

Lake City Country Club | 1300 E. Main St., Lake City, IA
ONLINE BIDDING AVAILABLE

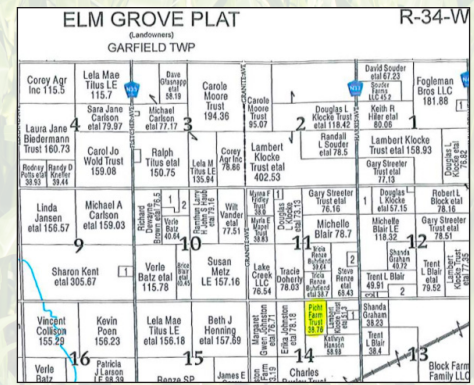
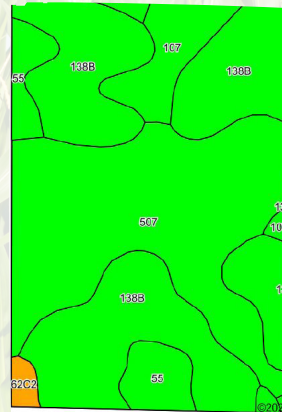
Go 6 miles north on N37, west .4 miles on 300th Street. The farm is on the south side of the road.

The West 32 acres of the NW1/4 of the NE 1/4 and the West 8 acres of the North 10 acres of the SW1/4 of the NE 1/4, all in Section 14-87-34, Calhoun County.

FSA Cropland Acres	40 acres*
Tillable Acres	39.1 acres
Corn Base	22.3acres*
PLC Yield	133 bu/acre
Soybean Base	16.8 acres*
PLC Yield	36 bu/acre
Cropland CSR-2	86.3
Primary Soils	Clarion loam, Nicollet & Canisteo
Secondary Soils	Webster
Real Estate Taxes	\$1,900
Lease	Open for 2023

*estimated

Here is a beautiful laying farm with outstanding soil quality and excellent drainage. The farm drains to the center of the property into a county drainage tile that was recently built with capacity for expanding drainage systems. This is a very productive farm with good fertility and no obstacles to farm around.



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



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For additional information, please contact:

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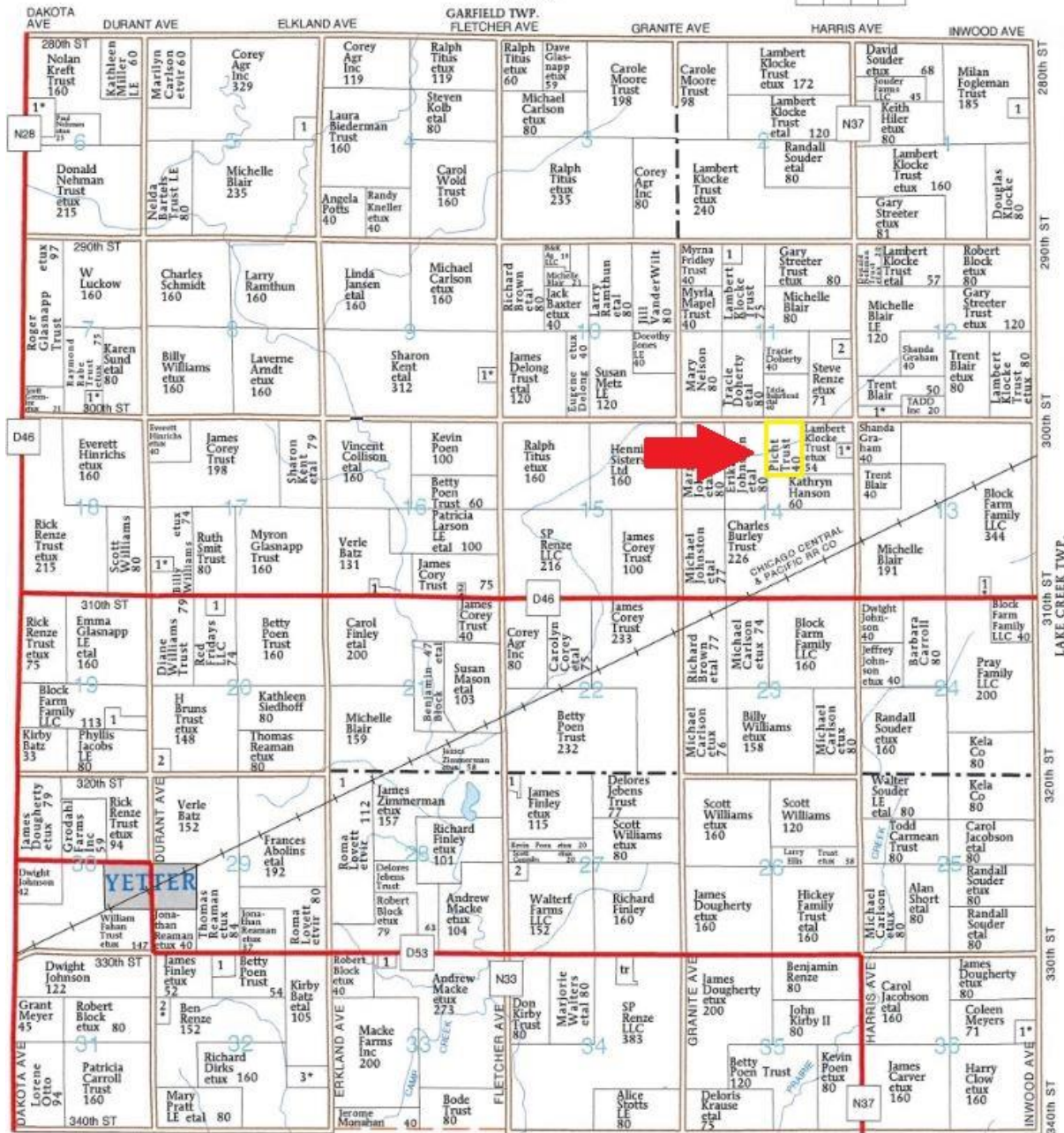
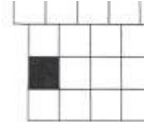
Farm Management • Appraisals • Consultations • Farm Real Estate

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

Terms:

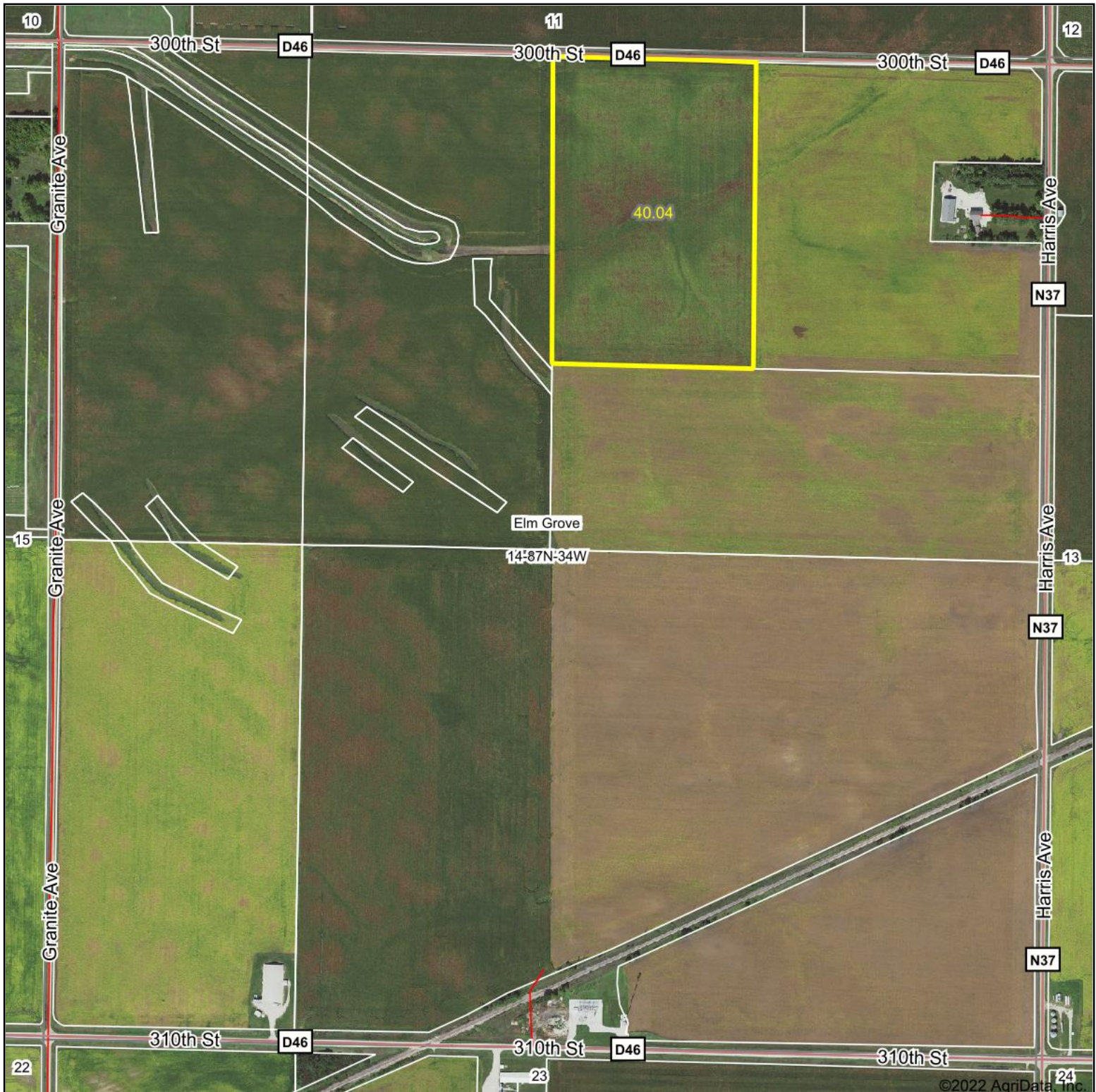
- The buyer(s) will be expected to pay 10% cash down payment day of auction and the balance at closing when clear and merchantable title will be given.
- Online bidding available at stalcupag.com the day of the sale. Register online at least 24 hours prior to auction.
- Closing is scheduled for November 15, 2022. 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.

R-34-W



JACKSON TWP.

Aerial Map



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Map Center: 42.346712, -94.775322

0ft 824ft 1649ft

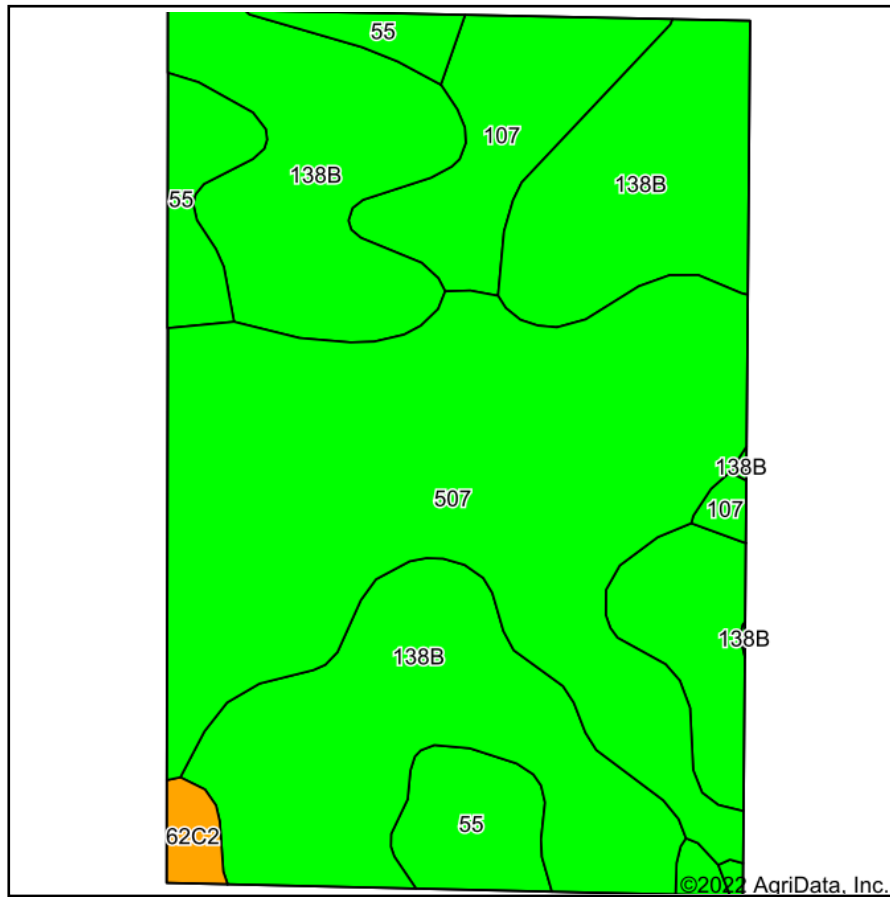
14-87N-34W
Calhoun County
Iowa



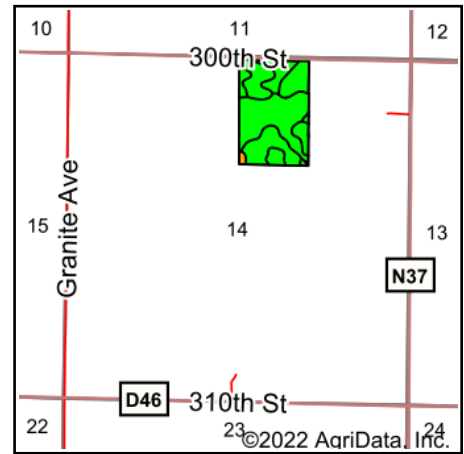
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Calhoun**
 Location: **14-87N-34W**
 Township: **Elm Grove**
 Acres: **39.1**
 Date: **9/8/2022**



Area Symbol: IA025, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
138B	Clarion loam, 2 to 6 percent slopes	15.65	40.0%		Ile	89	80	84
507	Canisteo clay loam, 0 to 2 percent slopes	14.86	38.0%		IIw	84	78	81
107	Webster clay loam, 0 to 2 percent slopes	3.19	8.2%		IIw	86	83	82
55	Nicollet clay loam, 1 to 3 percent slopes	3.17	8.1%		Iw	89	88	82
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.82	4.7%		IIIle	83	63	73
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	0.41	1.0%		IIIle	64	51	69
Weighted Average					1.98	86.3	79	*n 81.9

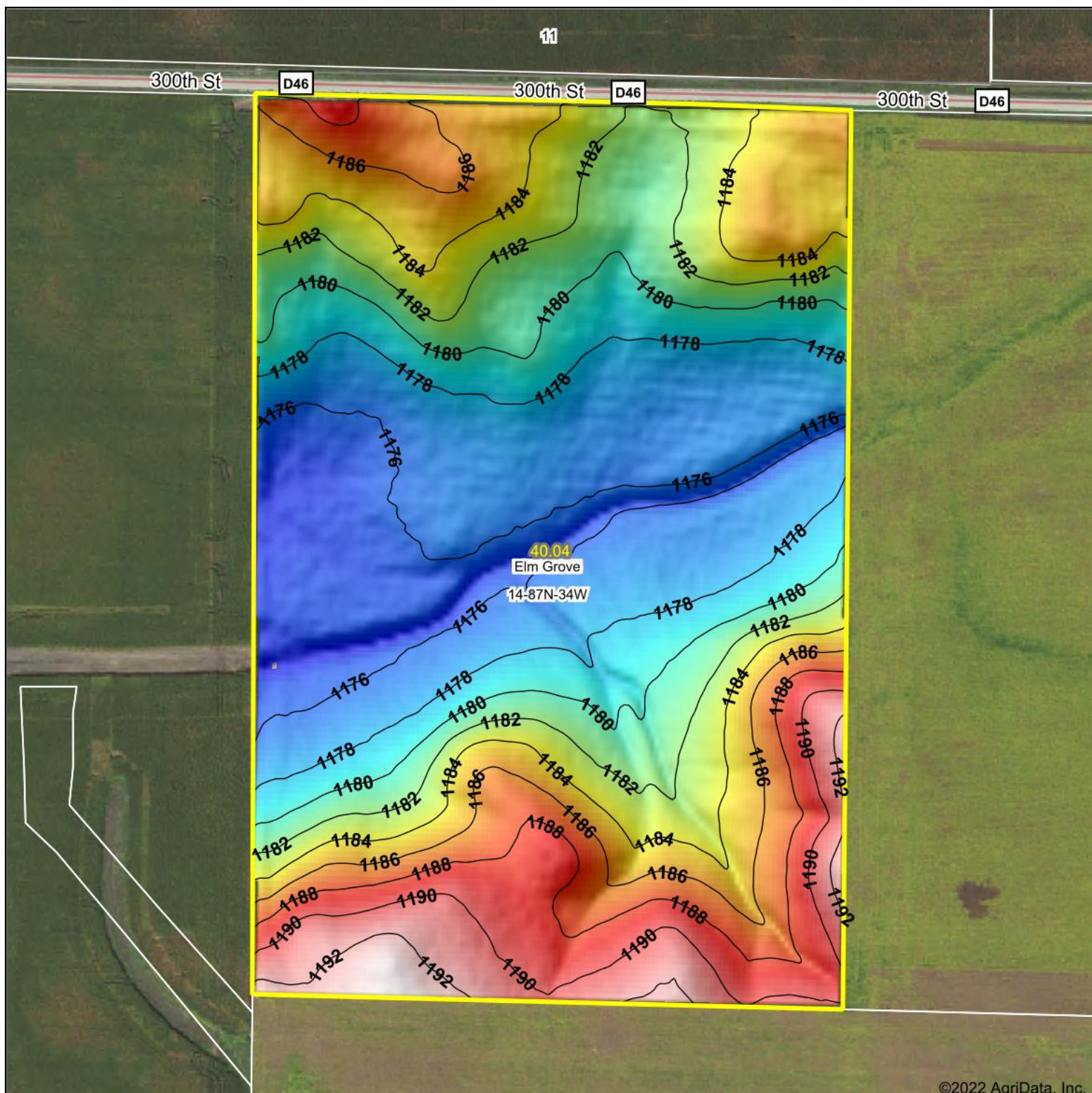
**IA has updated the CSR values for each county to CSR2.

*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.

Topography Hillshade



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Source: USGS 3 meter dem

Interval(ft): 2

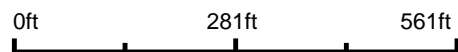
Min: 1,174.2

Max: 1,193.5

Range: 19.3

Average: 1,181.7

Standard Deviation: 4.89 ft



9/28/2022

14-87N-34W
Calhoun County
Iowa

map center: 42.346712, -94.775322

Stalcup
Ag Service

Maps Provided By:

surety
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