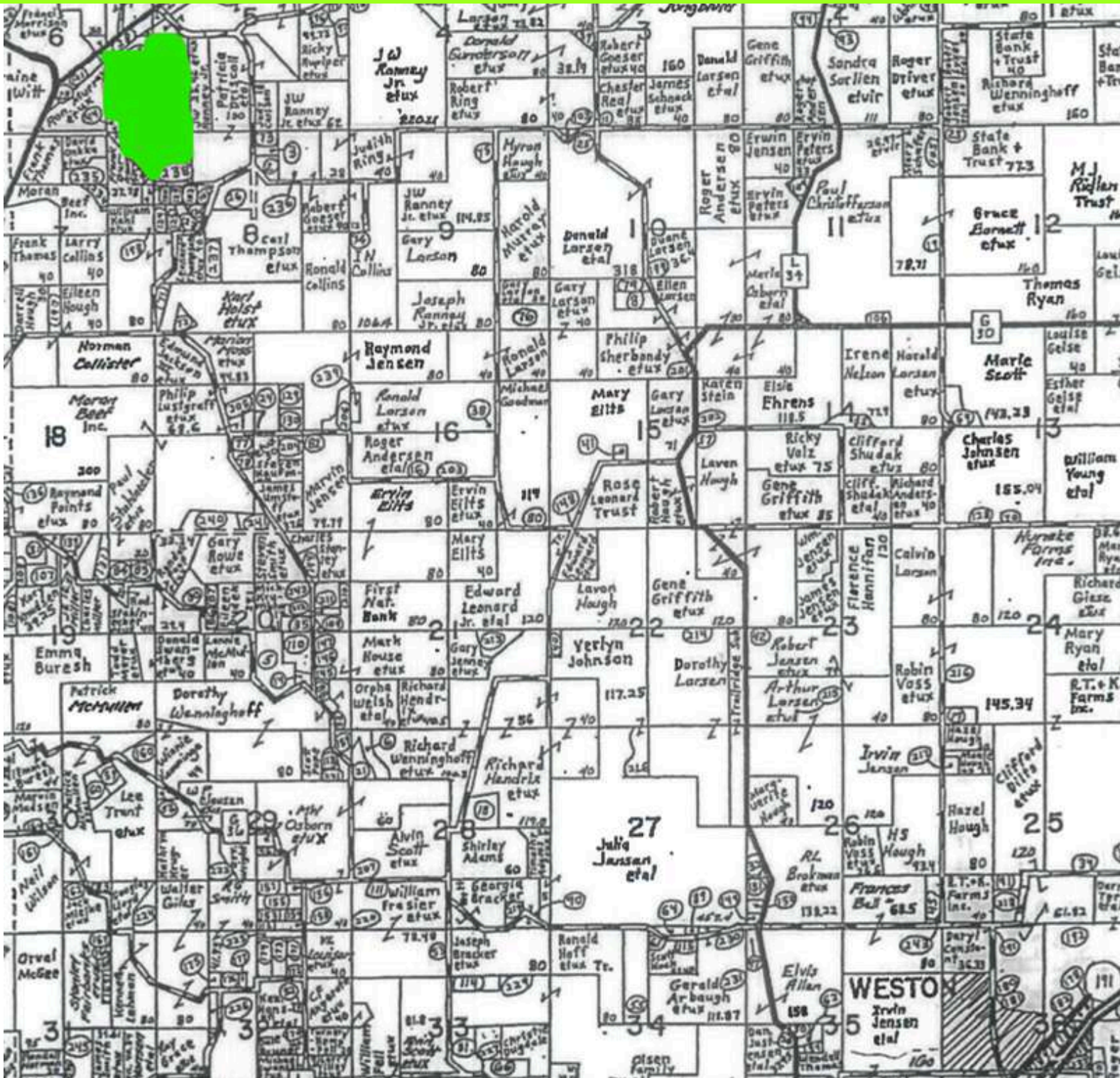
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# TRACT 4 - Plat Map

162.11 Taxable Acres m/l



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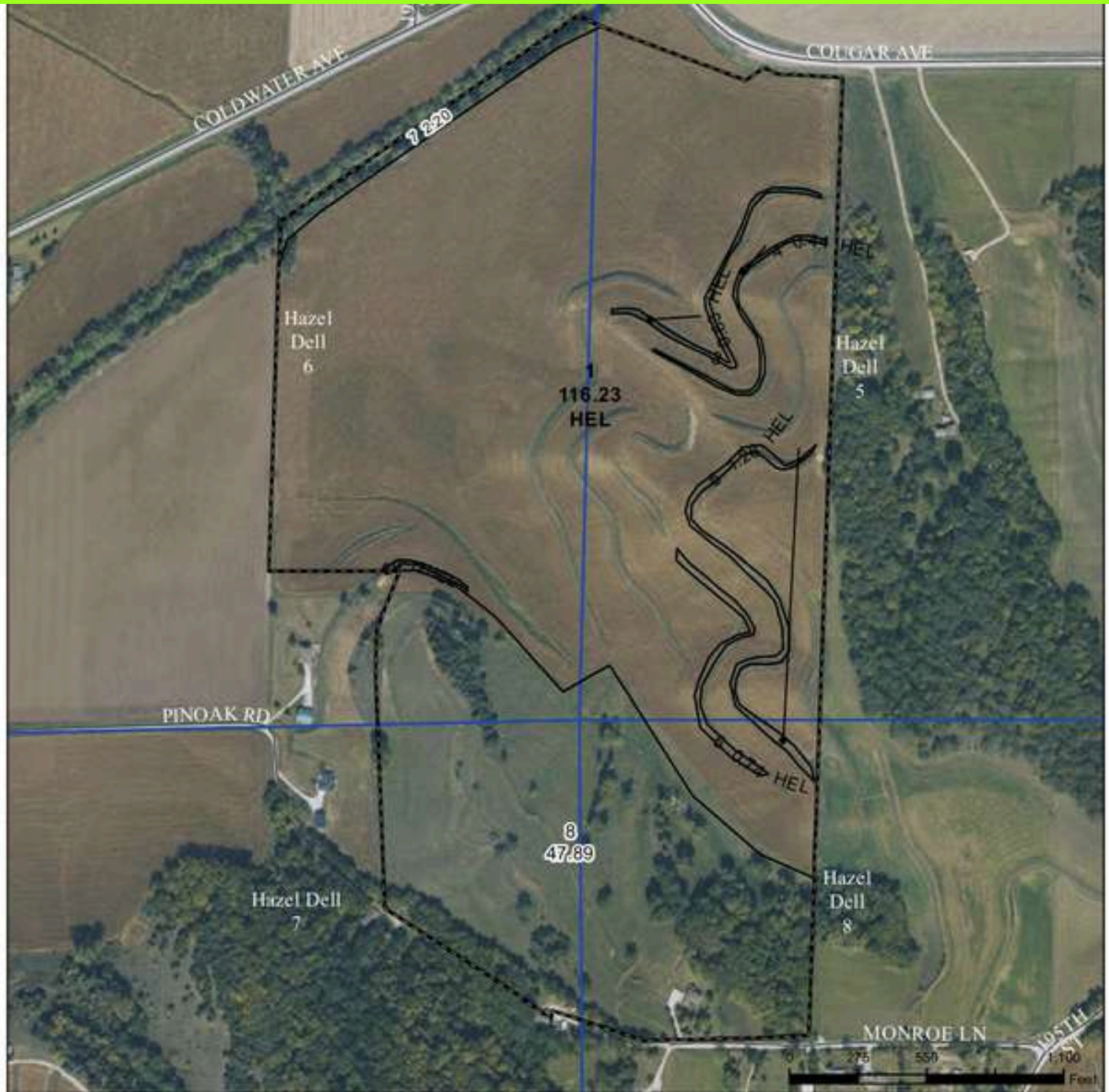
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# **TRACT 4 - FSA Info**

**162.11 Taxable Acres m/l**



**Legend**  
Non-Cropland CRP Iowa PLSS  
Cropland Tract Boundary Iowa Roads  
**Wetland Determination Identifiers**  
● Restricted Use  
▲ Limited Restrictions

Tract Cropland Total: 119.42 acres

2025 Program Year  
Map Created April 17, 2025  
**Farm 6323**  
**Tract 3378**

**Spencer Groups, INC - 322 E. 7<sup>th</sup> St - Logan, IA 51546**

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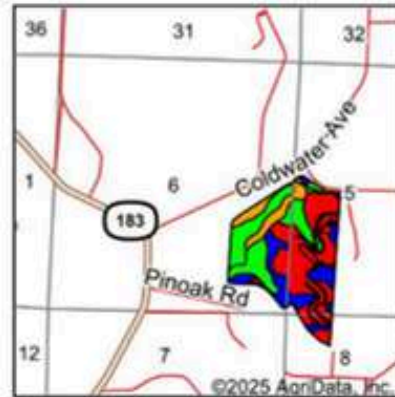
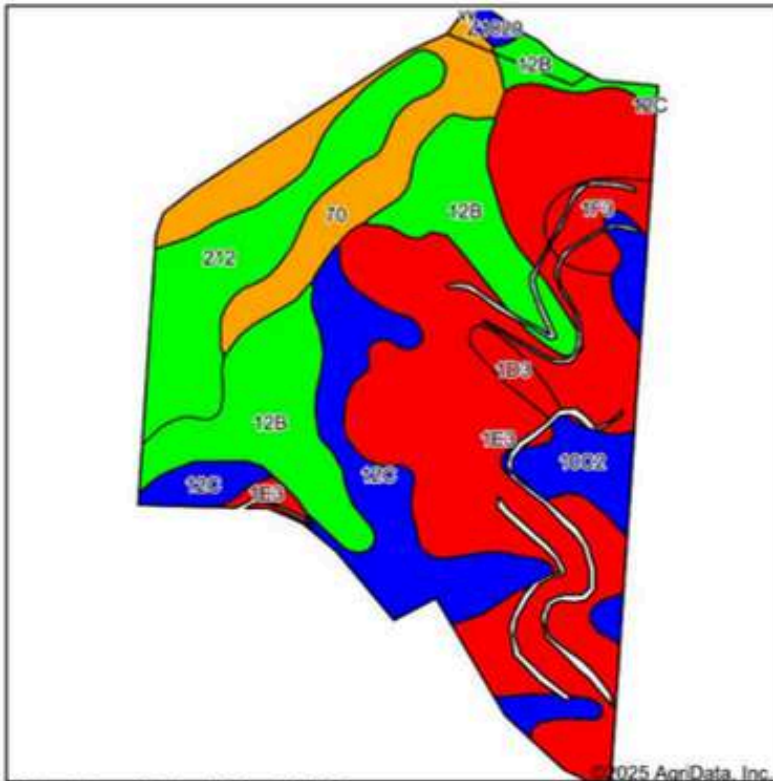
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# TRACT 4 - Soil Map

162.11 Taxable Acres m/l

Soils Map



State: Iowa  
County: Pottawattamie  
Location: 6-76N-43W  
Township: Hazel Dell  
Acres: 118.05  
Date: 7/16/2025



Soils data provided by USDA and NRCS.

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Area Symbol: IA155, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	45.57	38.7%		> 6.5ft.	IVe	97.6	28.3	18	30	54
12B	Napier silt loam, 2 to 5 percent slopes	20.50	17.4%		> 6.5ft.	Ile	230.4	66.8	93	77	89
12C	Napier silt loam, 5 to 9 percent slopes	15.11	12.8%		> 6.5ft.	IIle	214.4	62.2	89	62	87
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	13.08	11.1%		4ft.	Iw	228.8	66.4	91	86	93
70	McPaul silt loam, 0 to 2 percent slopes	12.90	10.9%		1ft.	Iw	195.2	56.6	71	78	86
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	5.96	5.0%		> 6.5ft.	IIle	211.2	61.2	86	63	76
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	2.97	2.5%		> 6.5ft.	VIe	88.0	25.5	8	10	10
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.44	1.2%		> 6.5ft.	IIle	126.4	36.7	32	40	58
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	0.52	0.4%		1ft.	IIw			87		92
Weighted Average						2.84	166.2	48.2	57.6	*	*n 72.3

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

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# **TRACT 5 - 146.23 Taxable Acres M/L**

## **Section 8 Hazel Dell Township**

**Bidding Opens 1/5/2026 @ 10am - Bidding Closes 1/9/2026 @ 1pm**



**Directions to the Farm:** From Crescent Iowa, North on Old Lincoln Highway to Coldwater Ave. East on Coldwater Ave approximately ¼ miles to Cougar Ave. South on 195th St. to the “T” Farm has frontage on both 195th St and Pinoak Road.

**Brief Legal:** Part South & East of Rd SE ¼ SW ¼; SW ¼ NW ¼ South & East of Road; the SE ¼ NW ¼ exc part S & East of Road; NE ¼ SW ¼ exc part of W ½; the W ½ NE ¼ South of road except part; and the NW ¼ SE ¼, all in Section 8, Township 76, Range 43, Pottawattamie County, Iowa. Tax Parcels: 764308100012; 764308100015; 764308100016; 764308300006; 764308200009; 764308400001

**FSA Info: 26.31 Cropland Acres – balance in fenced pasture, pond.**

**Farm#** 6323 Tract 5938

There are maintenance contracts with NRCS on this farm. Contact office for contract copies.

**CSR2:** Estimated 46.9 overall CSR2 per Surety Maps

Taxes: \$3964

**Method of Auction:** 146.23 acres x the bid

Eye appealing tract of land with excellent stocked farm pond. Which appears to be approx. 4.5-5 acres in size. Farm fenced with excellent pasture. Entrance to tillable land located on 195th St. Tract 5 located South of Tract 4 and Tract 9. Tillable land is located across from Monroe Lane. Very very attractive piece of land. Farm also has a machine shed, cattle working facility which adds to the functionality of the pasture. Several places on property would make ideal home building sites. Located closed to Crescent, the Mormon Bridge, and North Omaha.

Possibility for up to 7 homes on this Tract subject to NRCS watershed rules. Ask agent for details.

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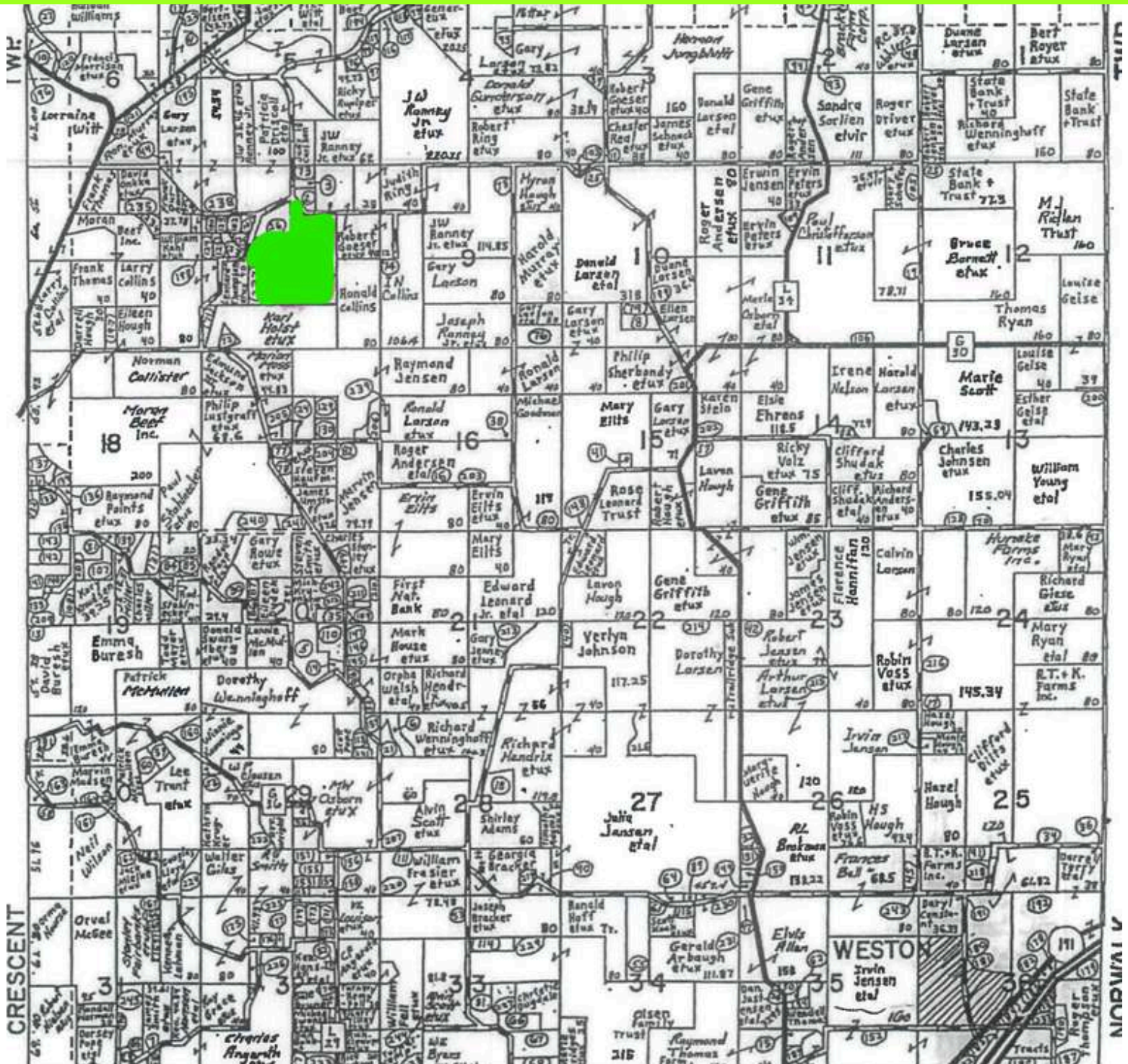
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# TRACT 5 - Plat Map

146.23 Taxable Acres m/I



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# **TRACT 5 - FSA Info**

**146.23 Taxable Acres m/l**



## **Legend**

Non-Cropland CRP Iowa PLSS  
Cropland Tract Boundary Iowa Roads

## **Wetland Determination Identifiers**

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation

Tract Cropland Total: 125.98 acres

2025 Program Year

Map Created April 17, 2025

Farm 6323

Tract 5938

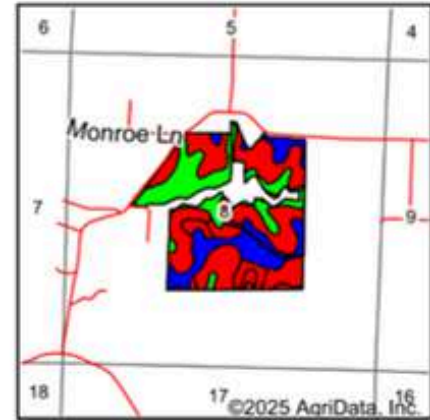
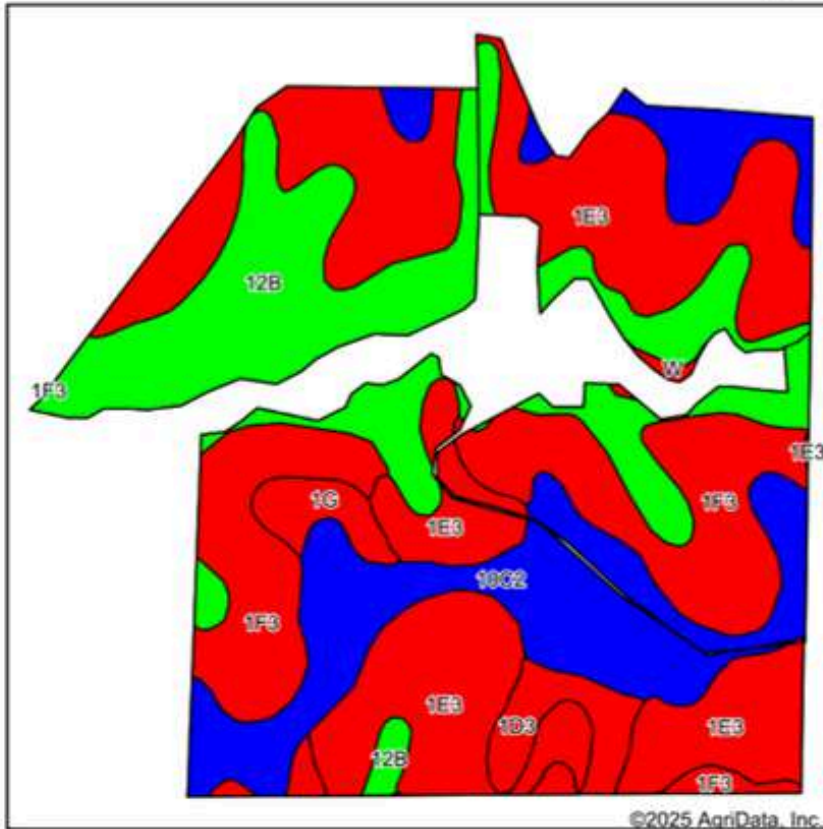
**Spencer Groups, INC - 322 E. 7<sup>th</sup> St - Logan, IA 51546**

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# TRACT 5 - Soil Map

146.23 Taxable Acres m/l



State: Iowa  
County: Pottawattamie  
Location: 8-76N-43W  
Township: Hazel Dell  
Acres: 123.87  
Date: 7/16/2025

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

Area Symbol: IA155, Soil Area Version: 30											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	43.34	35.0%		IVe	97.6	28.3	18	30		54
12B	Napier silt loam, 2 to 5 percent slopes	28.84	23.3%		Ile	230.4	66.8	93	77		89
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	23.95	19.3%		Iile	211.2	61.2	86	63		76
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	21.99	17.8%		Vle	88.0	25.5	8	10		10
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	3.22	2.6%		Iile	126.4	36.7	32	40		58
1G	Ida silt loam, 30 to 40 percent slopes	2.23	1.8%		Vile	88.0	25.5	6	5		11
W	Water	0.30	0.2%			0.0	0.0	0	0		
Weighted Average						149.1	43.2	46.9	43.5	*n 57.8	

\*\*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

\*: Non-Irr Class weighted average cannot be calculated on the current soils data due to missing data

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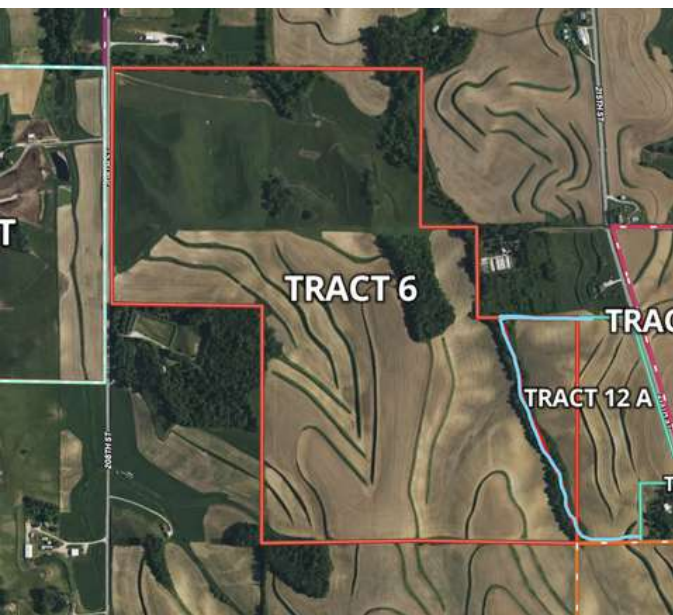




# **TRACT 6 - 229.51 Acres M/L (after survey).**

## **Section 9, 10 & 15 Hazel Dell Township**

**Bidding Opens 1/5/2026 @ 10am - Bidding Closes 1/9/2026 @ 2pm**



Directions to the Farm: From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 3 miles, then south on 208th Street 1 mile. Farm is on the East side of road and bordered by Tract 12 on the East and the Feedlot on the West.

Brief Legal: The NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; the N  $\frac{1}{2}$  SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section 9, the W  $\frac{1}{2}$  SW  $\frac{1}{4}$  and that part SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  east of ditch Section 10; the NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  and that part of NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  east of ditch Section 15, Township 76, Range 43, Pottawattamie County, Iowa. Tax Parcels: Part of 764310300006 and 764315100002 (parcels will be surveyed; 764309400003; 764309400004; 764310300001; 764310300003; 764315100001

### **FSA Info: 142 acres m/l Cropland, balance in pasture and trees**

Farm# 4599 Tract 4377

Farm# 3626 Tract 1919

Farm# 2910 Tract 2811

Farm# 4374 Tract 4187

Farm# 6319 Tract 4713

There are maintenance contracts with NRCS on this farm. Contact office for contract copies.

**CSR2:** 54.4 overall CSR2

**Taxes:** Estimated \$6985 after surveys

**Method of Auction:** 230 acres (estimated, total taxable determined after completion of survey) x bid

Bordered by 208th St. on West side. Adjacent to Feedlot (Tract 11). Eastern boundary on property borders Tract 12. The Easterly 12.72 acres of this tract is being added to Tract 12A on the East. Western part of property is grass pasture. Farm would make an excellent companion of Feedlot (Tract 11) selling on 1/16/2026. Northern part of property is approx. 70 acres of grass.

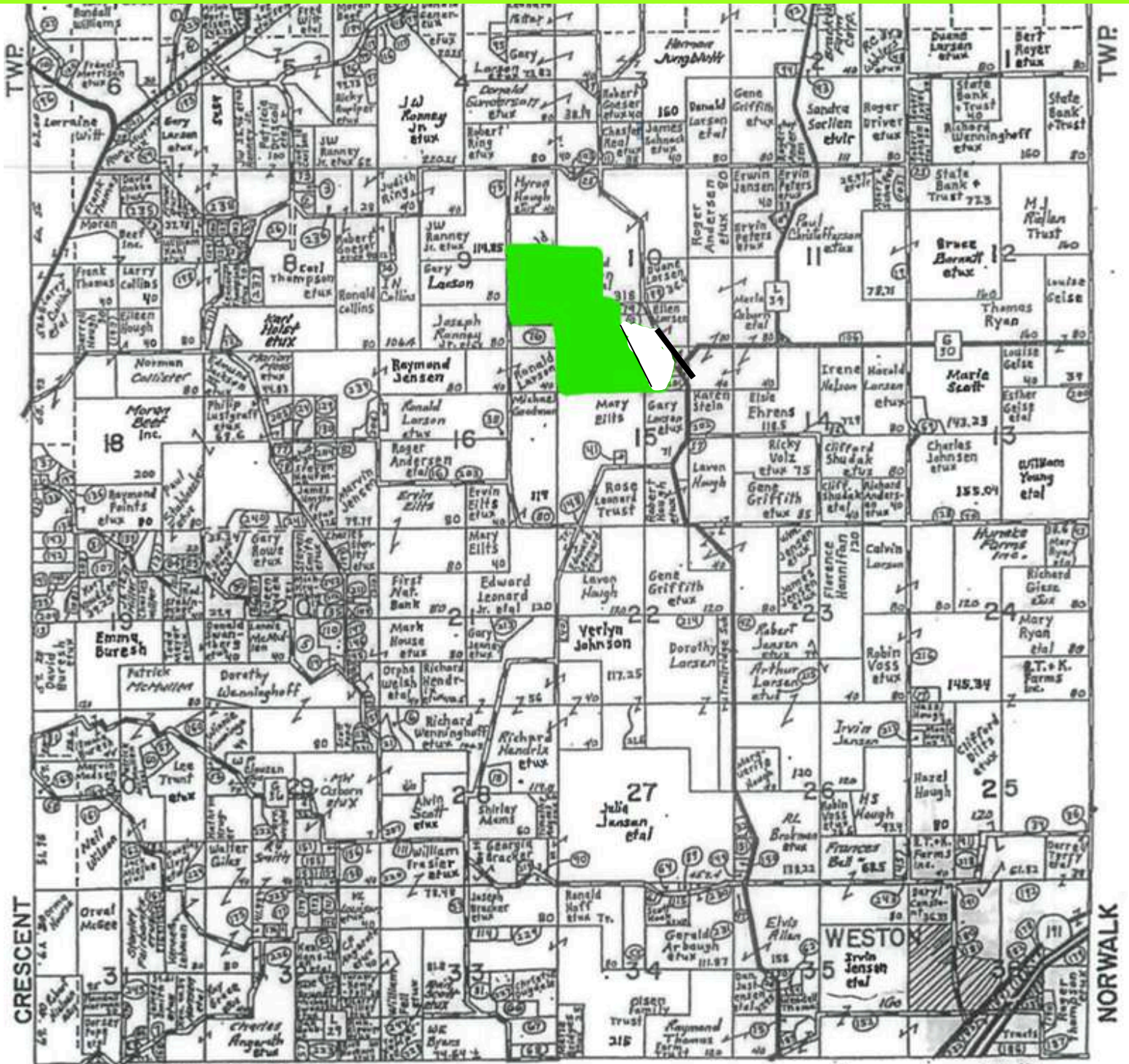
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# TRACT 6 - Plat Map

229.51 acres m/l



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# **TRACT 6 - FSA Info**

**229.51 acres**



## **Legend**

Non-Cropland CRP Iowa PLSS  
Cropland Tract Boundary Iowa Roads

## **Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation

Tract Cropland Total: 37.79 acres

2025 Program Year

Map Created March 26, 2025

Farm 4374

Tract 4187

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# **TRACT 6 - FSA Info**

**229.51 acres m/l**



## **Legend**

☐ Non-Cropland ☐ CRP ☐ Iowa PLSS  
☐ Cropland ☐ Tract Boundary ☐ Iowa Roads

## **Wetland Determination Identifiers**

☐ Restricted Use  
☐ Limited Restrictions

Tract Cropland Total: 19.61 acres

2025 Program Year

Map Created March 26, 2025

Farm 2910

Tract 2811

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# TRACT 6 - FSA Info

229.51 acres m/l



## Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Not a PLSS
- Not a Road

## Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation

Tract Cropland Total: 34.06 acres

2025 Program Year

Map Created April 17, 2025

Farm 6319

Tract 4713

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# **TRACT 6 - FSA Info**

**229.51 acres m/l**



**Legend**  
Non-Cropland    CRP    New PLSS  
Cropland    Tract Boundary    New Roads

**Wetland Determination Identifiers**  
● Restricted Use  
▲ Limited Restrictions

Tract Cropland Total: 73.61 acres

2025 Program Year

Map Created March 26, 2025

Farm 3626

Tract 1919

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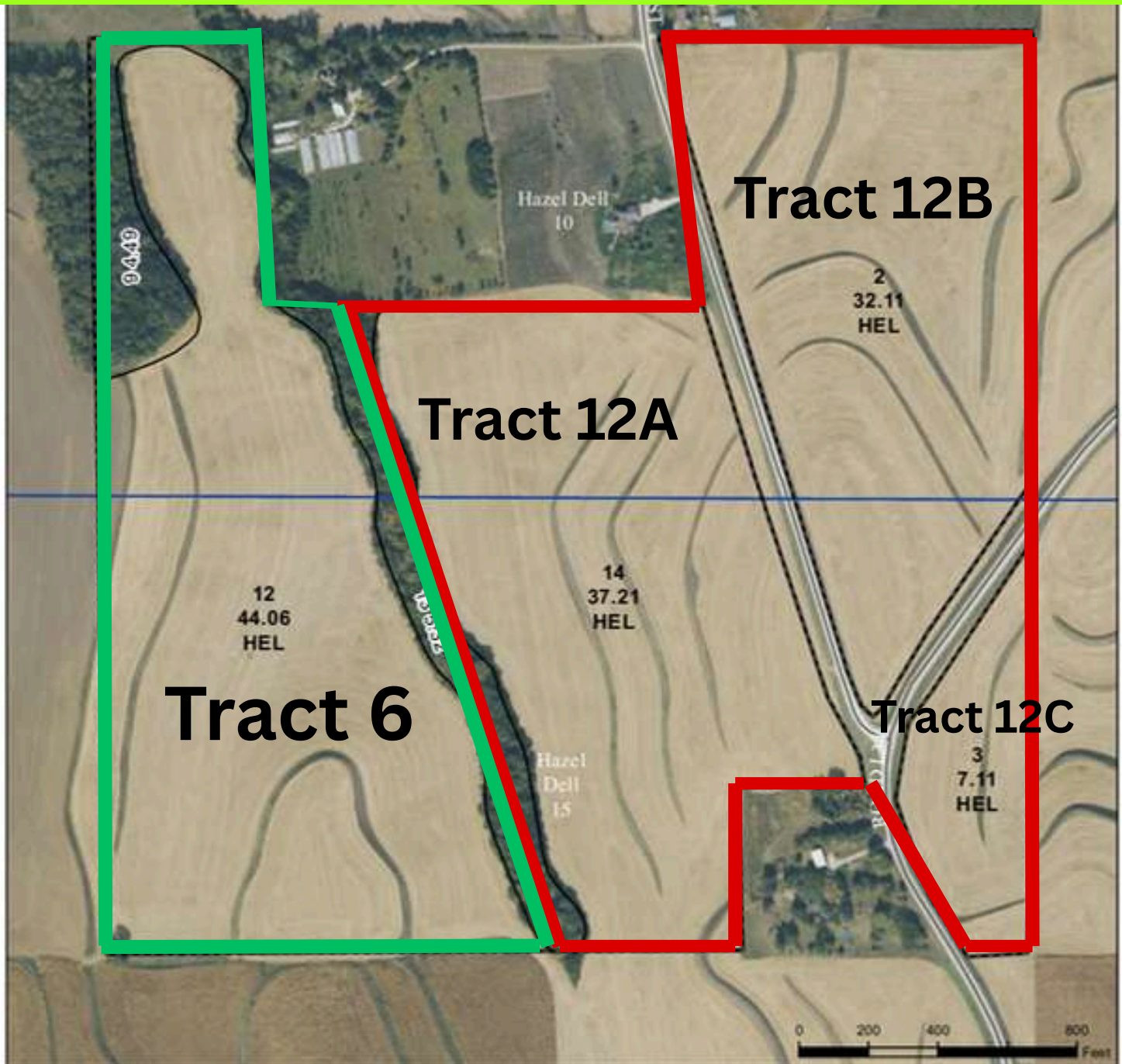
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# **TRACT 6 - FSA Info**

**229.51 acres m/l**



**Legend**  
Non-Cropland    CRP    Area PLSS  
Cropland    Tract Boundary    Area Roads

**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions

Tract Cropland Total: 120.49 acres

2025 Program Year  
Map Created March 26, 2025

Farm 4599  
Tract 4377

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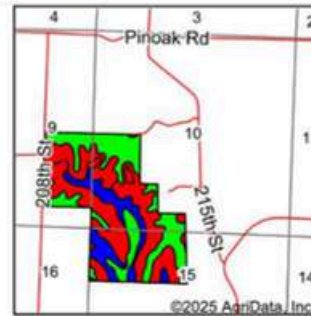
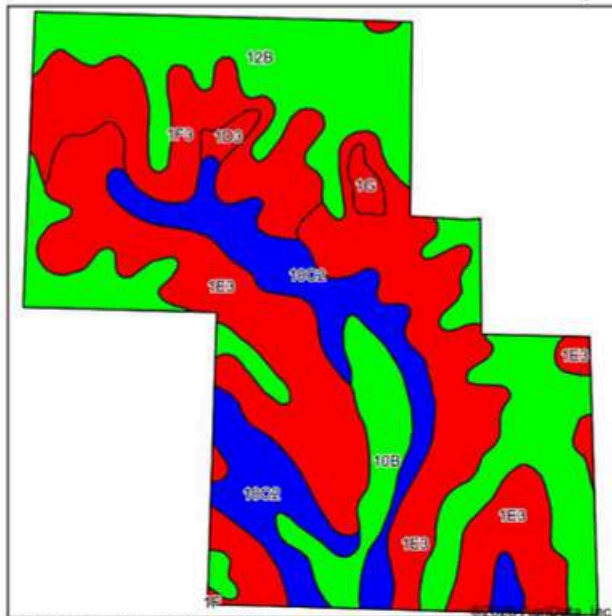
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# TRACT 6 - Soil Map

229.51 acres m/l



State: **Iowa**  
County: **Pottawattamie**  
Location: **10-76N-43W**  
Township: **Hazel Dell**  
Acres: **237.6**  
Date: **7/16/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 30																	
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons	*n NCCPI Soybeans
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	85.65	36.1%	<div></div>	Ive		97.6	28.3	18	30							54
12B	Napier silt loam, 2 to 5 percent slopes	73.10	30.8%	<div></div>	Ile		230.4	66.8	93	77							85
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	36.17	15.2%	<div></div>	IIle		211.2	61.2	86	63							76
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	26.71	11.2%	<div></div>	Vle		88.0	25.5	8	10							10
10B	Monona silt loam, 2 to 5 percent slopes	12.57	5.3%	<div></div>	Ile	IIle	232.0	67.3	95	80	7	8	7	7	7	8	85
1G	Ida silt loam, 30 to 40 percent slopes	1.76	0.7%	<div></div>	Vle		88.0	25.5	6	5							11
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.64	0.7%	<div></div>	IIle		126.4	36.7	32	40							58
Weighted Average					3.37	*-	161.9	46.9	54.4	49.8	0.4	0.4	0.4	0.4	0.4	0.4	*n 64.7

\*\*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

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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# **AUCTION TERMS**

**Your bid is not subject to financing or any other contingencies.**

**Seller has the right to accept or reject the final bid by 5pm January 9th, 2026.**

**Interested parties to register for the auction at [www.spencergroups.com](http://www.spencergroups.com) and submit a bank letter of creditworthiness to the Spencer Groups office by contacting 712-644-2151.**

If the final bid is accepted, buyer of each tract to place a 10% non-refundable earnest deposit in the Telpner Peterson Trust Account, where it will be held until closing. Seller will provide an updated abstract on each tract. Buyer to provide a title opinion rendered by the attorney of the buyers choice, at the buyers expense. Each party will be responsible for normal closing costs associated with closing a real estate transaction.

Closing on each tract will be on or before February 9th, 2026.

Seller has terminated the 2025 tenant. Seller retains 100% of the 2025 cash rent. Buyers will receive full possession and full farming rights on March 1, 2026.

**AGENCY:** Spencer Groups, INC/Ed Spencer Real Estate/Farms America, INC, its agents and its associates, are agents for, and represent the SELLERS in this transaction. All bidders will be considered customers, not clients.

Disclaimer: Announcements made by the auctioneer at the time of the sale or emailed to registered bidders will take precedence over any and all previously printed materials, or any oral statements made. All information and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "as-is, where-is" basis, no warranty or representation, either expressed or implied concerning the property is being made by the sellers or the auction company. Each potential bidder is responsible for conducting his/her own due diligence, inspections, investigations and inquiries regarding the farm. The information contained herein is believed to be accurate, but is subject to the verification of all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the auction company. All sketches and dimensions in this brochure are approximated based upon GIS, aerial photographs and information provided by the assessor and the FSA. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

Larson Wonder Valley/Larson Wonder Ridge, Owners

**Ed Spencer, Broker, Auctioneer - 402-510-3276 for more information**

**Spencer Groups, INC - 322 E. 7<sup>th</sup> St - Logan, IA 51546**

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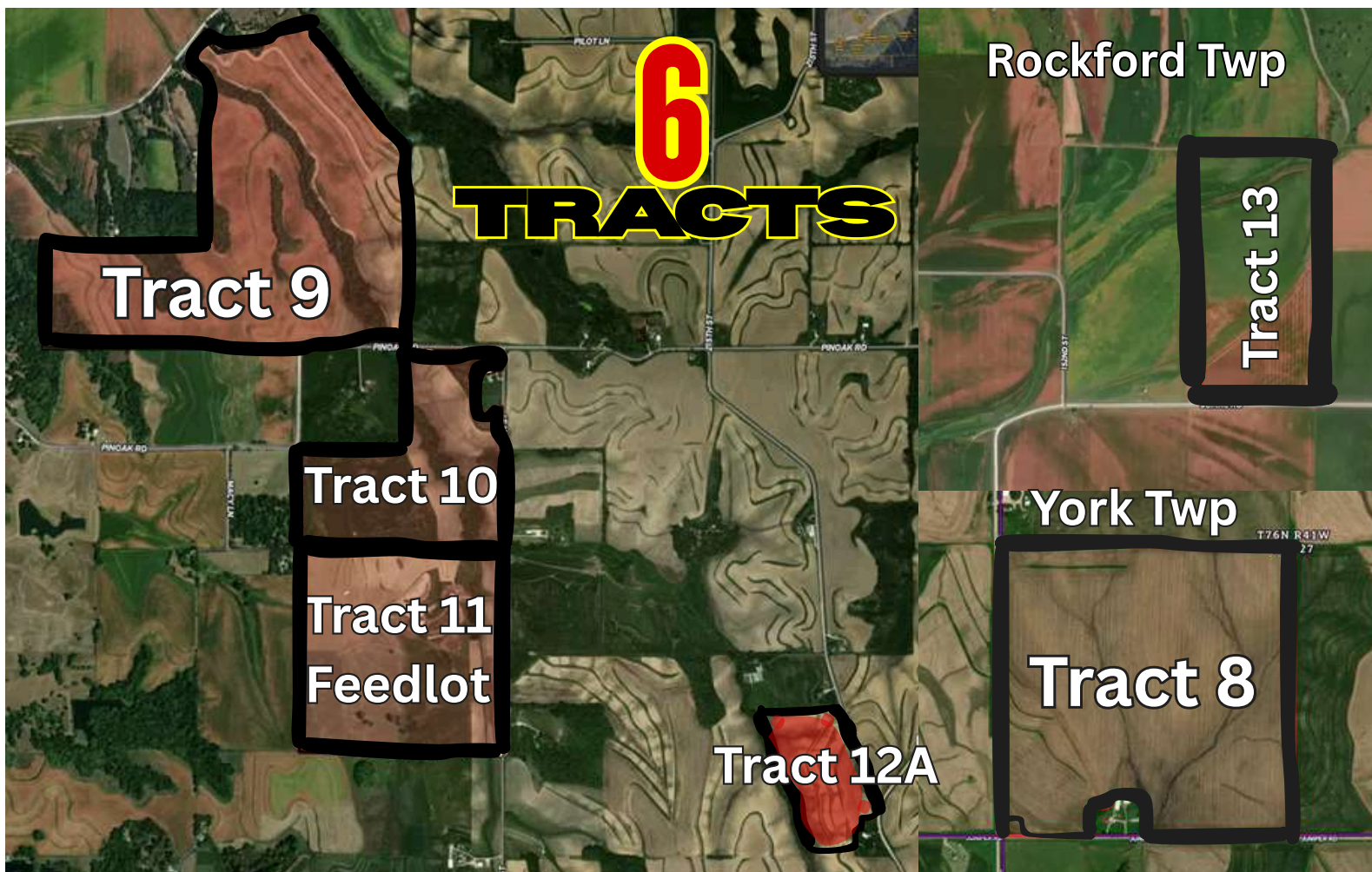


**LARSON WONDER VALLEY/LARSON WONDER RIDGE**  
**TIMED ONLINE LAND AUCTION**  
**825.64 +/- ACRES POTTAWATTAMIE CO, IA**  
**Hazel Dell-York-Rockford Twps.**

**Monday**  
January 12th  
10AM  
All Tracts Open



**Friday**  
January 16th  
Staggered  
Closing  
10AM-3PM



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# **AUCTION TERMS**

**Each auction will open at 10am on January 12<sup>th</sup>, 2026**

**Auctions will close on a staggered schedule as follows on January 16<sup>th</sup>, 2026**

- **Tract 8: Bidding concludes at 10am with a soft closing.**
- **Tract 9: Bidding concludes at 11am with a soft closing.**
- **Tract 10: Bidding concludes at 1pm with a soft closing\***
- **Tract 11: Bidding concludes at Noon with a soft closing\***
- **Tract 12A: Bidding concludes at 2pm with a soft closing.**
- **Tract 13: Bidding concludes at 3pm with a soft closing.**



**Note - Tract 11 (feedlot) will close prior to Tract 10**

**Your bid is not subject to financing or any other contingencies.**

**Seller has the right to accept or reject the final bid by 5pm January 16th, 2026.**

**Interested parties to register for the auction at [www.spencergroups.com](http://www.spencergroups.com) and submit a bank letter of creditworthiness to the Spencer Groups office by contacting 712-644-2151.**

If the final bid is accepted, buyer of each tract to place a 10% non-refundable earnest deposit in the Telpner Peterson Trust Account, where it will be held until closing. Seller will provide an updated abstract on each tract. Buyer to provide a title opinion rendered by the attorney of the buyers choice, at the buyers expense. Each party will be responsible for normal closing costs associated with closing a real estate transaction.

Closing on each tract will be on or before February 16th, 2026.

Seller has terminated the 2025 tenant. Seller retains 100% of the 2025 cash rent. Buyers will receive full possession and full farming rights on March 1, 2026.

**AGENCY:** Spencer Groups, INC/Ed Spencer Real Estate/Farms America, INC, its agents and its associates, are agents for, and represent the SELLERS in this transaction. All bidders will be considered customers, not clients.

**Larson Wonder Valley/Larson Wonder Ridge, Owners**

**Ed Spencer, Broker, Auctioneer - 402-510-3276 for more information**

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**31**

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# **TRACT 8 - 153.2 Taxable Acres M/L**

## **Section 27 York Township**

**Bidding Opens 1/12/2026 @ 10am - Bidding Closes 1/16/2026 @ 10am**

**Directions to the Farm:** From the North edge of McClelland, Iowa, East on Idlewood Road 4 miles, then North on 330th Street 1 mile. Farm is located on the East side of 330th Street and bordered by Juniper Road on the South.

**Brief Legal:** The East  $\frac{1}{2}$  SW  $\frac{1}{4}$  the NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  and part SW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , Section 27, York Township, Pottawattamie County, Iowa. Tax Parcels 764127300001; 764127300007; 764127300002; 764127300005

### **FSA Info: 152.74 Cropland Acres**

Farm#: 4599 Tract#: 287

**\*Note - Regional water purchased less than 1 acre from the Southwest corner of the farm. FSA maps have not been updated to reflect purchase to date.**

**CSR2:** Estimated 66.8 per Surety Maps

**Taxes:** \$5,442.00

**Method of Auction:** 153.2 acres x the bid



**Located in York Township, this is a very appealing farm and an absolutely outstanding addition to any current farming operation!**

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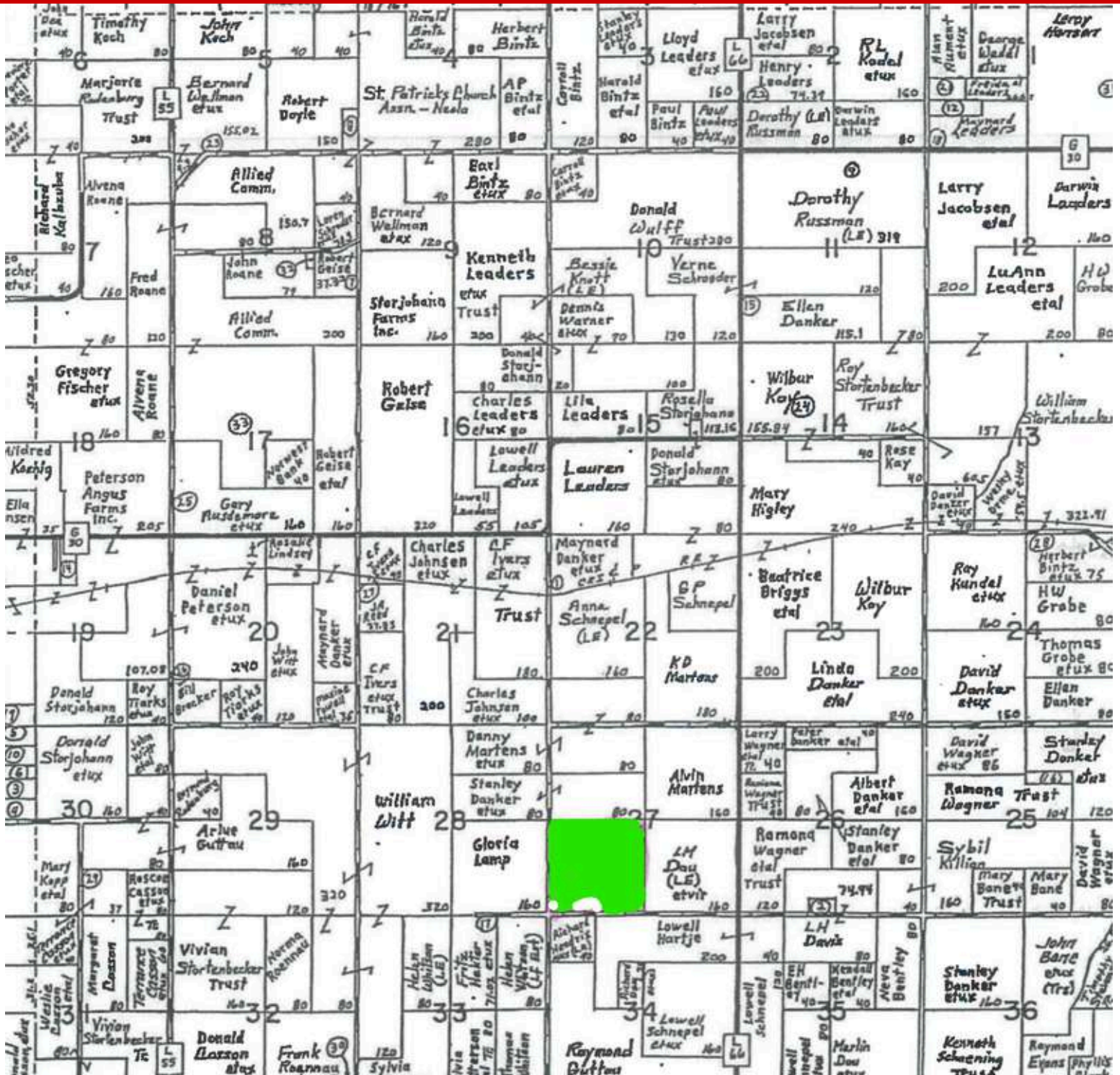
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# TRACT 8 - Plat Map

## 153.2 Taxable Acres M/L



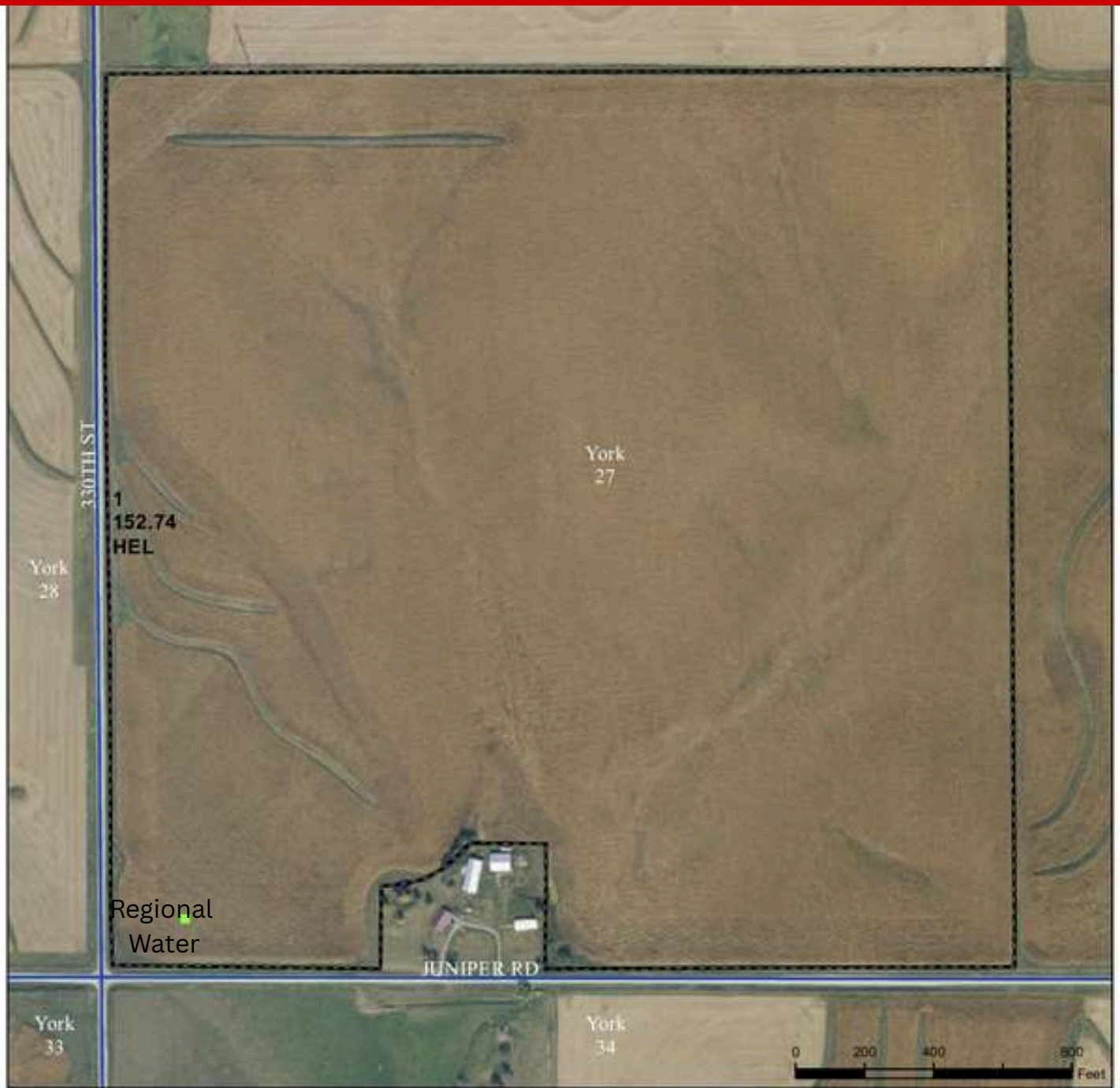
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# TRACT 8 - FSA Info

153.2 Taxable Acres M/L



**Legend**  
Non-Cropland    CRP    Iowa PLS  
Cropland    Tract Boundary    Iowa Roads  
**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions

Tract Cropland Total: 152.74 acres

2025 Program Year  
Map Created March 26, 2025

Farm 4599  
Tract 287

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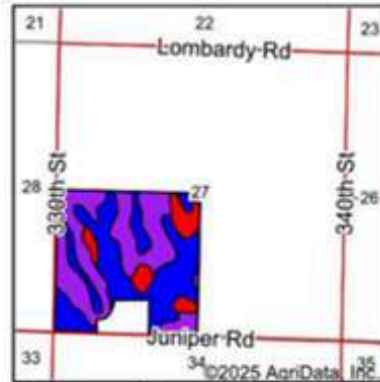
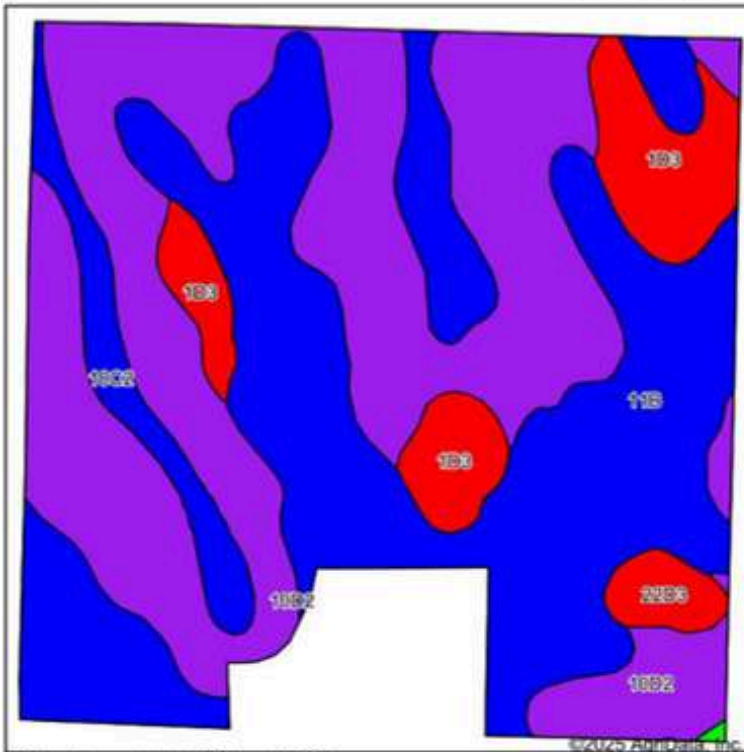
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# TRACT 8 - Soil Map

## 153.2 Taxable Acres M/L



State: Iowa  
County: Pottawattamie  
Location: 27-76N-41W  
Township: York  
Acres: 144.95  
Date: 7/16/2025



Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 30											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	64.90	44.8%		> 6.5ft.	IIIe	177.6	51.5	60	53	70
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	52.35	36.1%		1ft.	IIw	200.0	58.0	81	63	79
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	12.70	8.8%		> 6.5ft.	IIIe	126.4	36.7	32	40	58
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	12.51	8.6%		> 6.5ft.	IIIe	211.2	61.2	86	63	76
22D3	Dow silt loam, 9 to 14 percent slopes, severely eroded	2.38	1.6%		> 6.5ft.	IIIe	126.4	36.7	26	37	58
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.11	0.1%		> 6.5ft.	Ile	232.0	67.3	95	83	77
Weighted Average							2.64	183.3	53.2	66.8	*n 72.5

\*\*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

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# **TRACT 9 - 283.46 Taxable Acres M/L**

## **Sections 4 and 5 Hazel Dell Township**

**Bidding Opens 1/12/2026 @ 10am - Bidding Closes 1/16/2026 @ 11am**

**Directions to the Farm:** From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 4 miles. Farm has a field entrance at the South corner where Tract 1 and Tract 9 meet.

**Brief Legal:** Hazel Dell Township Sections 4 and 5, Pottawattamie County, Iowa. Tax Parcel #'s: 764305200007; 764304151001; 764304300001; 764304300004; 764305400005; 764305400006; 764304176001; 764304300003; 764304300002; 764304300005

**FSA Info: Cropland Acres: 236.03**

**Note:** bases combined with Tract 10 will be split by FSA

**Farm#:** 4023 **Tract#:** 669

**CSR2:** 46.9 per Surety

**Taxes:** \$7,348

**Note:** There are NRCS maintenance contracts on this farm. Contract copy upon request.

**Method of Auction:** 283.46 acres x bid



**Combination quality farmland with timbered area makes for an excellent hunting property. FSA agreements upon request.**

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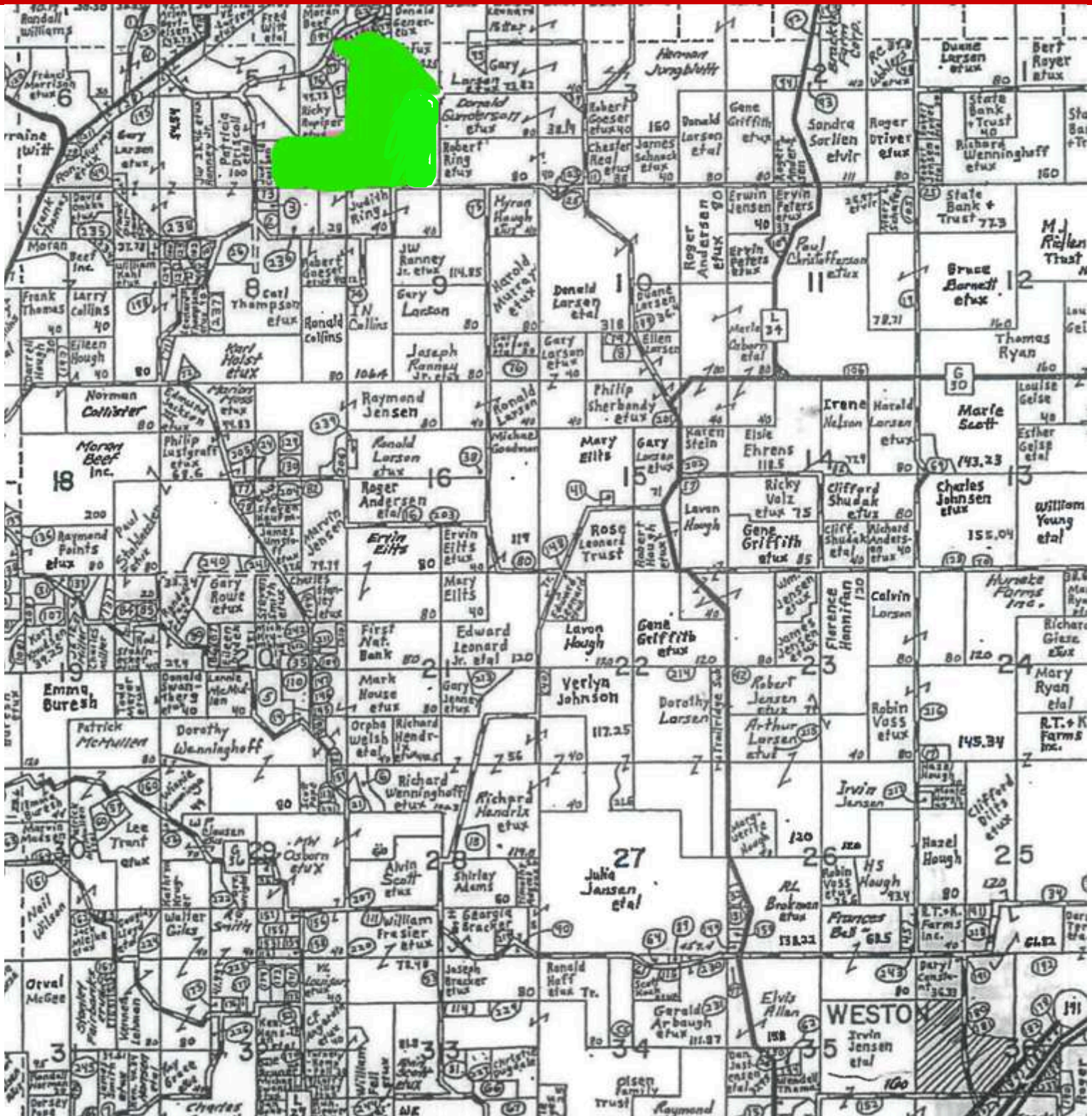
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# TRACT 9 - Plat Map

## 283.46 Taxable Acres M/L



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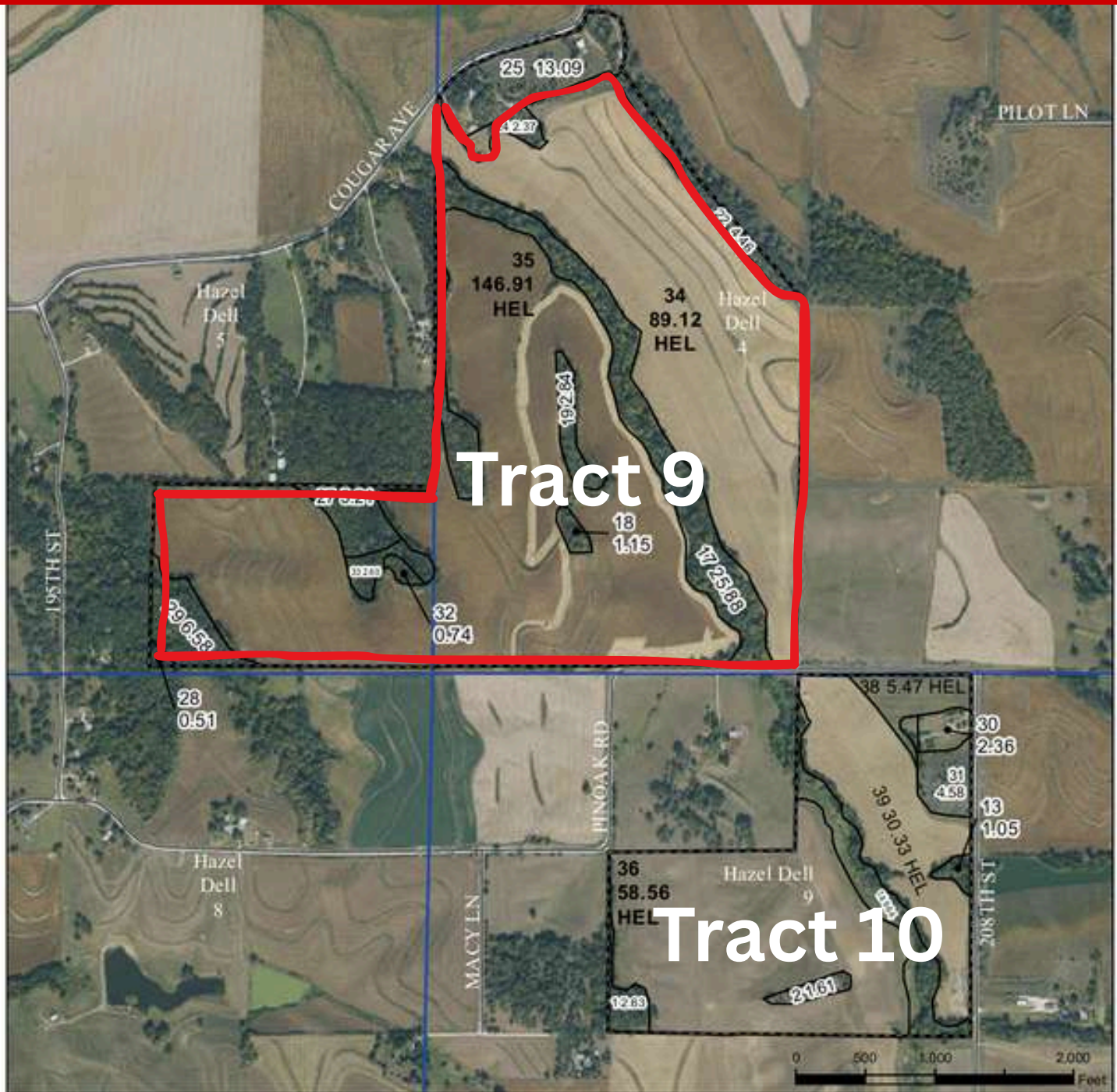
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# TRACT 9 - FSA Info

283.46 Taxable Acres M/L



**Legend**  
Non-Cropland    CRP    Iowa PLSS  
Cropland    Tract Boundary    Iowa Roads  
**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions

2025 Program Year  
Map Created March 26, 2025

**Farm 4023**  
**Tract 669**

Tract Cropland Total: 330.39 acres

**Spencer Groups, INC - 322 E. 7<sup>th</sup> St - Logan, IA 51546**

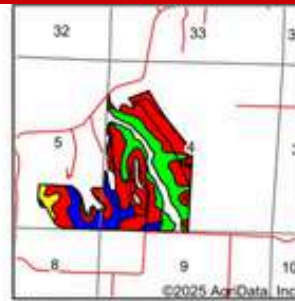
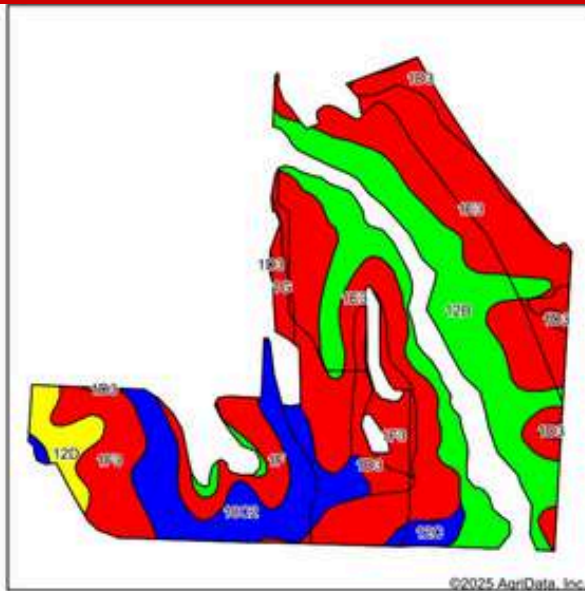
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# TRACT 9 - Soil Map

## 283.46 Taxable Acres M/L



State: Iowa  
 County: Pottawattamie  
 Location: 4-76N-43W  
 Township: Hazel Dell  
 Acres: 236.03  
 Date: 11/7/2025



Soils data provided by USDA and NRCS.  
 Area Symbol: IA155, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	% Com Bu	% Soybeans Bu	CSR2**	CSR	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Warm season grasses Tons
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	89.11	37.5%		IVe	97.6	28.3	18	30						
12B	Napier silt loam, 2 to 5 percent slopes	60.32	25.6%		IIIe	230.4	66.8	93	77						
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	28.42	12.0%		IIIe	211.2	61.2	86	63						
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	21.85	9.3%		VIe	88.0	25.5	8	10						
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	12.16	5.2%		IIIe	126.4	36.7	32	40						
1F	Ida silt loam, 20 to 30 percent slopes	10.51	4.5%		VIe	88.0	25.5	7	15	1	1	1	1	1	1
12D	Napier silt loam, 9 to 14 percent slopes	7.00	3.0%		IIIe	177.6	51.5	62	55						
12C	Napier silt loam, 5 to 9 percent slopes	3.66	1.6%		IIIe	214.4	62.2	89	62						
1G	Ida silt loam, 30 to 40 percent slopes	3.00	1.3%		VIe	88.0	25.5	6	5						
Weighted Average					3.58	149.4	43.3	46.9	44.9	~	~	~	~	~	~

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# **Tract 11 - Feedlot - 158 acres m/l**

## **Section 9 Hazel Dell Twp**

**Bidding Opens 1/12/2026 @ 10am - Bidding Closes 1/16/2026 @ Noon**

**Address:** 26366 208<sup>th</sup> St, Crescent, IA 51526

**Directions to the Farm:** From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 3 1/2 miles, then South on 208<sup>th</sup> Street 1/2 mile. Feedlot starts 1/4 south of Pinoak Road.

Note: Feedlot is bordered by Tract 10 on the North and Tract 6 on the East.

**Brief Legal:** Hazel Dell Township Section 9 the E 1/2 SW 1/4 and the W 1/2 SE 1/4 Pottawattamie County, Iowa. Tax Parcel #: 764309300003; 764309400001; 764309300005; 764309400002

**FSA Info: Farm #'s:** 3626 & 6323

**Tract #'s:** 1917 & 2812

**FSA Cropland:** 133.41 (non-tillable)

**Taxes:** \$7,166

**Note:** There are maintenance contracts with NRCS on this farm. Copies upon request.

Seller will provide a passing septic inspection and a water test.



**Method of Auction:** 158 acres x the bid

**This Tract can accommodate 3 homes, but up to 6 homes with proper access. Contact agent for details.**

**Spencer Groups, INC - 322 E. 7<sup>th</sup> St - Logan, IA 51546**

**712-644-2151 - office**

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# **Feedlot (Tract 11)**

## **158 taxable acres m/l**

Feedlot facilities, home, and other buildings. 550 open feedlot capacity, Older Cape Cod style home with 2 bedrooms, 1 bath with 1,207sq ft. Built in approximately the 1940's. Other improvements include 4,700sq ft building, 1,600sq ft pole building, 790sq ft. garage, and an open sided shed. Lots under 1000 head - licensing not required.

2 large, cemented bunker silos for high moisture corn, feed bunks, cattle working facilities Located on the North 80 acres of the property are the feedlot facilities. The remaining 80 acres borders the Feedlot acres on the South.

Southerly 80 acres is pasture with approximately 11.64 acres of grow cropland adjoins 208th St. on East side. East portion of the Feedlot adjoins waste lagoon. FSA Info and Maintenance agreements are available upon request.



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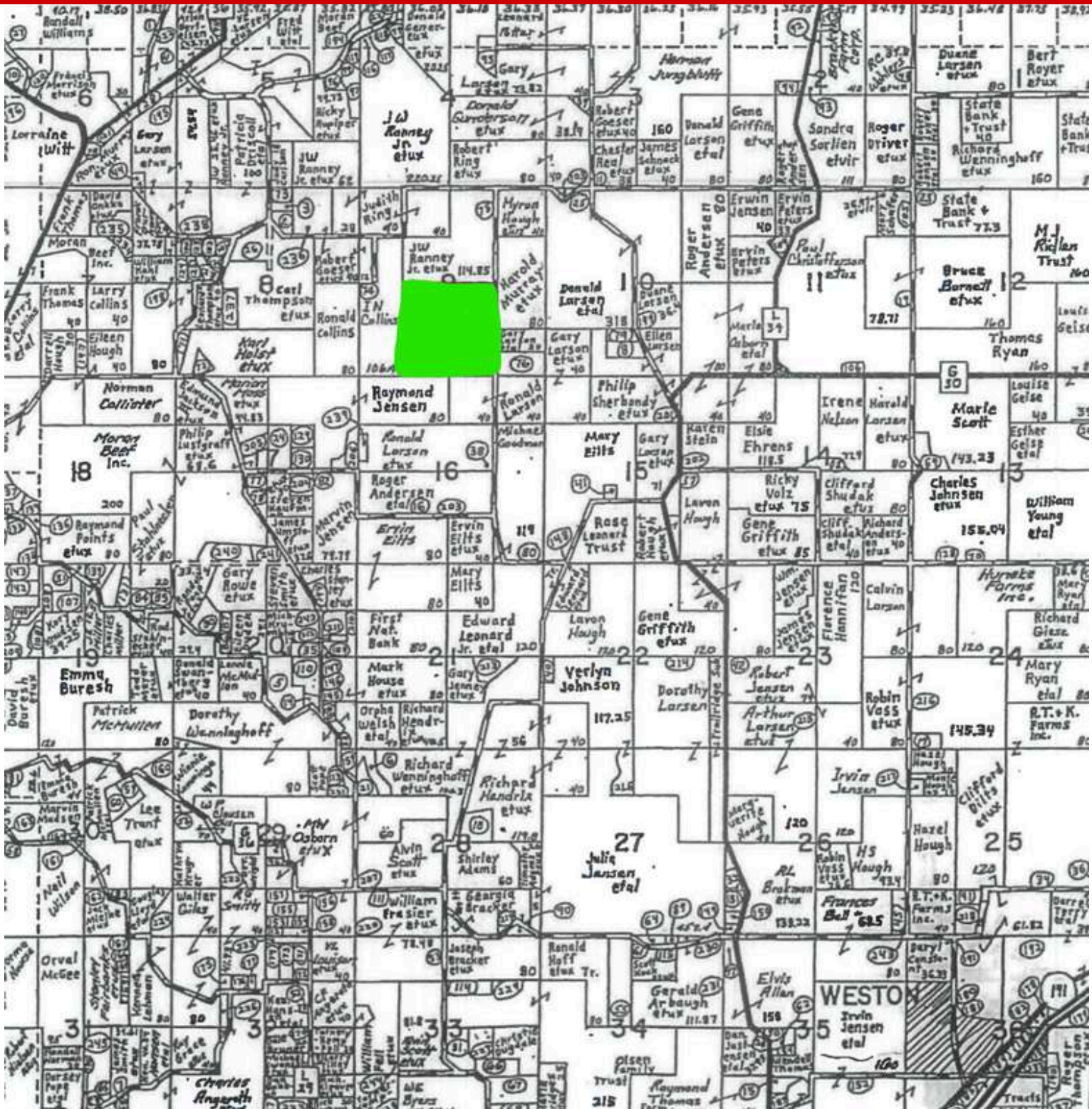
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# Feedlot (Tract 11)

158 taxable acres m/l



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# Feedlot (Tract 11).

158 taxable acres m/l



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# Feedlot (Tract 11)

158 taxable acres m/l



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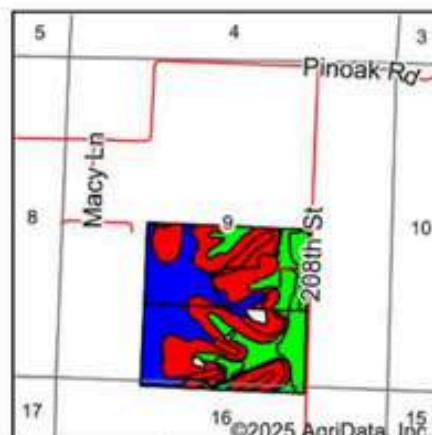
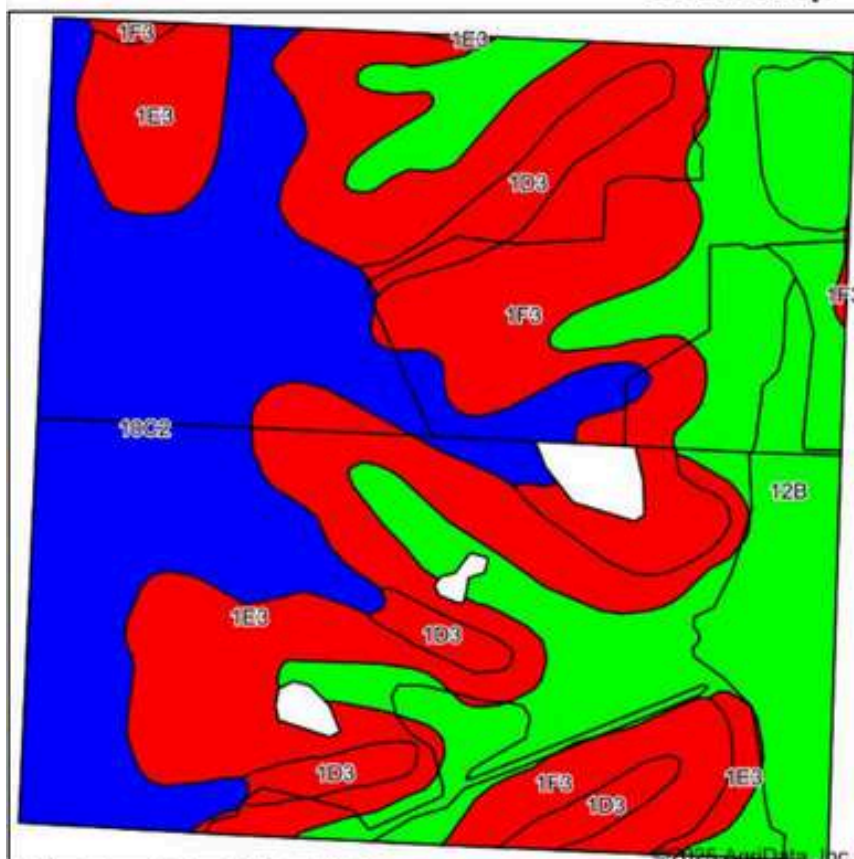
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# TRACT 11 (Feedlot) - Soil Map

## 158 taxable acres m/l

Soils Map








State: **Iowa**  
 County: **Pottawattamie**  
 Location: **9-76N-43W**  
 Township: **Hazel Dell**  
 Acres: **157.24**  
 Date: **7/16/2025**

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

Area Symbol: IA155, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
12B	Napier silt loam, 2 to 5 percent slopes	43.64	27.7%		Ile	230.4	66.8	93	77	89
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	43.35	27.6%		IIle	211.2	61.2	86	63	76
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	32.18	20.5%		VIle	88.0	25.5	8	10	10
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	29.90	19.0%		IVe	97.6	28.3	18	30	54
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	8.17	5.2%		IIle	126.4	36.7	32	40	58
Weighted Average						3.53	165.3	47.9	56.2	48.6
										*n 61

\*\*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

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# **TRACT 10- 111.89 taxable acres m/l**

## **Section 9 Hazel Dell Township**

**Bidding Opens 1/12/2026 @ 10am - Bidding Closes 1/16/2026 @ 1pm**

**Directions to the Farm:** From Underwood Iowa, West on Mahogany Road (G30) to Road L34. North on Road L34 to Pinoak Road. West on Pinoak Road 3 1/2 miles. Farm begins on the west side of the intersection of Pinoak and 208<sup>th</sup> Street. Farm has approx. ½ mile of frontage on 208<sup>th</sup> .

**Note:** Tract 10 is bordered by the Feedlot to the South.

**Brief Legal:** Hazel Dell Township Sections 9 the SE NW, the SW NE and part NW NE, Pottawattamie County, Iowa. Tax Parcel #: 764309200001; 764309100006; 764309200004

**FSA Info: Farm#:** 4023 **Tract#:** 669

**CSR2:** 45 overall per Surety Maps

**Taxes:** \$2,710



**Note:** There are maintenance contracts on this farm with NRCS. Contract copies upon request.

**Method of Auction:** 111.89 acres x the bid.

This farm is currently in pasture and has a southern border that adjoins the northern border of the Feedlot (Tract 11). This farm offers excellent pastureland with adequate shade and running water. Farm has frontage on Pinoak Road.

Can accommodate 3 and up to 5 houses on this Tract depending on access. Ask agent for details.

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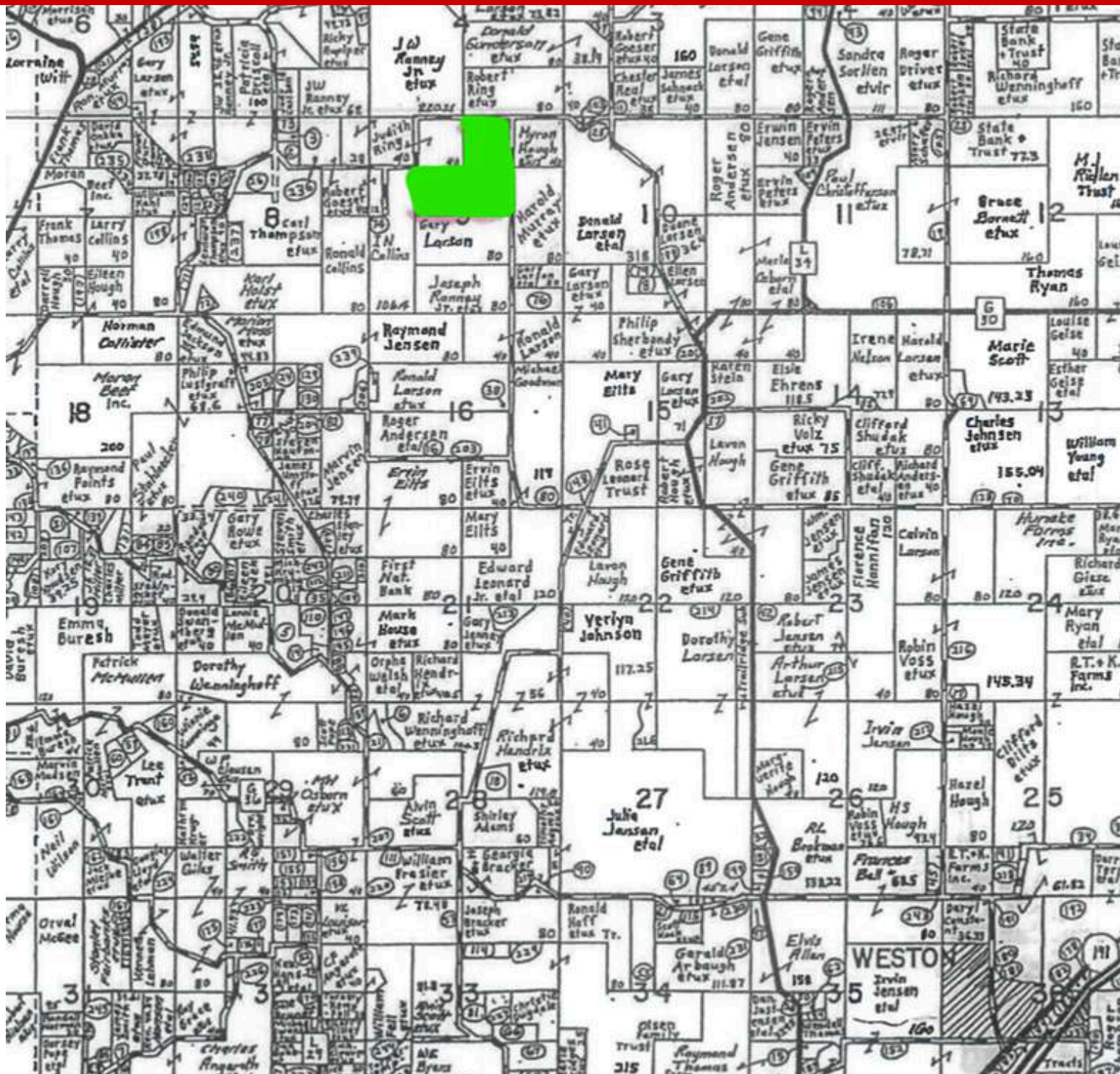
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# TRACT 10 - Plat Map

## 111.89 taxable acres m/l



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# TRACT 10 - FSA Info

## 111.89 taxable acres m/l



**Legend**  
Non-Cropland    CRP    Iowa PLSS  
Cropland    Tract Boundary    Iowa Roads

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation

Tract Cropland Total: 330.39 acres

2025 Program Year

Map Created March 26, 2025

Farm 4023

Tract 669

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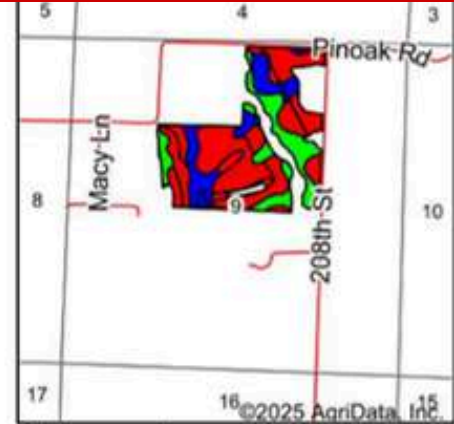
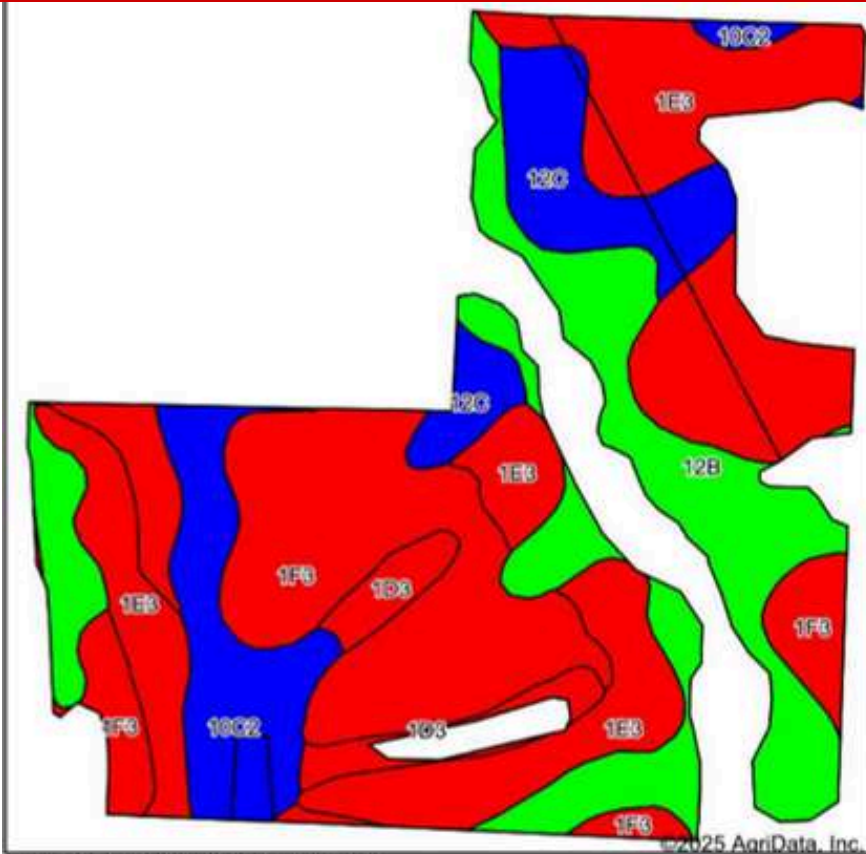
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# TRACT 10 - Soil Map

## 111.89 taxable acres m/l



State: Iowa  
 County: Pottawattamie  
 Location: 9-76N-43W  
 Township: Hazel Dell  
 Acres: 93.87  
 Date: 7/16/2025

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

Area Symbol: IA155, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	28.50	30.4%		Ive	97.6	28.3	18	30	54
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	24.52	26.1%		Vle	88.0	25.5	8	10	10
12B	Napier silt loam, 2 to 5 percent slopes	20.88	22.2%		Ile	230.4	66.8	93	77	89
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	8.67	9.2%		Ille	211.2	61.2	86	63	76
12C	Napier silt loam, 5 to 9 percent slopes	8.13	8.7%		Ille	214.4	62.2	89	62	87
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	3.17	3.4%		Ille	126.4	36.7	32	40	58
Weighted Average					3.86	146.2	42.4	45	41.4	*n 55.3

\*\*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

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# **TRACT 12 A - 41.09 Acres M/L- Subject to survey**

**Sections 10 and 15 Hazel Dell Township,**

**Bidding Opens 1/12/2026 @ 10am - Bidding Closes 1/16/2026 @ 2PM**

**Directions to the Farm:** From Underwood Iowa, West on Mahogany Road (G30) to Road L34. South on on Road L34 ½ mile. 215<sup>th</sup> Street runs through the property.

Note: Farm is bordered by Tract 6 on the West

**Brief Legal:** Hazel Dell Township Part SWSE section 10 and part NWNE Section 15, Pottawattamie County, Iowa. Part of Parcels: 764315200001; 764315100002; 764310300006; 764310400004

**FSA Info: Farm#: 4599 Tract #: 4377**

**Cropland Acres: 37.21**

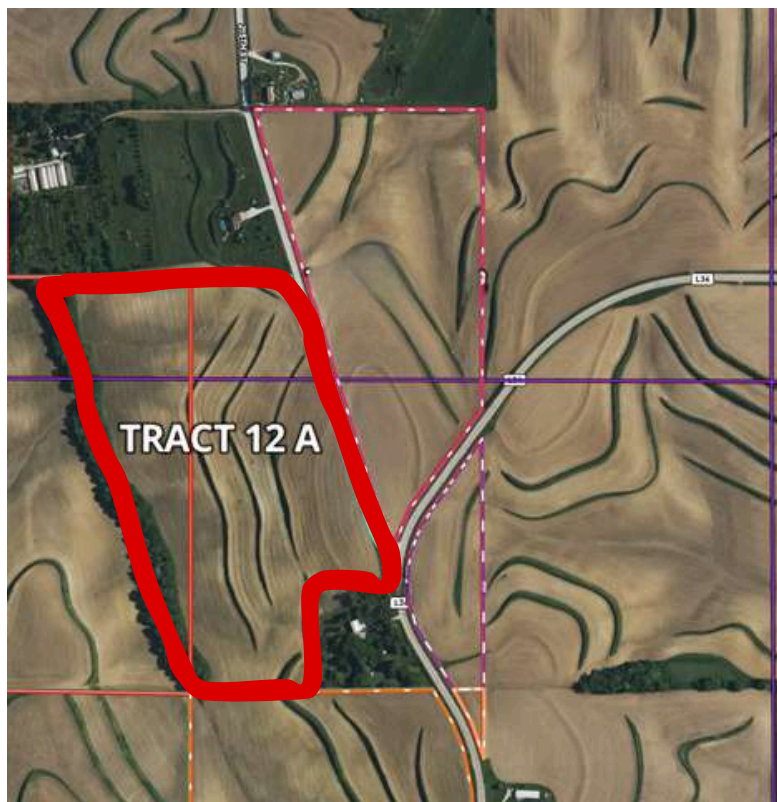
**CSR2: 50.8 per Surety**

**Taxes: TBD**

**Method of Auction: 41.09 x bid**

**Note:** There are terrace maintenance contracts with NRCS. Contract copies upon request

**Tract can accommodate one home. Minor subdivision required if wishing to add more than one home per Tract. If used as housing, entrance permits must be approved with secondary roads dept.**



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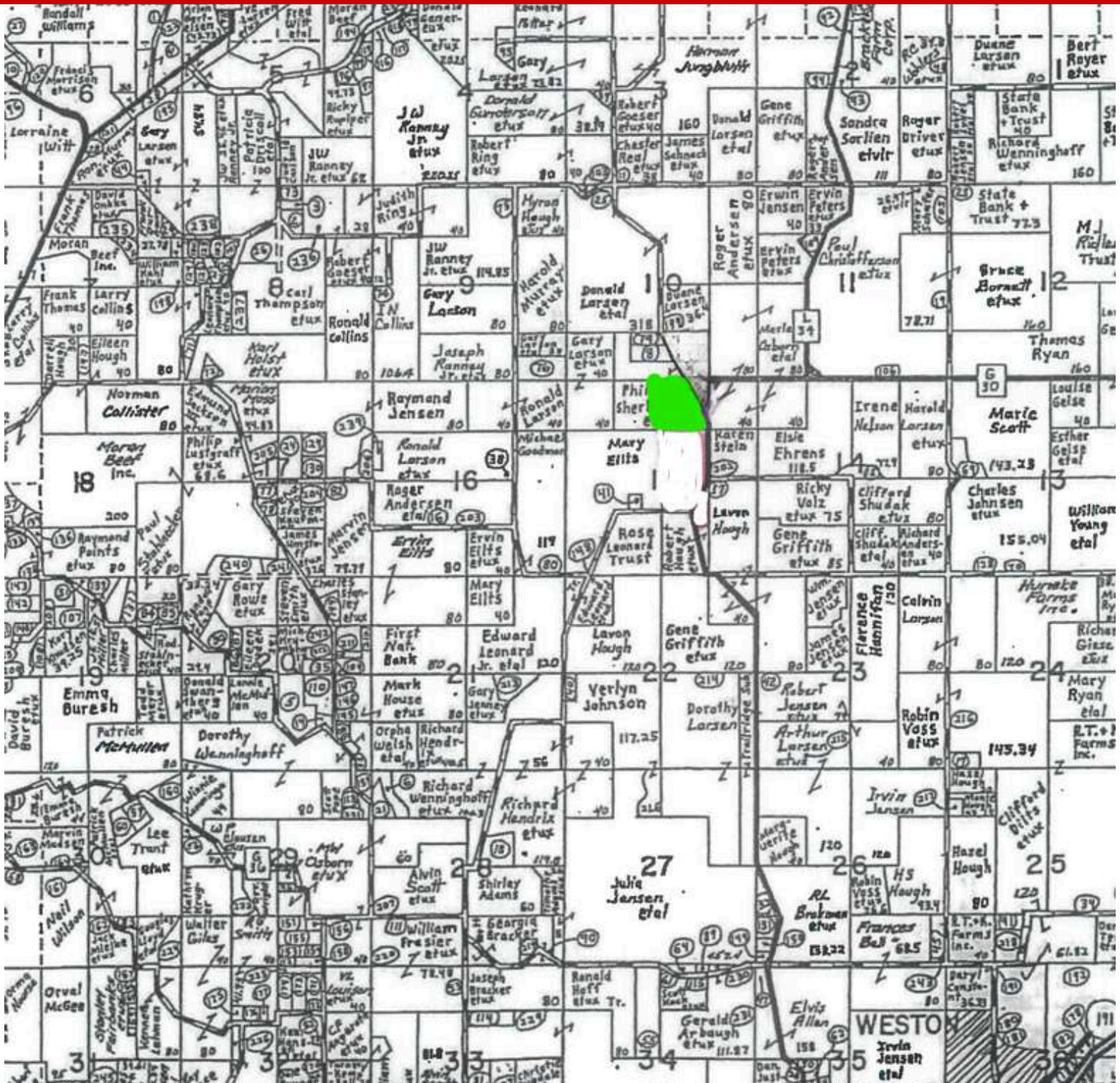
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# TRACT 12A - Plat Map

41.09 acres m/l



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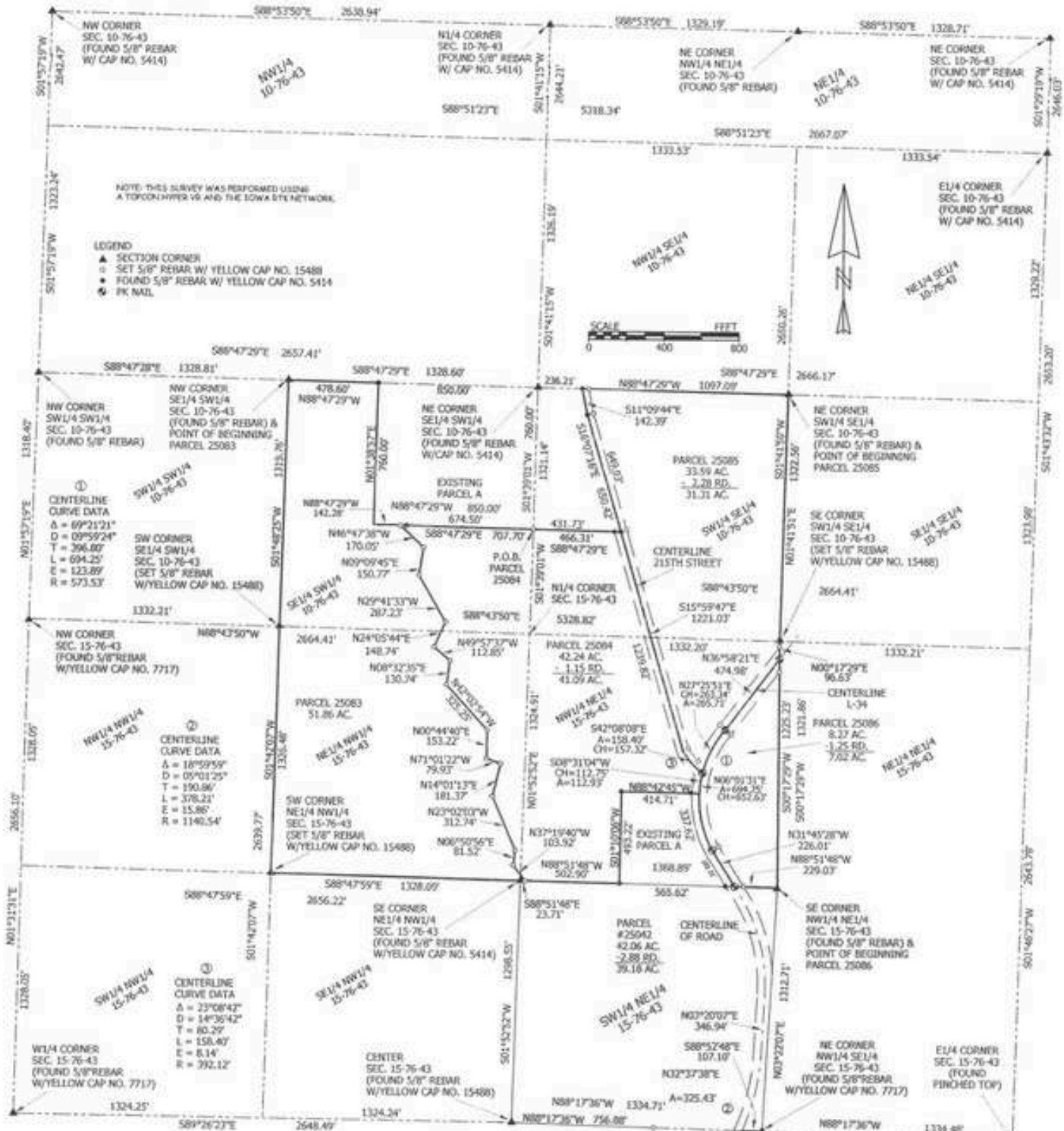
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# TRACT 12A - Survey

41.09 acres m/l



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# TRACT 12A - FSA Info

41.09 acres m/l



**Legend**  
Non-Cropland CRP Iowa PLSS  
Cropland Tract Boundary Iowa Roads  
**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation

Tract Cropland Total: 120.49 acres

2025 Program Year  
Map Created March 26, 2025

Farm 4599  
Tract 4377

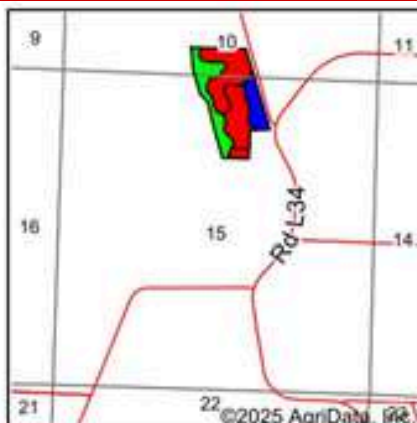
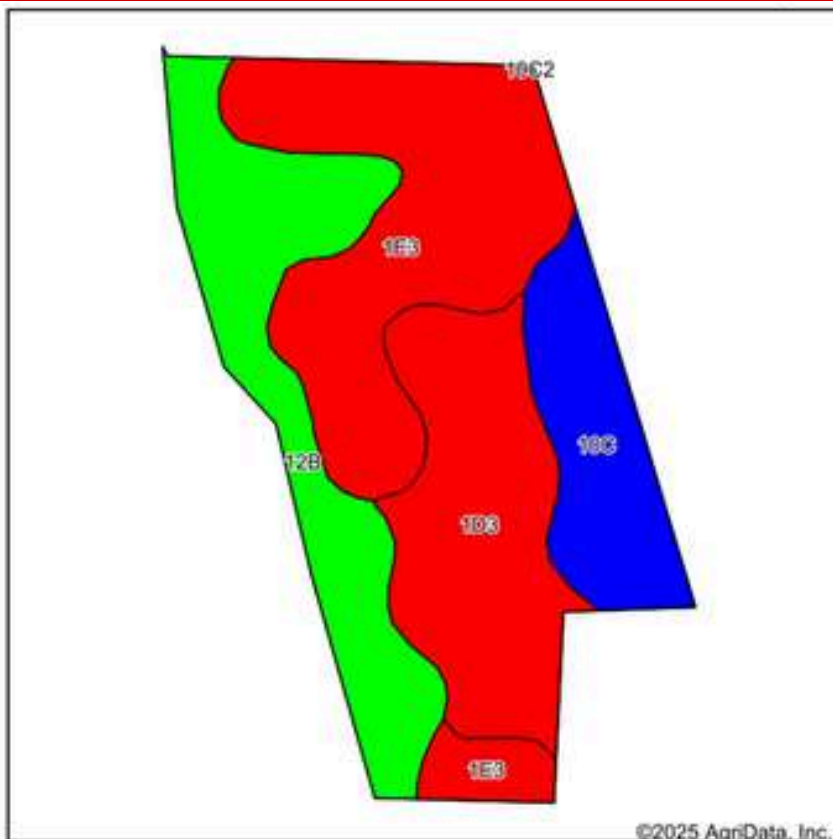
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# TRACT 12A - Soil Map

## 41.09 acres m/l



State: **Iowa**  
 County: **Pottawattamie**  
 Location: **15-76N-43W**  
 Township: **Hazel Dell**  
 Acres: **35.75**  
 Date: **11/7/2025**



Soils data provided by USDA and NRCs.

Area Symbol: IA155, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	12.69	35.5%		IVe	97.6	28.3	18	30	54
12B	Napier silt loam, 2 to 5 percent slopes	9.17	25.7%		Ile	230.4	66.8	93	77	89
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	8.81	24.6%		IIle	128.4	36.7	32	40	58
10C	Monona silt loam, 5 to 9 percent slopes	5.08	14.2%		IIle	216.0	62.6	69	65	87
Weighted Average					3.10	155.6	45.1	50.8	49.5	*n 68.7

\*\*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



# **Tract 13 - 78 Taxable Acres M/L**

## **Section 27 Rockford Township**

**Bidding Opens 1/12/2026 @ 10am - Bidding Closes 1/16/2026 @ 3PM**

**Directions to the Farm:** From I29 Honey Creek Exit 71, east on Sumac Road approximately 1 mile. Farm is on the north side of Sumac Road.

**Brief Legal:** E ½ SE ¼ except 1 acre owned by Pottawattamie Co, all in 27-77-44, Pottawattamie County, Iowa. Tax Parcel#: 774427400002 & 774427400006

### **FSA Info: 77.02 cropland acres**

**Farm#: 1108 Tract #: 1545**

**Taxes: \$2568**

**Drainage: \$521**

**CSR2: 65.3 per Surety**

**Method of Auction:**

78 acres x the bid



**Close proximity to I-29 and just  
1 mile from Honey Creek Exit!**

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# Tract 13 - FSA Map

78 acres m/l



**Legend**  
Non-Cropland    CRP    Iowa PLSS  
Cropland    Tract Boundary    Iowa Roads

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 77.02 acres

2025 Program Year

Map Created March 26, 2025

**Farm 1108**

**Tract 1545**

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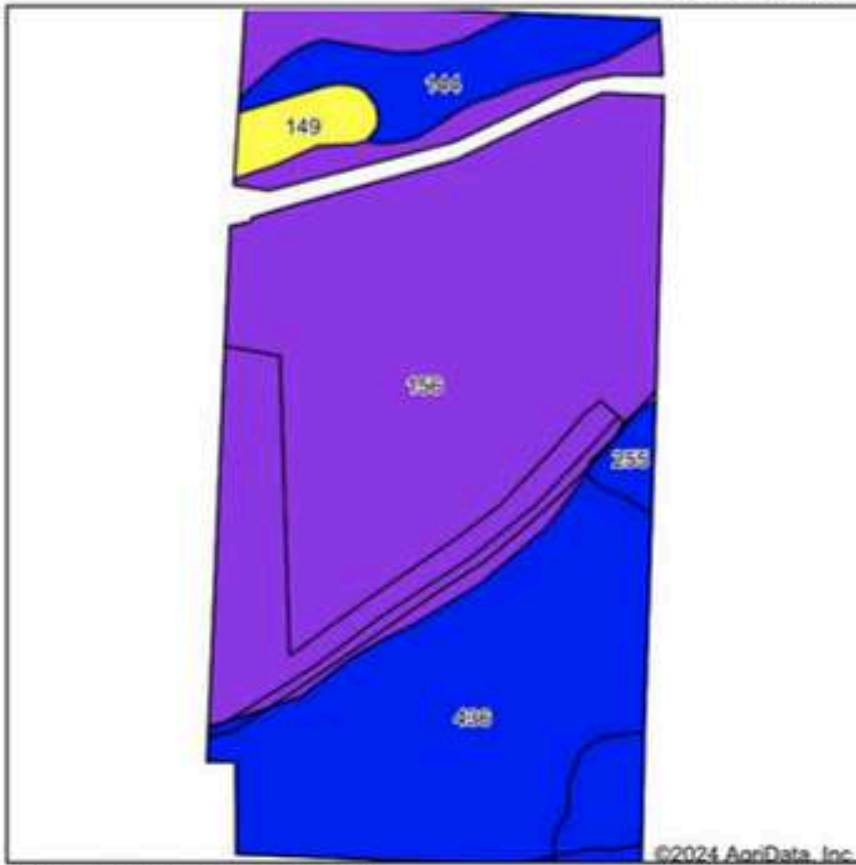
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# Tract 13 - CSR2 Map

78 acres m/l



State: Iowa  
County: Pottawattamie  
Location: 27-77N-44W  
Township: Rockford  
Acres: 77.04  
Date: 3/15/2024

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

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Area Symbol: IA155, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
156	Albion silty clay, 0 to 2 percent slopes, occasionally flooded	45.81	59.5%		0ft.	IIIw	IIIw	161.6	46.9	52	55	51
436	Lakeport silty clay loam, 0 to 2 percent slopes	23.07	29.9%		1ft.	Iw		214.4	62.2	86	80	71
144	Blake silty clay loam, 0 to 2 percent slopes	5.03	6.5%		1ft.	Iw	Iw	230.4	66.8	86	75	82
149	Modale silt loam, 0 to 2 percent slopes	1.77	2.3%		4ft.	Iw		208.0	60.3	69	68	63
255	Cooper silty clay loam, 0 to 2 percent slopes	1.36	1.8%		1ft.	IIw		80.0	23.2	82	70	60
Weighted Average						2.21	*-	181.5	52.7	65.3	64.4	*n 59.4

\*\*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

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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# **AUCTION TERMS**

**Your bid is not subject to financing or any other contingencies.**

**Seller has the right to accept or reject the final bid by 5pm January 16th, 2026.**

**Interested parties to register for the auction at [www.spencergroups.com](http://www.spencergroups.com) and submit a bank letter of creditworthiness to the Spencer Groups office by contacting 712-644-2151.**

If the final bid is accepted, buyer of each tract to place a 10% non-refundable earnest deposit in the Telpner Peterson Trust Account, where it will be held until closing. Seller will provide an updated abstract on each tract. Buyer to provide a title opinion rendered by the attorney of the buyers choice, at the buyers expense. Each party will be responsible for normal closing costs associated with closing a real estate transaction.

Closing on each tract will be on or before February 16th, 2026.

Seller has terminated the 2025 tenant. Seller retains 100% of the 2025 cash rent. Buyers will receive full possession and full farming rights on March 1, 2026.

**AGENCY:** Spencer Groups, INC/Ed Spencer Real Estate/Farms America, INC, its agents and its associates, are agents for, and represent the SELLERS in this transaction. All bidders will be considered customers, not clients.

Disclaimer: Announcements made by the auctioneer at the time of the sale or emailed to registered bidders will take precedence over any and all previously printed materials, or any oral statements made. All information and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "as-is, where-is" basis, no warranty or representation, either expressed or implied concerning the property is being made by the sellers or the auction company. Each potential bidder is responsible for conducting his/her own due diligence, inspections, investigations and inquiries regarding the farm. The information contained herein is believed to be accurate, but is subject to the verification of all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the auction company. All sketches and dimensions in this brochure are approximated based upon GIS, aerial photographs and information provided by the assessor and the FSA. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.



**Larson Wonder Valley/Larson Wonder Ridge, Owners**

**Ed Spencer, Broker, Auctioneer - 402-510-3276 for more information**

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