

LAND AUCTION

ONLINE BIDDING AVAILABLE

137.82 Acres +/-

Section 36 • Nokomis Twp • Buena Vista County

Wednesday, October 26 • 10:00 AM

Alta Community Center | 28 Lake St., Alta, IA

Farm Location From Alta:

1 1/2 miles southeast of Alta at the intersection of 70th Ave. & 590th St.

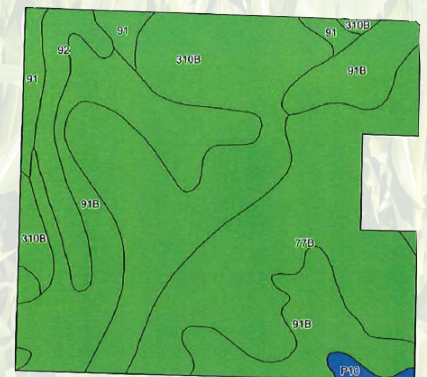
Legal Description: Lot A in the East Half (E 1/2) of Section Thirty-six (36), Township Ninety-one (91) North, Range Thirty-eight (38) West of the 5th P.M., Buena Vista County, Iowa.

Gross Acres	137.82 acres
Taxable Acres	134.51 acres
Cropland Acres	134.50 acres
Corn Base	50%
PLC Yield	165 bu/acre
Soybean Base	50%
PLC Yield	50 bu/acre
Real Estate Taxes	\$4,018
Lease	Open for 2023
Cropland CSR	76.3
Cropland CSR-2	95.0
Primary Soils	Primghar, Galva & Sac
Secondary Soils	Marcus & Afton

Eastman Family Trust

Gregg & Billie Jane Eastman, Trustees
Owner/Seller

Here's a top-quality parcel located between Alta and the new Platinum Crush, LLC facility, only 1/4 mile off Iowa Highway 7. Great blend of soils - few farms average 95 CSR2! Plus surface drainage to three directions. You take no water from the neighbors here. This is a good one!



To Register and Bid on this auction and for sale terms visit: stalcupag.com



Providing Direction, Delivering Results Since 1942
stalcupag.com

For additional information, please contact:



Dennis Reyman, AFM, ARA
or Chad Husman, AFM

Storm Lake, Iowa
Office: (712) 732-4811
Evenings: (712) 299-3839
(Dennis)



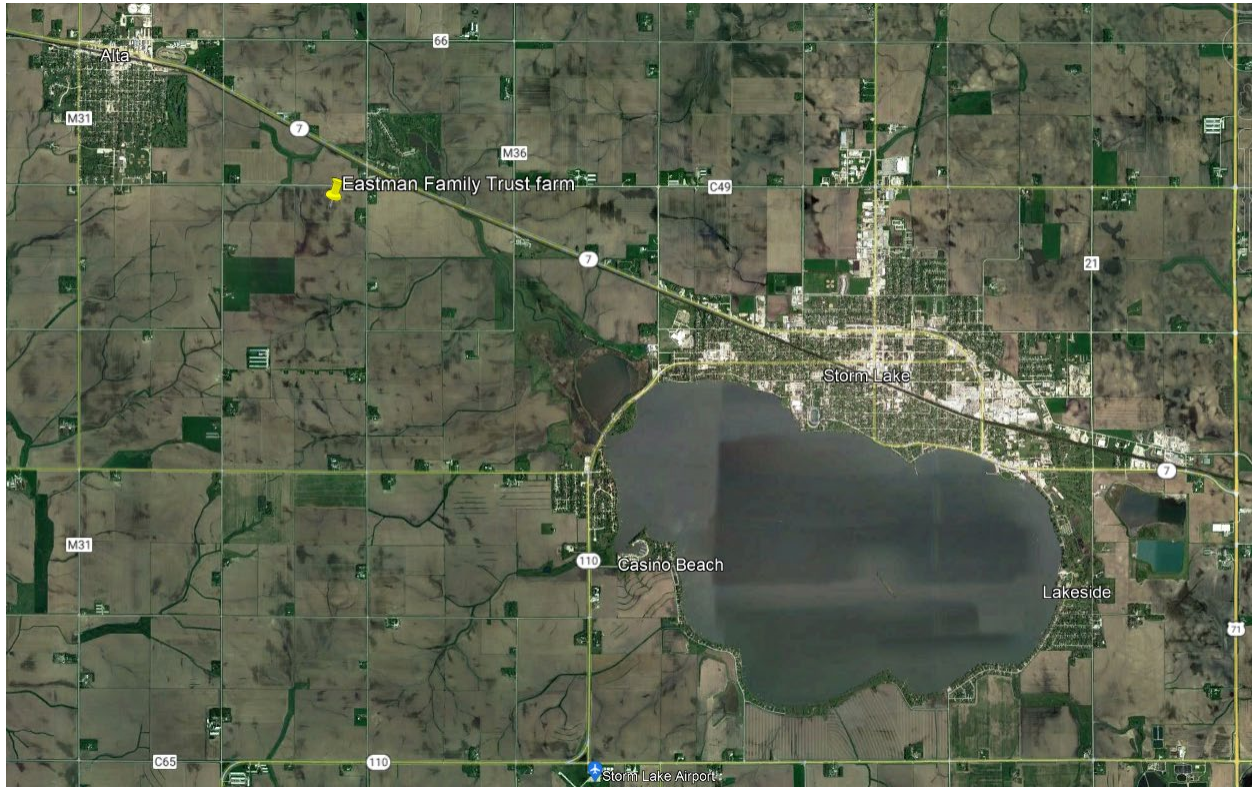
Farm Management • Appraisals • Consultations • Farm Real Estate

The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owner or broker.

Terms:

- The buyer(s) will be expected to pay 10% cash down payment day of auction and the balance at closing when clear and merchantable title will be given.
- Online bidding available at stalcupag.com the day of the sale. Register online at least 24 hours prior to auction.
- Closing is scheduled for January 4, 2023. Real estate taxes prorated to date of closing.
- Possession is given at closing, subject to current tenant's lease expiring February 28, 2023.
- Announcements the day of the sale will supersede all other announcements.
- The sellers will retain the right to refuse any or all bids.
- Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.

Location Map



Great location between Alta and Storm Lake

Intersection of 70th Avenue and 590th Street

One-quarter mile south of Iowa Highway 7

Mile and a half north of C-63 pavement

Southwest of the old Hubbard Feed Mill and just west of the new
Platinum Crush LLC soybean facility



We Don't Want To Confuse You...

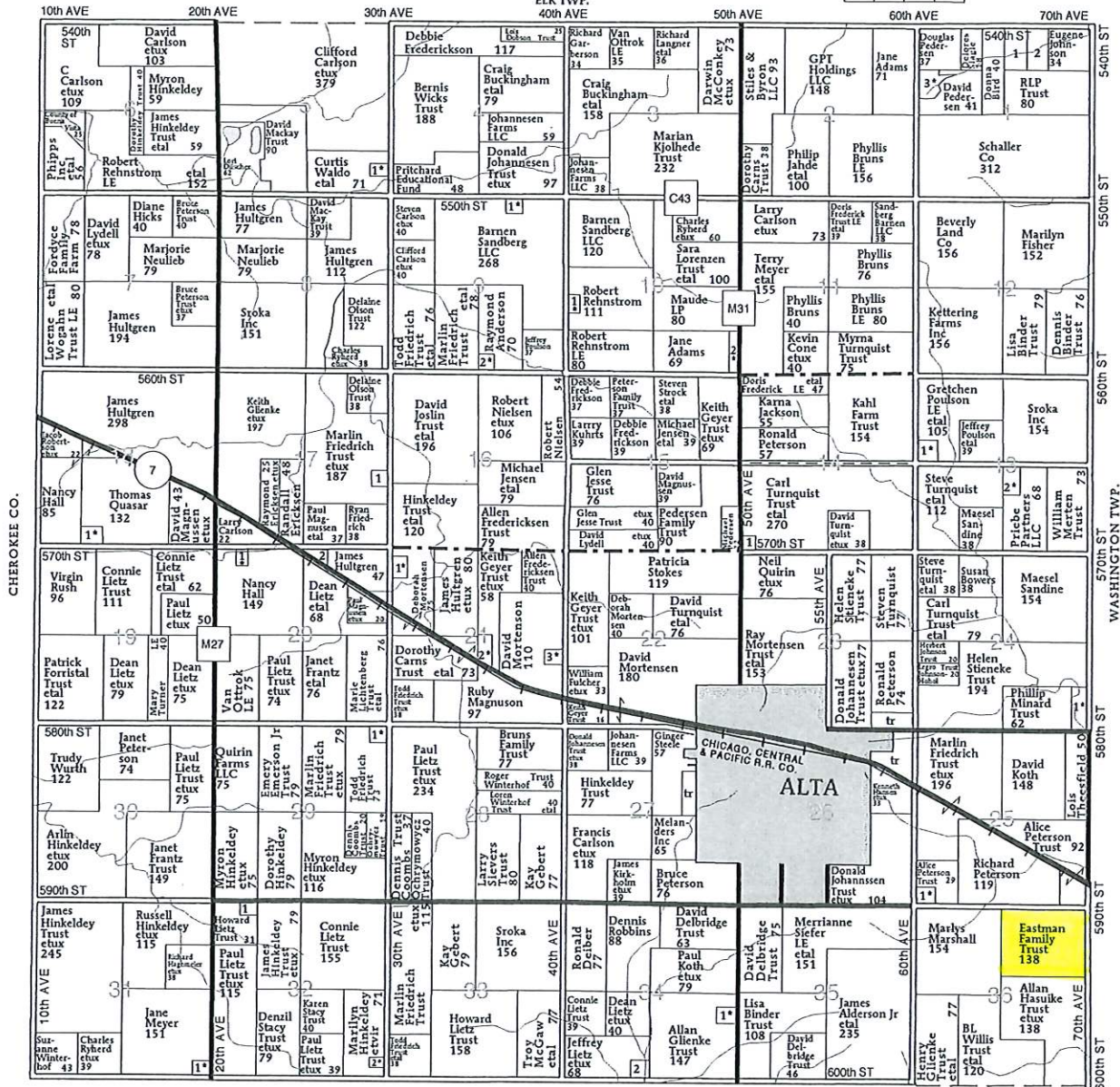
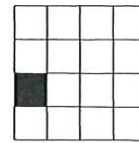
So If You're Having Trouble Reading Our Maps Check Our Page On "HOW TO READ YOUR PLAT & DIRECTORY" Which Is Located Near The Front Of The Book

We Want You To Take Full Advantage Of Our Service!

T-91-N

NOKOMIS PLAT

R-38-W



MAPLE VALLEY TWP.

NOKOMIS TOWNSHIP

SECTION 1

1. Ramsey, De Ann 18
2. Pedersen, David 18
3. Pedersen LE, Merle et al 15

SECTION 5

1. Spooner, Dennis et ux 6

SECTION 9

1. Strock, James et ux 6
2. Nepple, Brian et ux 10

SECTION 10

1. Peterson, Terry et ux 9
2. Pedersen, Michael et ux 11

SECTION 13

1. Gunkelman, Eric et al 11
2. Diercks LE, Ethel et al 10

SECTION 14

1. Ag Partners LLC 6

SECTION 17

1. Pratt, James 10

SECTION 18

1. Schroeder, Bradley et ux 10

SECTION 20

1. Letzring, Theo et ux 5
2. Iowa Lakes Electric Coop 6

SECTION 21

1. Diischer, Clayton et ux 5
2. Hach Trust, Kenneth et ux 5
3. Braunschweig, Jerry et ux 6

SECTION 24

1. Hensen, Brian et ux 15

SECTION 25

1. Duncan LE, Charles et ux 10

SECTION 29

1. Groth Le, Lori et al 6

SECTION 31

1. Stewart, Jeff et ux 7

SECTION 32

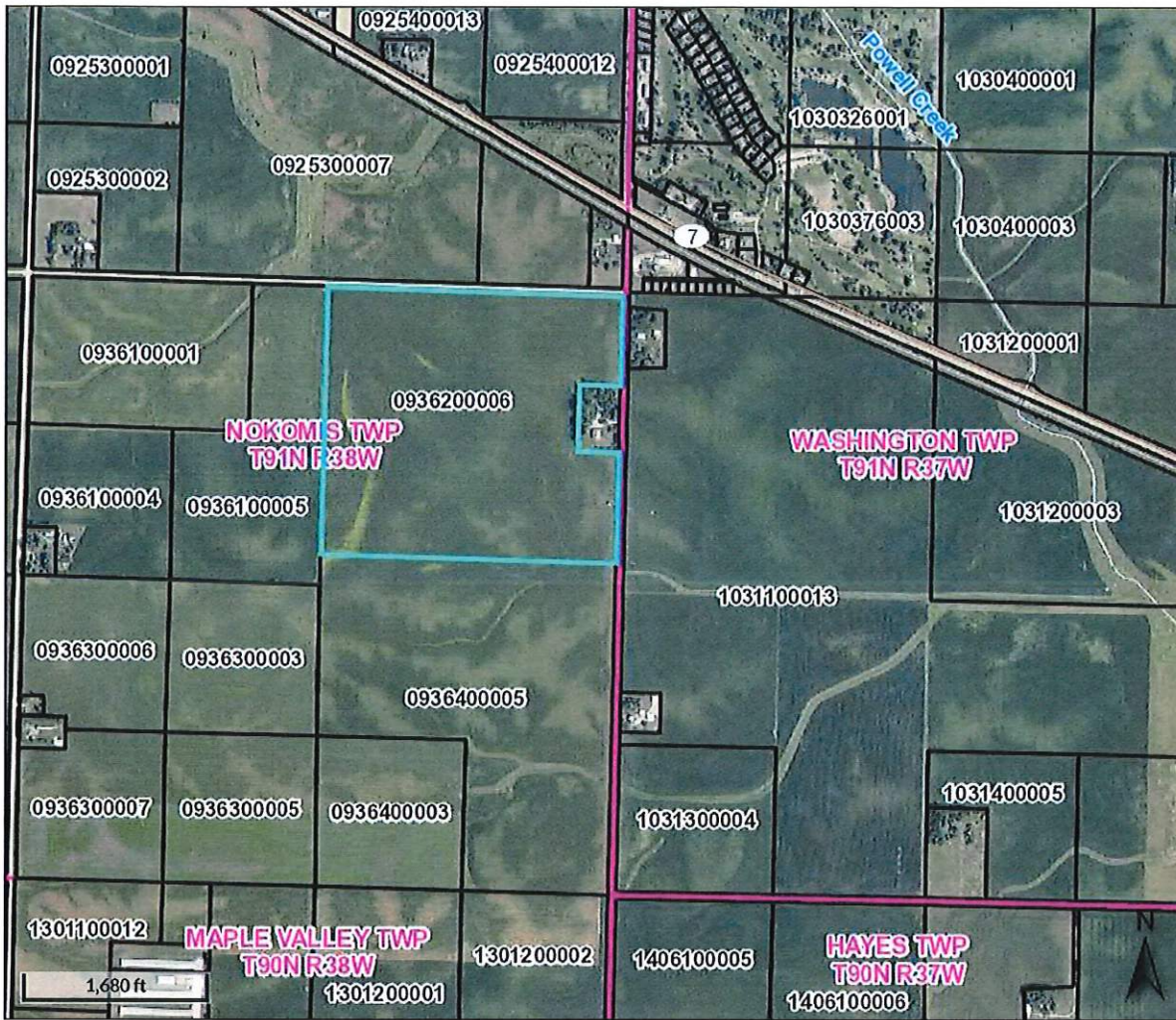
1. Naberhaus, Zachary 7
2. Nielsen, Luke et ux 5

SECTION 34

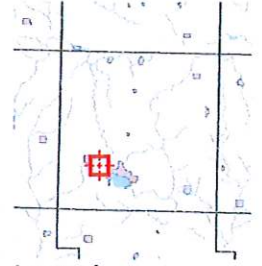
1. Koth, Paul et ux 9
2. Brus, Mark 10



Buena Vista County, IA



Overview



Legend

- Parcels
- Corporate Limits
- Townships
- Streams and River
- Roads

Parcel ID	0936200006	Alternate ID	0001108900	Owner Address	EASTMAN FAMILY TRUST
Sec/Twp/Rng	36-91-38	Class	A		1167 ST GEORGE DR
Property Address	5941 70TH AVE	Acreage	137.82		SAN DIMAS, CA 91773-2339
	ALTA				
District	00240 - ALTA-AURELIANOKOMIS				
Brief Tax Description	36-91-38 ALTA NOKOMIS LOT A INE 1/2				
	(Note: Not to be used on legal documents)				

Date created: 8/18/2022
Last Data Uploaded: 8/18/2022 8:41:41 AM

Developed by Schneider
GEOSPATIAL



USDA United States Department of Agriculture
Farm Service Agency January 21, 2016
 BUENA VISTA COUNTY, IA
 FARM - TRACT
 1424 - 818
 SECTION: 36
 TWP: NOKOMIS



Legend

National_Wetland.SDE.wetlands

Wetland Determination Identifiers

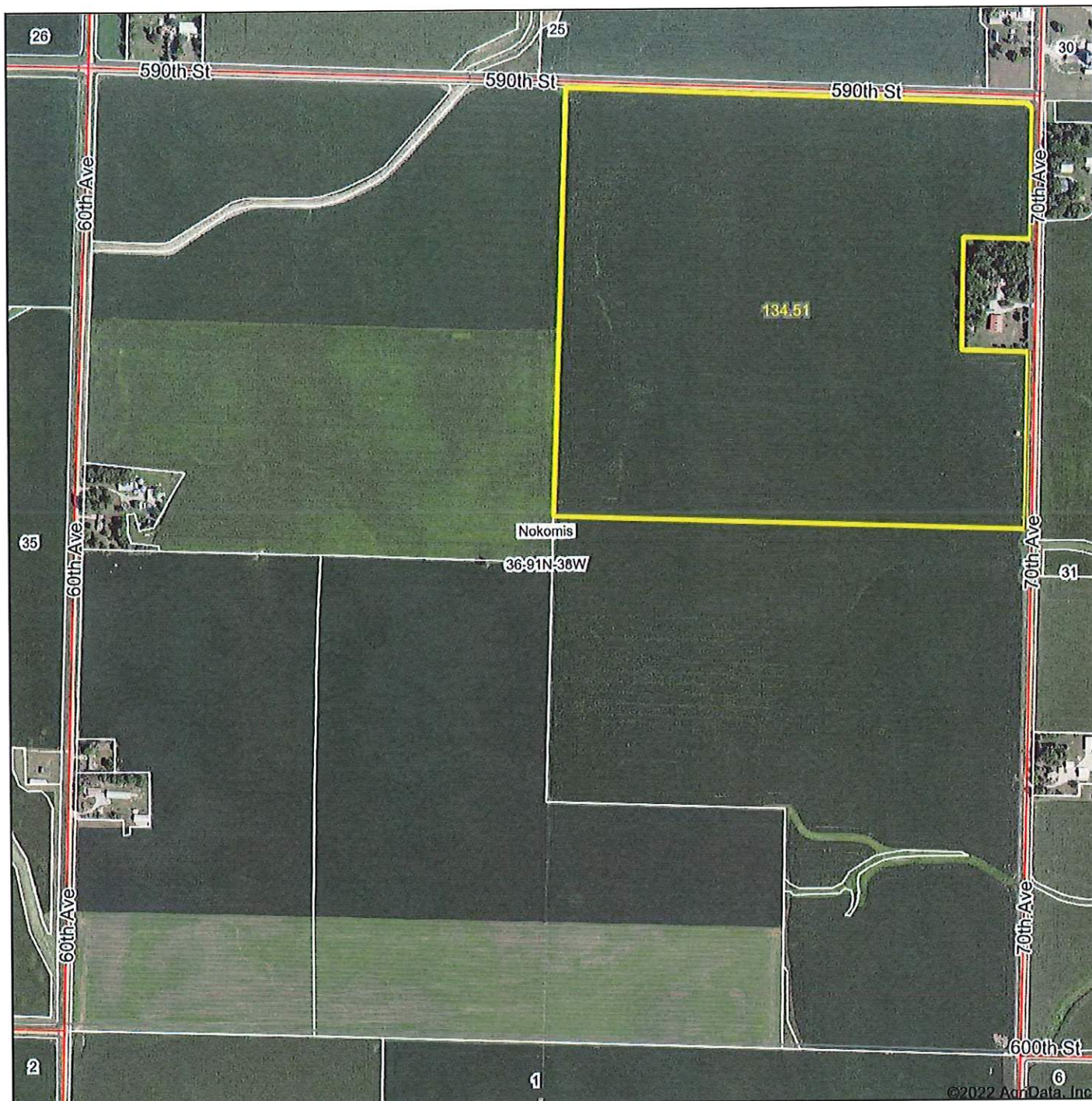
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

GIS_IA.sde.clu_a_ia021

1 inch = 660 feet

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

2021 Aerial Map



Map Center: 42.654946, -95.279755

0ft 860ft 1721ft

Maps Provided By:

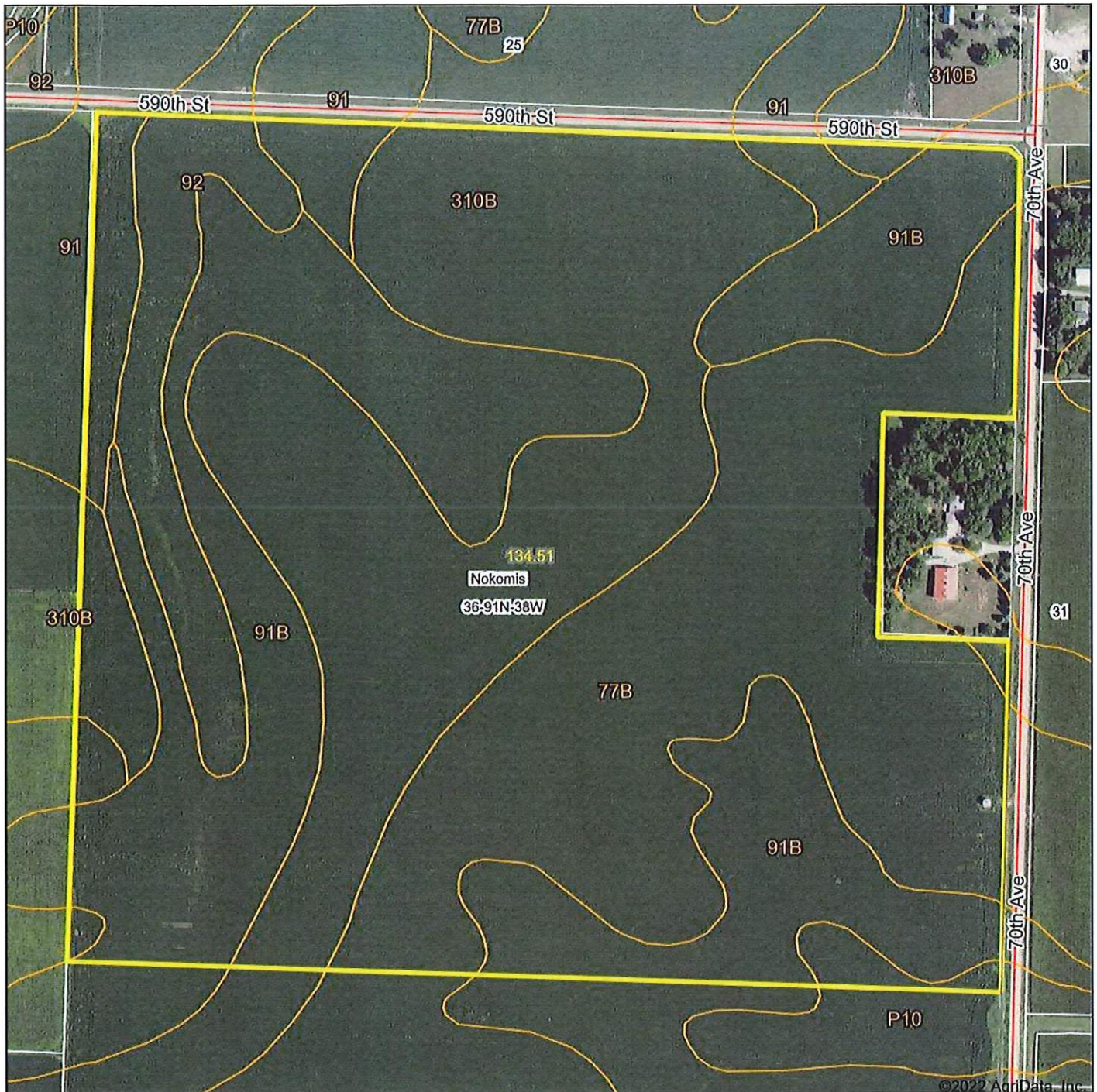


36-91N-38W
Buena Vista County
Iowa



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

2021 Aerial Map with Soils



©2022 AgriData, Inc.



Map Center: 42.658785, -95.274863

0ft 433ft 865ft

Maps Provided By:



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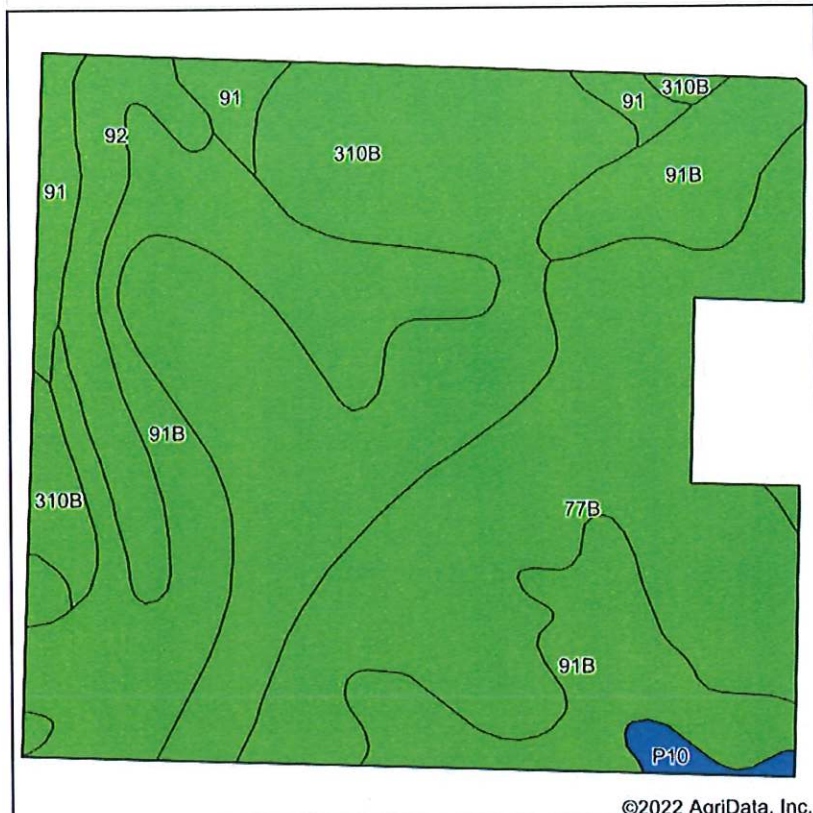
36-91N-38W
Buena Vista County
Iowa



8/18/2022

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

Soil Map



State: **Iowa**
 County: **Buena Vista**
 Location: **36-91N-38W**
 Township: **Nokomis**
 Acres: **134.51**
 Date: **8/18/2022**



Maps Provided By:



Area Symbol: IA021, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	*i Water-Holding Inch	CSR2**	CSR
91B	Primghar silty clay loam, 2 to 5 percent slopes	41.68	31.0%		Ile	232.0	67.3	11.7	95	81
310B	Galva silty clay loam, 2 to 5 percent slopes	40.76	30.3%		Ile	232.0	67.3	12.3	95	74
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	37.96	28.2%		Ile	232.0	67.3	10.5	95	72
92	Marcus silty clay loam, 0 to 2 percent slopes	7.63	5.7%		Ilw	230.4	66.8	12.1	94	79
91	Primghar silty clay loam, 0 to 2 percent slopes	5.34	4.0%		Iw	240.0	69.6	11.7	100	84
P10	Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded	1.14	0.8%		Ilw	211.2	61.2	0.0	82	
Weighted Average					1.96	232.1	67.3	11.5	95	*-

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

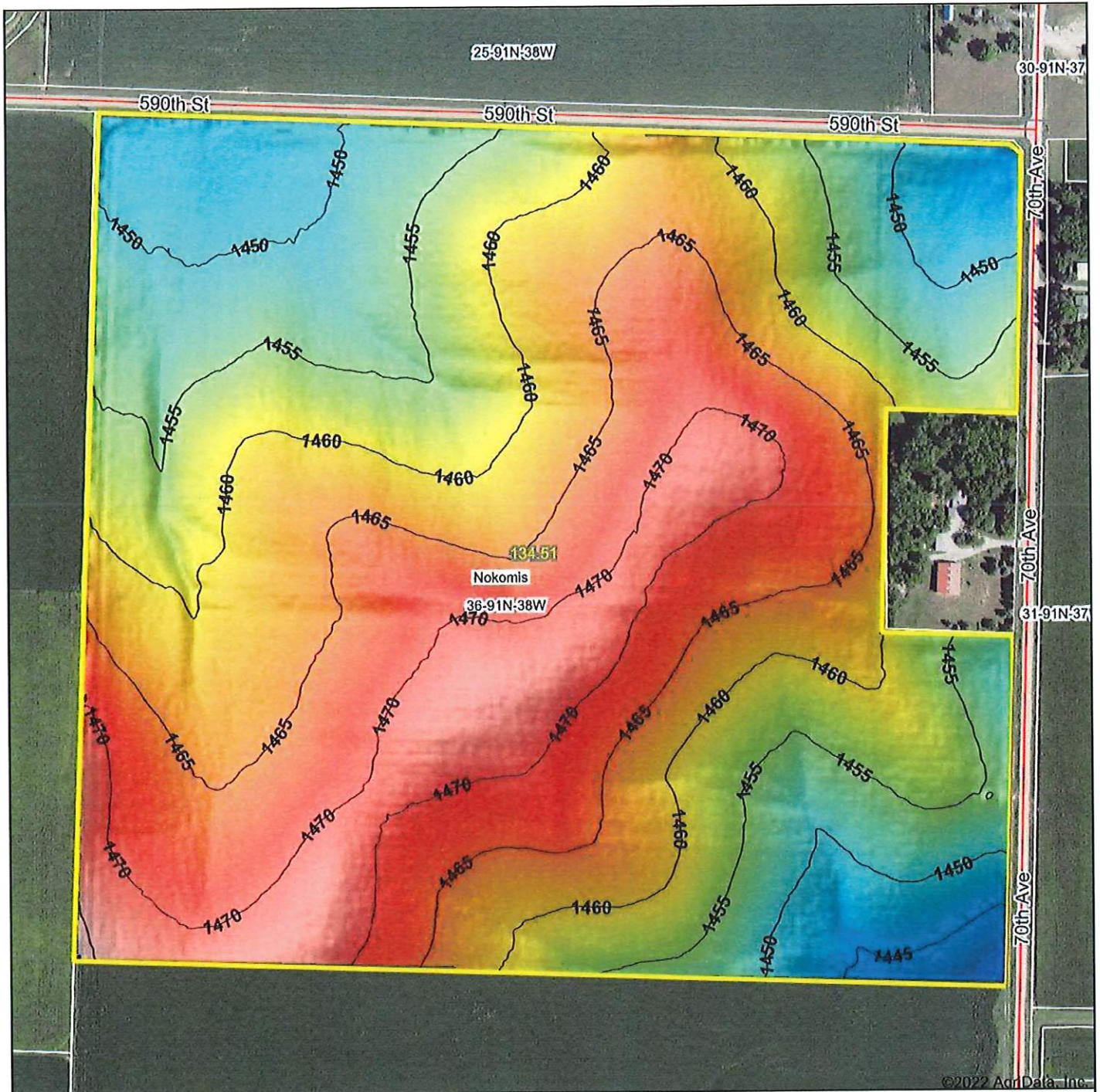
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



©2022 AgriData, Inc.

Low Elevation High



Stalcup
Ag Service

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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

Source: USGS 3 meter dem

Interval(ft): 5

Min: 1,441.1

Max: 1,477.5

Range: 36.4

Average: 1,460.6

Standard Deviation: 7.25 ft

0ft 432ft 864ft

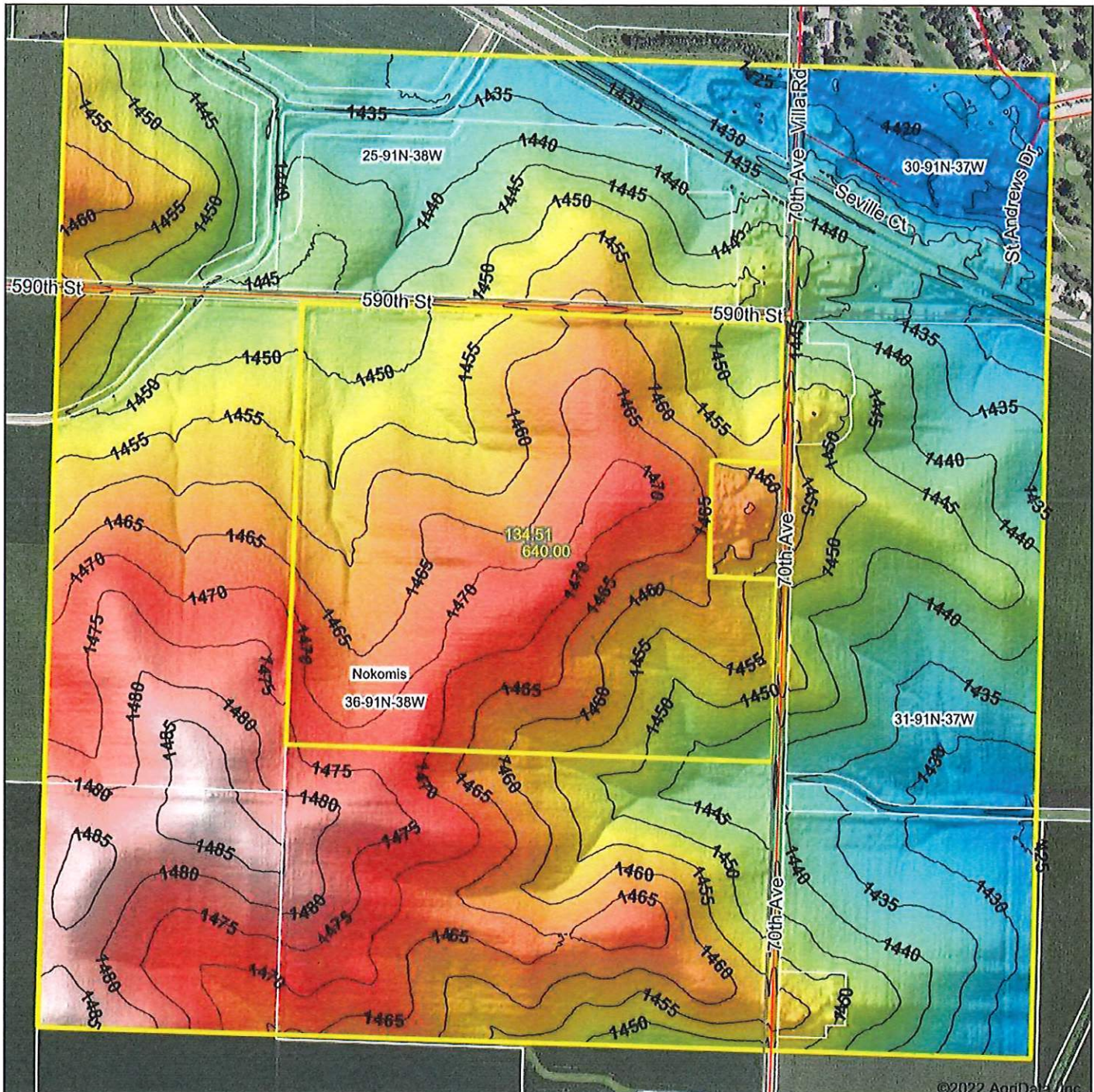


8/18/2022

36-91N-38W
Buena Vista County
Iowa

map center:42.658653, -95.273983

Surrounding Area Topography Hillshade Map



Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 5

Min: 1,414.9

Max: 1,490.2

Range: 75.3

Average: 1,451.1

Standard Deviation: 16.8 ft

0ft 832ft 1664ft



8/18/2022

36-91N-38W
Buena Vista County
Iowa

map center: 42.659531, -95.284230

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

4 Year Crop History

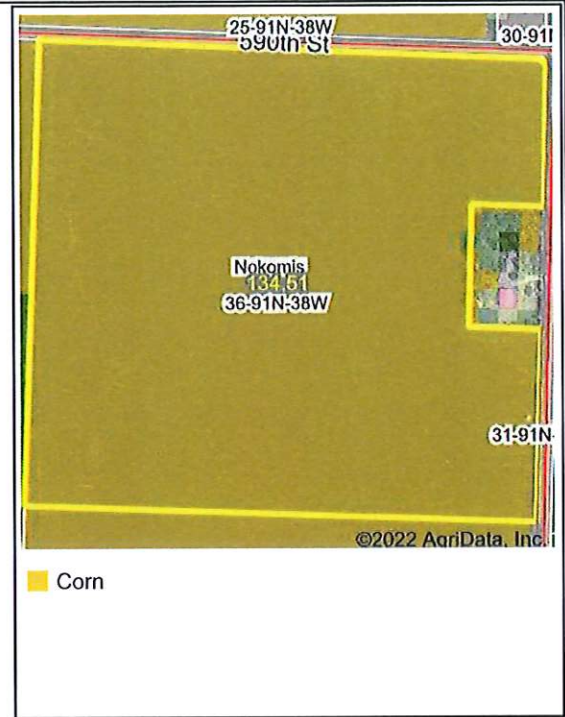
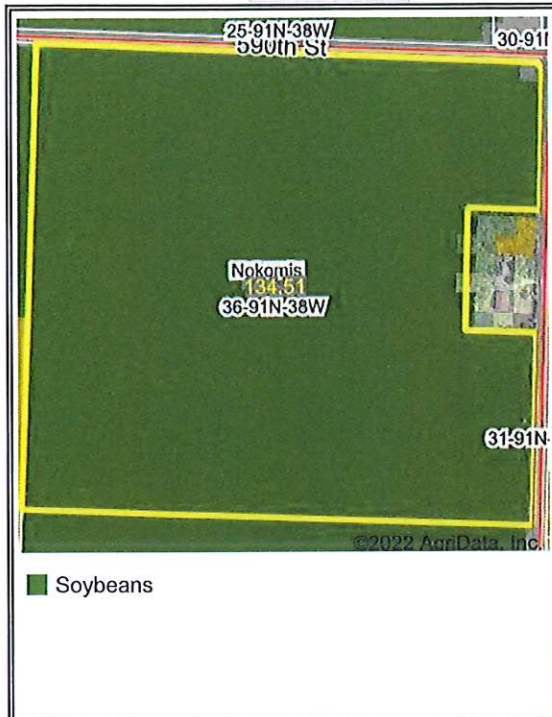
Owner/Operator:

Date: 8/18/2022

Address: Farm Name: Address: Field ID: Phone: Acct. #:

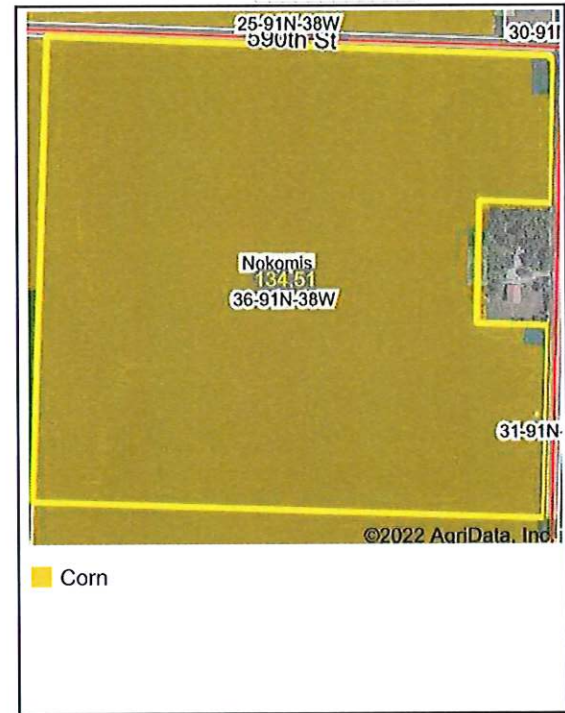
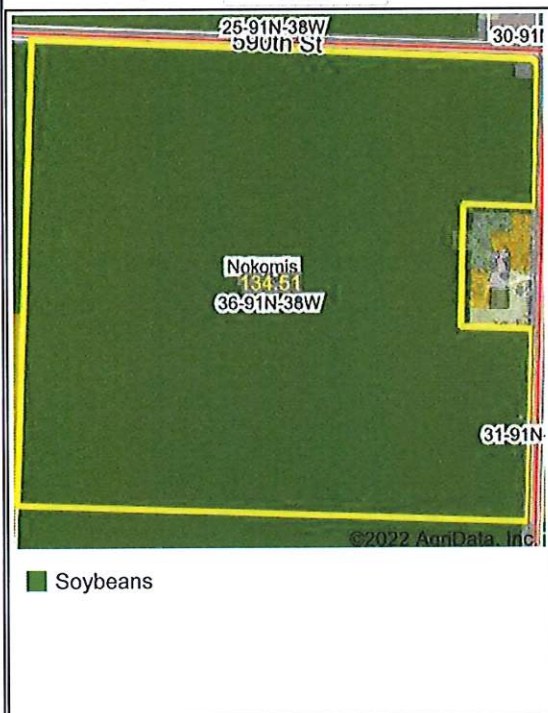
Crop Year: 2021

Crop Year: 2020



Crop Year: 2019

Crop Year: 2018



Map Center: 42.658653, -95.273983

State: IA

County: Buena Vista

Legal: 36-91N-38W

Twnshp: Nokomis

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:


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