



TRACT 1

140± Acres

TRACT 2

66.62± Acres

SAC COUNTY, IOWA

FARMLAND AUCTION

206.62± ACRES OFFERED IN 2 TRACTS

Representing Chad Golseth

Sierra Ave & 200th St., Sac City, Iowa | Sections 28 & 29 of Douglas Township



Hawkeye
Real Estate



TRACT 1

Chad Golseth | Douglas Township | Sac County





TRACT 2

Chad Golseth | Douglas Township | Sac County





11am on Thursday, October 29th, 2026.

Sac County Fairgrounds | 416 Park Avenue, Sac City, Iowa 50583

United Country Hawkeye Farm Mgmt & Real Estate is honored to represent Chad Golseth in the sale of 206.62± acres of Sac County farmland at live public auction.

Located in Sections 28 and 29 of Douglas Township, just north of Sac City, Iowa, this quality farmland will be offered using the Buyer's Choice Auction Method in two individual tracts consisting of 140± deeded acres and 66.62± deeded acres. Buyers may participate in person or through our virtual online bidding platform.

These highly productive farms are situated in a strong Western Iowa agricultural region and feature CSR2 ratings in the 80s, creating an outstanding opportunity for producers and investors. Whether you're looking to expand your farming operation with quality tillable acres or add productive Iowa farmland to your investment portfolio, these tracts offer excellent agricultural potential and long-term value.

Full Possession will be granted March 1, 2027.

For more information, contact Luke Nissen, ALC, at (712) 304-4827 or Luke@uciowa.com.

Representing Attorney: Ethan Laughery - Hoyt, Morain & Hommer, P.C.

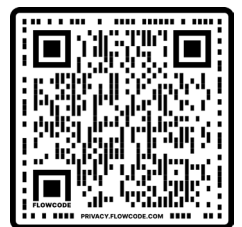
TRACT 1:

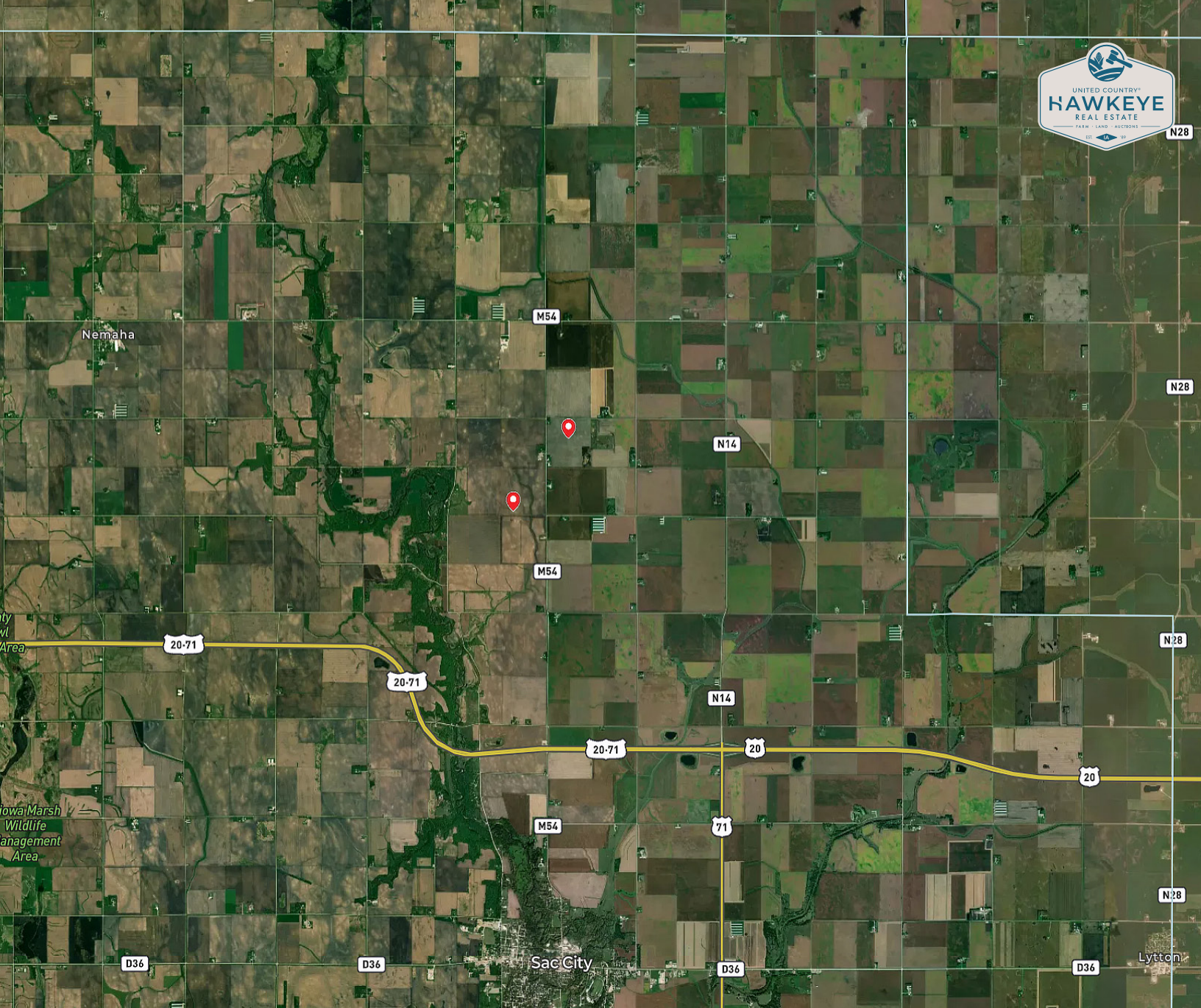
- 140± Deeded Acres
- 138.82± DCP Cropland Acres
- 86.6 CSR2 Average
- 4 Parcels | \$4,966 Annual Tax

TRACT 2:

- 66.62± Deeded Acres
- 64.60± DCP Cropland Acres
- 81.7 CSR2 Average
- 2 Parcels | \$2,194 Annual Tax

SCAN FOR MORE
INFO





DIRECTIONS TO TRACT 1

From Sac City, IA - Leave town heading North on Sierra Avenue. Continue North on Sierra Avenue for approximately 3.5 miles. The property is located on the left-hand side of the road.



DIRECTIONS TO TRACT 2

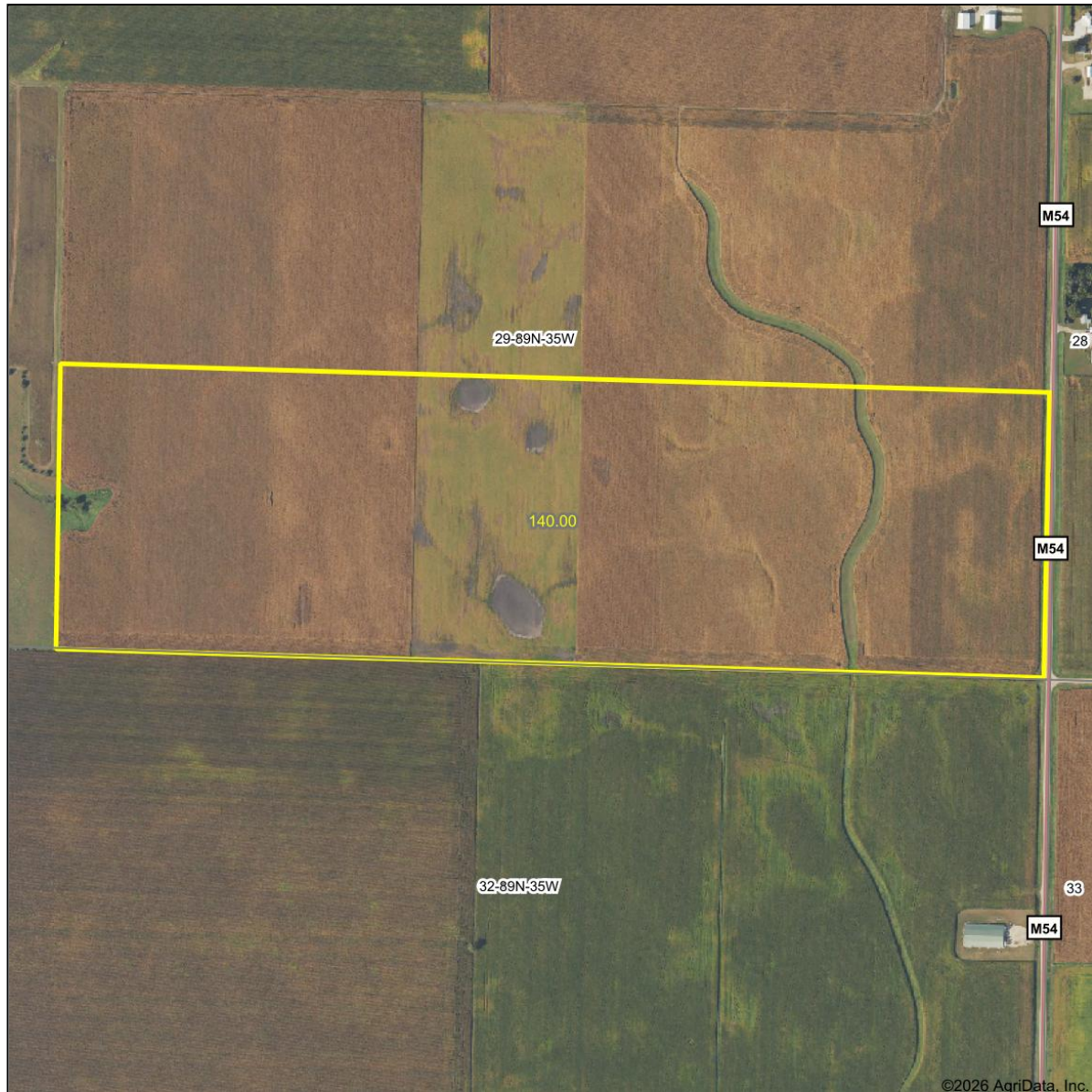
From Sac City, IA - Leave town heading North on Sierra Avenue. Continue North on Sierra Avenue for approximately 4.5 miles. Turn right heading East on 200th Street. Continue East on 200th Street for approximately 1/4 mile. The property is located on the right-hand side of the road.



TRACT 1 - AERIAL MAP

Chad Golseth | Douglas Township | Sac County

Aerial Map



Hawkeye
Real Estate

Boundary Center: 42° 29' 27.01, -95° 0' 5.4

29-89N-35W
Sac County
Iowa

0ft 723ft 1446ft



Maps Provided By:

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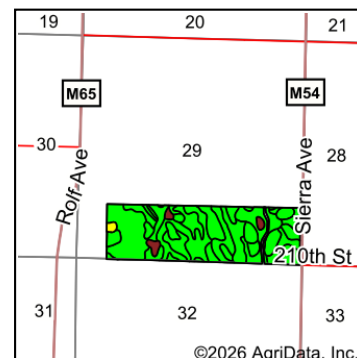
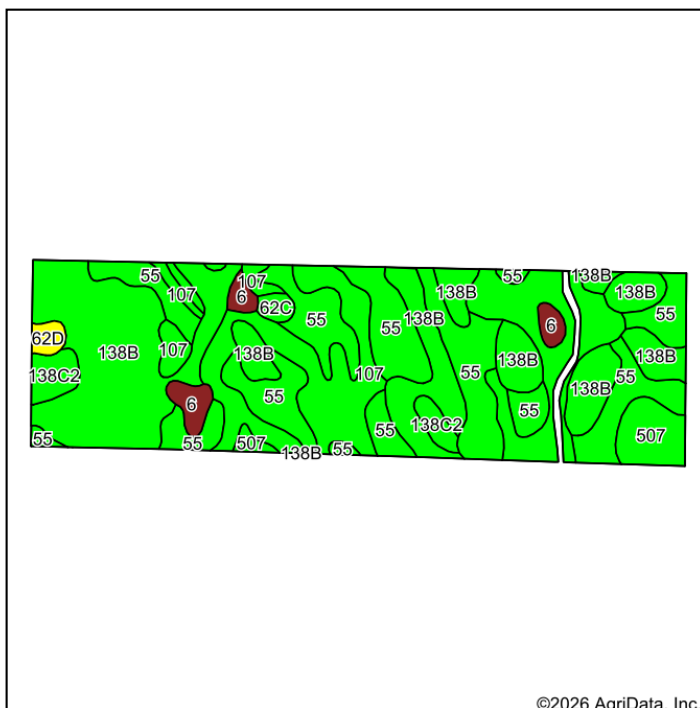
7/10/2026



TRACT 1 - TILLABLE SOILS MAP

Chad Golseth | Douglas Township | Sac County

Soils Map



State: **Iowa**
 County: **Sac**
 Location: **29-89N-35W**
 Township: **Douglas**
 Acres: **137.27**
 Date: **8/4/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IA161, Soil Area Version: 33									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Corn	*n NCCPI Soybeans
138B	Clarion loam, 2 to 6 percent slopes	48.12	35.0%		Ile	89	77	78	83
55	Nicollet clay loam, 1 to 3 percent slopes	42.36	30.9%		Iw	89	85	81	81
107	Webster clay loam, 0 to 2 percent slopes	31.99	23.3%		Ilw	86	80	78	82
507	Canisteo clay loam, 0 to 2 percent slopes	5.18	3.8%		Ilw	84	75	71	81
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.79	2.8%		Ille	83	61	68	70
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.71	2.7%		Ilw	59	55	74	74
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	1.12	0.8%		Ive	41	40	62	65
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	1.00	0.7%		Ille	64	49	64	68
Weighted Average					1.77	86.6	78.6	*n 78	*n 81.2

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

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

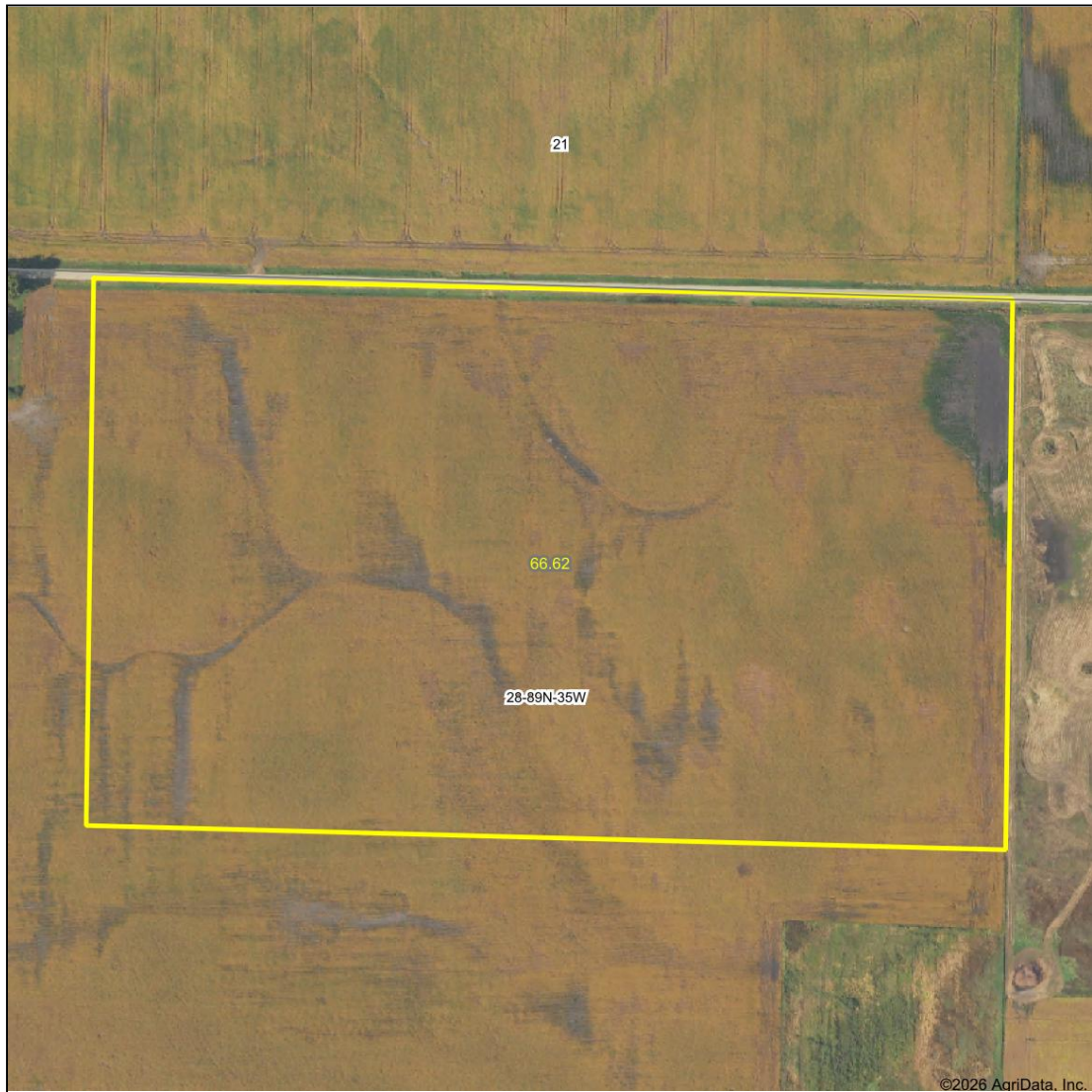
*c: Using Capabilities Class Dominant Condition Aggregation Method



TRACT 2 - AERIAL MAP

Chad Golseth | Douglas Township | Sac County

Aerial Map



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Hawkeye
Real Estate

Boundary Center: 42° 30' 5.85, -94° 59' 14.34

0ft 372ft 744ft

28-89N-35W
Sac County
Iowa



Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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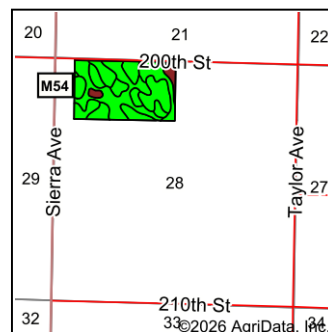
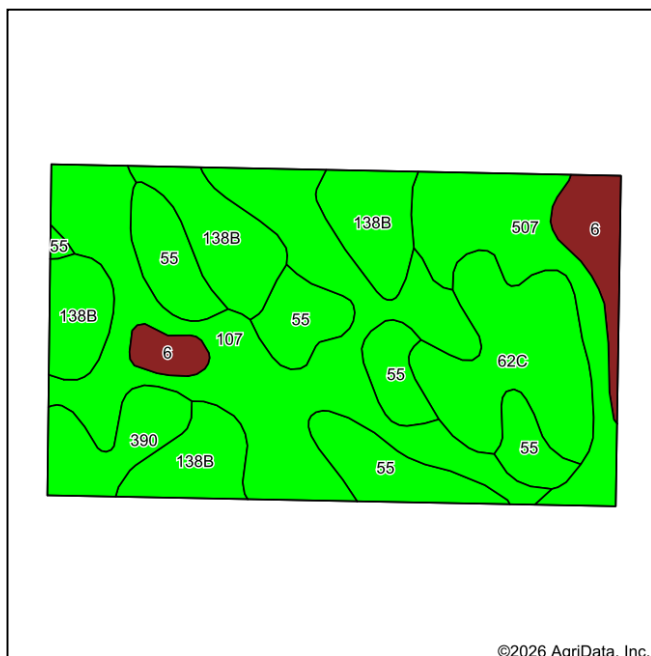
7/10/2026



TRACT 2 - TILLABLE SOILS MAP

Chad Golseth | Douglas Township | Sac County

Soils Map



State: **Iowa**
 County: **Sac**
 Location: **28-89N-35W**
 Township: **Douglas**
 Acres: **64.6**
 Date: **8/4/2026**

United Country
 Real Estate

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 Real Estate

Maps Provided By:

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Soils data provided by USDA and NRCS.

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Area Symbol: IA161, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Corn	*n NCCPI Soybeans
107	Webster clay loam, 0 to 2 percent slopes	19.93	30.8%		Ilw	86	80	78	82
138B	Clarion loam, 2 to 6 percent slopes	11.82	18.3%		Ile	89	77	78	83
55	Nicollet clay loam, 1 to 3 percent slopes	10.70	16.6%		Iw	89	85	81	81
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	8.08	12.5%		Illie	64	49	64	68
507	Canisteo clay loam, 0 to 2 percent slopes	7.31	11.3%		Ilw	84	75	71	81
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.55	5.5%		Illw	59	55	74	74
390	Waldorf silty clay loam, 0 to 2 percent slopes	3.21	5.0%		Ilw	69	65	65	68
Weighted Average					2.01	81.7	73.7	*n 75.1	*n 79

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Land Isn't Just Our Business, It's Our Life.

Since 1989, we've helped Iowa landowners maximize value and achieve their goals with personalized service, innovative marketing, and boots-on-the-ground expertise.

We're landowners, farmers, and outdoor enthusiasts ourselves — we understand what your land means to you because it means the same to us. Whether you're selling the family farm, buying hunting ground, or looking for investment land, we're here to help with honest advice and creative solutions.



LUKE NISSEN, ALC
IOWA LAND SPECIALIST
(712) 304 - 4827
Luke@uciowa.com



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Farmland



Recreational & Hunting Land



Acreages



Investment Properties



Farm Management



Auctions



1031 Exchange Sales



Local experts with deep community roots



Flexible, customized marketing plans



Dedicated to your long-term success



Experienced landowners, farmers & outdoorsmen as your agents



AUCTION TERMS AND CONDITIONS

Seller: Chad Golseth

Representing Attorney: Ethan Laughery – Hoyt, Morain & Hommer, P.C.

Sale Date: Auction will be held Thursday, October 29, 2026 at 11:00 AM at the Sac County Fairgrounds 416 Park Avenue, Sac City, IA 50583

Approval of Bids: Seller is serious about selling this property at auction but does reserve the right to accept or reject the final bid. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer and Seller. Conduction of the auction and increments of bidding are at the direction and discretion of United Country Hawkeye Farm Mgmt & Real Estate and/or the auctioneers.

Tracts: Farm will be sold in two tracts. Tract 1 – 140 +/- Deeded Acres. Tract 2 – 66.62 +/- Deeded Acres

Auction Method: The property will be sold on a price per acre basis based on deeded acres obtained from the Sac County Treasurer. All tracts will be offered through the marketing method of "Buyer's Choice" whereas the high bidder can purchase (in any order) any or all tracts for their high bid. The tracts will not be offered in their entirety at the conclusion of the auction. The auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Online Bidding Process: To participate in the bidding process, please register at <http://uciowa.bidwrangler.com/>. Interested bidders can access the real time auction through our brokerage's auction platform via the Internet. By using this online auction platform, bidders recognize that internet performance can be unpredictable and may occasionally affect access, result in downtime, or lead to slow connections to the platform. Bidders agree that United Country Hawkeye Farm Mgmt & Real Estate, along with its affiliates, members, officers, shareholders, agents, or contractors, cannot be held responsible for any connectivity issues or disruptions that bidders may encounter while using the online auction platform.

Bidder Registration: Prospective bidders must register with United Country Hawkeye Farm Management & Real Estate and receive a bidder number to bid at the auction. All online bidders must be approved prior to the auction starting. Be sure to allow ample time for registration approval. United Country Hawkeye Farm Mgmt & Real Estate and its representatives act as agents for the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the auction sale transaction.

FSA: All FSA information, maps, field boundaries and acres are presumed accurate based on the best available information and knowledge of the seller and United Country Hawkeye Farm Mgmt & Real Estate.

Mineral Rights: All mineral rights, if any, owned by the Seller will be conveyed to the Buyer.

As is-where is: Property is sold "AS IS-WHERE IS" and the Buyer should take time to examine this property thoroughly and rely on their own judgement. The only guarantee from the Seller is a valid, good, and marketable title to the property. Neither the Seller, United Country Hawkeye Farm Mgmt & Real Estate, or the Auctioneers are giving any warranties other than a clear title. Buyer must conduct their own inspections at their own expense prior to bidding at the auction. The winning bidder may obtain financing

or use 1031 exchange funds to complete the purchase; however, the final purchase is NOT contingent upon the buyer's ability to secure financing, obtain an appraisal, or complete a 1031 exchange. Auctioneers, United Country Hawkeye Farm Mgmt & Real Estate, or its agents are not responsible for any representation made by Seller or their employees and are not responsible for accidents on the sale property should any occur. Contact United Country Hawkeye Farm Mgmt & Real Estate at 641-932-7796 or Luke Nissen, ALC at 712-304-4827 for a private showing prior to day of sale.

Taxes: Taxes will be pro-rated to the date of closing and based on tax estimates as provided per Sac County Treasurer.

Possession: Farm is leased for the 2026 growing season and possession will be given on March 1, 2027. Buyer will not receive a credit at closing for any cash rent payment.

Survey: Tax parcel boundary lines will be marked by survey prior to closing.

Buyer Credit: Buyer of Tract #1 will receive a credit at closing for their own driveway installation in the amount of \$2,000.

Subject to: The sale of this property is subject to any and all easements of record, covenants, restrictions of record and leases.

Contract and Earnest Payment: Buyer and Seller will enter a standard format Contract for the Sale of Real Estate on the day of auction. Contract will call for 10% earnest money on the day of sale to be held in Hawkeye Farm Mgmt & Real Estate Trust in the form of a personal, corporate or cashier's check with the balance of the purchase price due, in certified funds, at closing on or before January 5, 2027. Contracts will contain no financing or inspection contingencies and Buyer must have their own financing and make their own inspections prior to bidding at this auction. Seller will provide abstract continued through date of sale to Buyer's attorney for title opinion and deliver title by General Warranty Deed. Buyer will be responsible for their own mortgage policies of title insurance (if applicable). The 2025-2026 Property taxes will be prorated. Exact legal to come from deed and abstract. Buyer is responsible for their own investigation of property and/or zoning for their intended use.

Day of Auction: Announcements made by the United Country Hawkeye Farm Mgmt & Real Estate and Auctioneers ahead of or during the time of sale take precedence over any previously printed materials or any oral statements made. The sale will be controlled by the auctioneer. United Country Hawkeye Farm Mgmt & Real Estate and Auctioneers represent the Seller only. If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. Auctioneer reserves the right to reject any bid that is only a fraction advance over the preceding bid, to regulate bidding and to accept or reject any or all bids. Auctioneer reserves the right to enter bids on behalf of absentee/phone bidders as well as the Seller. Any and all decisions of Auctioneer regarding the conduct of the auction shall be final without liability to any party.

Agency: Auction Company, United Country Hawkeye Farm Mgmt & Real Estate, Auctioneer and their representatives are exclusive agents of the Seller. Listing Agent is distant relation to one of the Sellers. Jon Hjelm with the Acre Company acts as the Auctioneer.

THE BIDDING WILL ONLY LAST A FEW MINUTES, AND THE AUCTIONEER HAS FINAL SAY.



HAWKEYE

— REAL ESTATE —

1010 South Clinton,
Albia, IA 52531
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www.UClowa.com



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