Farmers and Investors, don’t let this outstanding opportunity pass you by. Highly tillable tracts of productive farmland rarely become available at this size. The Westergard farms have been very well managed and farmed. Make sure to call today to learn more about the Westergard farms; we look forward to seeing you at the auction.

For more information contact Shane Brant 712-301-4664
Tracts 1-4

Tract 1 - 80.41 Surveyed Acres

Legal Description: The West Half of the Southwest Quarter (W½ SW¼) of Section Twenty-three (23), Township Ninety-eight (98) North, Range Thirty-six West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 88.5
Soils: Clarion, Nicollet, Crippin, Clarion-Storden, Canisteo & Webster
Real Estate Taxes: $1,852

Tract 2 - 80.40 Surveyed Acres

Legal Description: The East Half of the Southwest Quarter (E½ SW¼) of Section Twenty-three (23), Township Ninety-eight (98) North, Range Thirty-six West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 89.2
Soils: Nicollet, Clarion, Crippin, Clarion-Storden, Canisteo & Webster
Real Estate Taxes: $1,838

Tract 3 - 80.46 Surveyed Acres

Legal Description: The West Half of the Southeast Quarter (W½ SE¼) of Section Twenty-three (23), Township Ninety-eight (98) North, Range Thirty-six West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 87.9
Soils: Nicollet, Webster, Crippin, Waldorf, Okabena & Clarion
Real Estate Taxes: $1,838

Tract 4 - 75.11 Surveyed Acres

FSA Information for Tracts 1-4 Combined
Cropland Acres: 309.15 ac.
Corn Base: 307.80 ac.  PLC Yield: 170 bu.
Tract 5 - 80.25 Surveyed Acres

Legal Description: The West Half of the Northeast Quarter (W½ NE¼) of Section Twenty-one (21), Township Ninety-eight (98) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 88.4
Primary Soils: Nicollet, Crippin, Okabena, Webster, Clarion & Waldorf
Real Estate Taxes: $1,632

Tract 6 - 76.9 Surveyed Acres

Legal Description: The East Half of the Northeast Quarter (E½ NE¼) of Section Twenty-one (21), Township Ninety-eight (98) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa except 5.90 acre acreage in the Northeast Corner. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 85.4
Soils: Nicollet, Webster, Crippin, Okoboji, Harps, Okabena & Clarion
Real Estate Taxes: $1,412

Tract 7 – 66 Acres m/l

Legal Description: The Southeast Quarter of the Southwest Quarter (SE¼ SW¼) AND the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section Sixteen (16), Township Ninety-eight (98) North, Range, Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa except acreage.

Surety/AgriData Avg. CSR2: 56.7
Primary Soils: Talcot, Wadena, Biscay, Harps, Canisteo, Cylinder & Nicollet
Real Estate Taxes: $888

FSA Information for Tract 7
Cropland Acres: 65.73 acres
Corn Base: 49.27 acres PLC Yield: 130 bu.
Soybean Base: 16.43 acres PLC Yield: 32 bu.
Tracts 8 & 9

Tract 8 - 158.66 Acres m/l

Legal Description: Part of the East Half (Pt. E½) AND part of the Southwest Quarter (Pt SW¼) of Section Thirty-two (32) lying east of an existing drainage ditch, all in Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th PM, Emmet County, Iowa.

Surety/AgriData Avg. CSR2: 78.6
Primary Soils: Klossner, Canisteo, Harps, Clarion & Okoboji
Real Estate Taxes: $3,392

FSA Information for Tract 8
- Cropland Acres: 150.25
- Corn Base: 89.60 ac. PLC Yield: 151 bu.
- Soybean Base: 58.20 ac. PLC Yield: 41 bu.

Tract 9 - 129.66 Acres m/l

Legal Description: Part of the Fractional Northeast Quarter (Fr. NE¼) of Section Five (5), Township Ninety-seven (97) North Range Thirty-four (34) West of the 5th PM, Palo Alto County, Iowa.

Surety/AgriData Avg. CSR2: 78.6
Primary Soils: Canisteo, Nicollet, Clarion, Storden & Harps
Real Estate Taxes: $3,804

FSA Information for Tract 9
- Cropland Acres: 124.11
- Corn Base: 75.40 ac. PLC Yield: 151 bu.
- Soybean Base: 48.70 ac. PLC Yield: 41 bu.

Method of Sale: Successful bidder will have choice of tracts.
Terms: 10% earnest money down day of sale. Balance due at closing on or before June 4, 2020. Real estate taxes to be prorated to December 31, 2019. Property subject to cash lease agreement. Buyer to receive 100% of 2020 cash rent payments with the first half cash rent payment credited to buyer at closing. All final bids are subject to approval of seller.

Lyle J. Westergard Family Trust &
Lyle Westergard Corporation, Owners

Auctioneers: Ben Hollesen 712-253-5779 and Clinton Jones 712-363-3522
Attorney: Bridget Bailey • Bailey Law PLLC • Spencer, IA

For More Information Contact Shane Brant 712-301-4664