

LAND AUCTION

ONLINE BIDDING AVAILABLE

72.63 Taxable Acres per survey

Section 12 • Grant Twp • Buena Vista County

Friday, October 14 • 10:00 AM

Columbus Club Hall | 1507 E. Lakeshore Dr., Storm Lake, IA

Farm Location From Storm Lake:

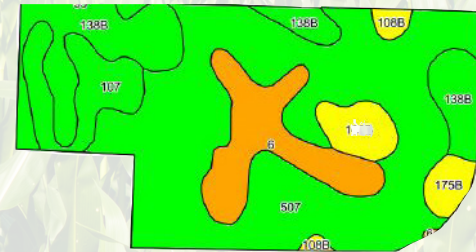
5 miles east on C-49, 3 1/2 miles north on M-50 and 2 3/4 miles east on C-34 on the north side of the road.

Legal Description: South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Twelve (12), Township Ninety-one (91) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, Iowa, except the building site.

Nancy Janss, Owner/Seller

This is a nearly all tillable 72.63 acres located on a hard surface road. The farm is close to both an ethanol plant and feed mill. Good parcel for a first time land buyer or to add to existing landholdings.

Cropland Acres	72.38 acres*
Corn Base	23.49 acres*
PLC Yield	143 bu/acre
Soybean Base	18.41 acres*
PLC Yield	43 bu/acre
Real Estate Taxes	\$1,830
Lease	Open for 2023
Cropland CSR	70.2
Cropland CSR-2	79.6
Primary Soils	Clarion, Webster, & Canisteo
	*estimated



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:



**Kent Smith, AFM or
Travis Nissen, ARA**

Storm Lake, Iowa
Office: (712) 732-4811
Evenings: (712) 299-2091 (Kent)
kksmith@stalcupag.com
tnissen@stalcupag.com



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 December 1, 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.

T-91-N

GRANT PLAT

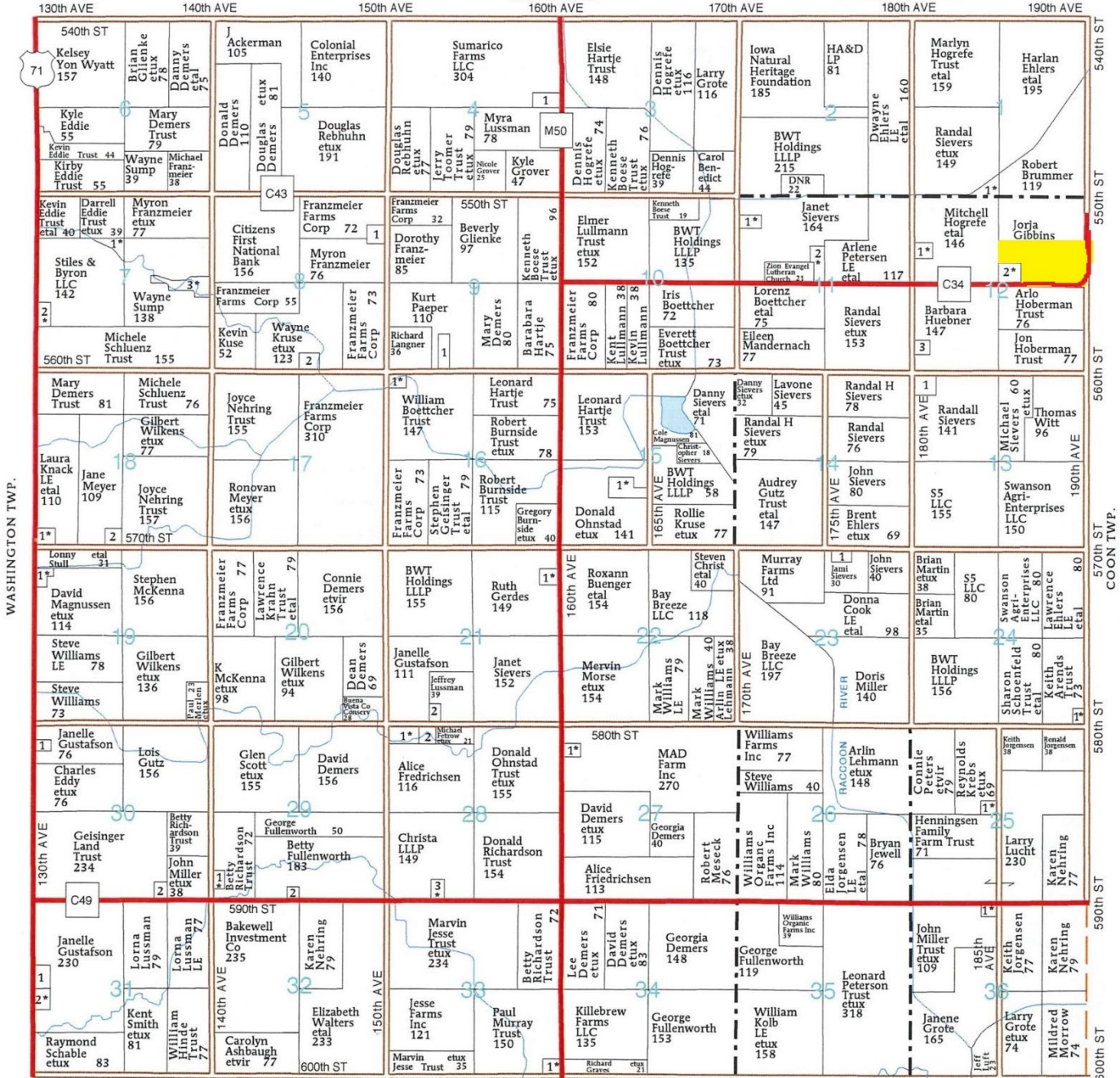
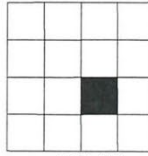
(Landowners)

R-36-W

LINCOLN TWP.

160th AVE

130th AVE 140th AVE 150th AVE 160th AVE 170th AVE 180th AVE 190th AVE



PROVIDENCE TWP.

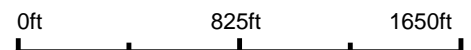
Aerial Map



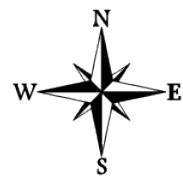
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Map Center: 42.712414, -95.043351



12-91N-36W
Buena Vista County
Iowa



8/1/2022

Maps Provided By:

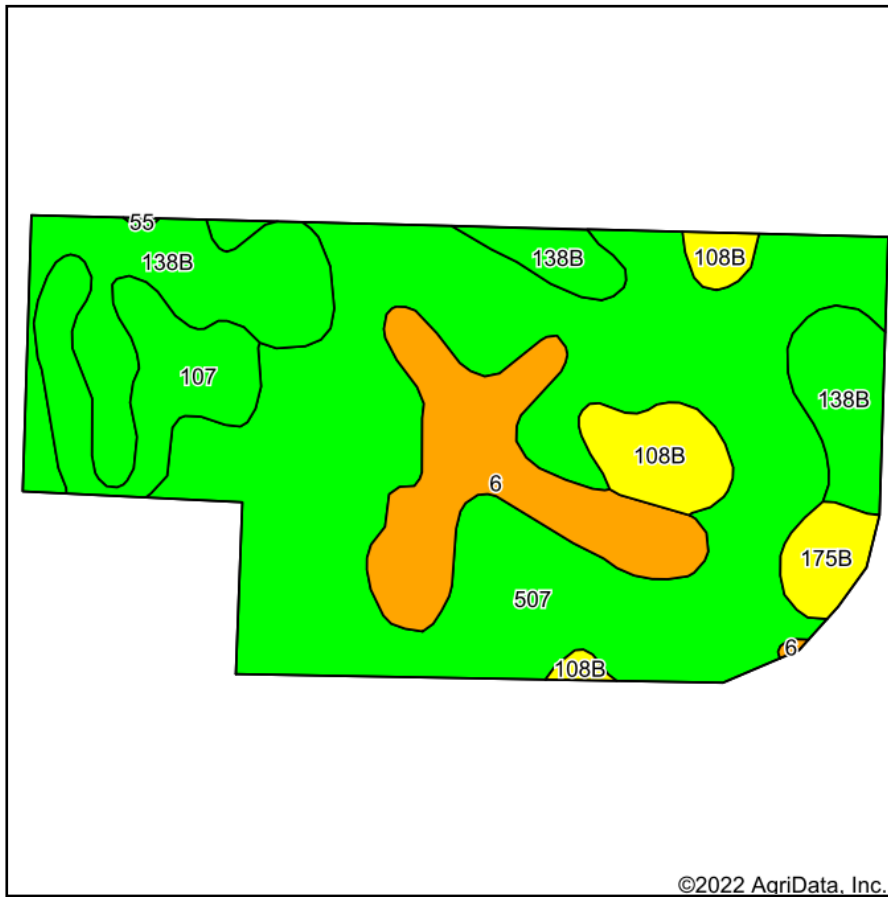


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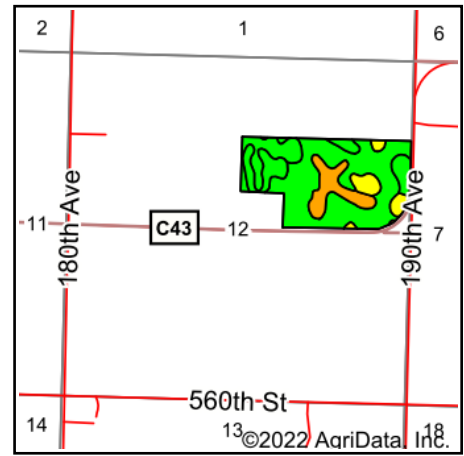
www.AgriDataInc.com

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Buena Vista**
 Location: **12-91N-36W**
 Township: **Grant**
 Acres: **72.38**
 Date: **8/1/2022**



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	CSR2**	CSR	*n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	40.34	55.7%		IIw	224.0	65.0	84	74	81
138B	Clarion loam, 2 to 6 percent slopes	12.55	17.3%		IIe	225.6	65.4	89	76	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.56	11.8%		IIIw	177.6	51.5	59	54	74
107	Webster clay loam, 0 to 2 percent slopes	5.60	7.7%		IIw	224.0	65.0	86	79	82
108B	Wadena loam, 2 to 6 percent slopes	3.65	5.0%		IIe	80.0	23.2	52	48	53
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.68	2.3%		IIIe	80.0	23.2	49	37	32
Weighted Average					2.14	208.2	60.4	79.6	70.2	*n 78.2

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

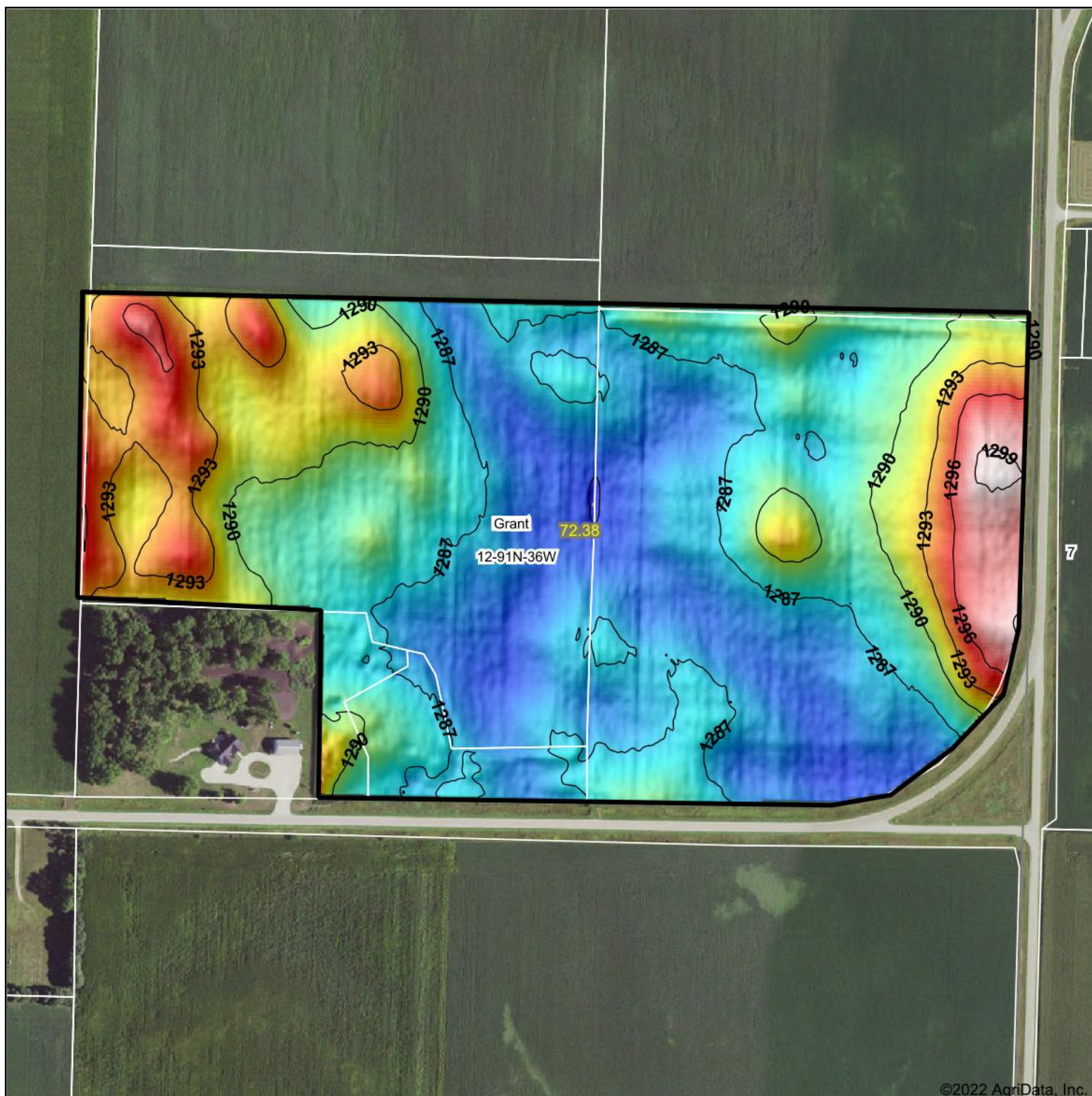
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



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Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,283.6

Max: 1,299.5

Range: 15.9

Average: 1,288.8

Standard Deviation: 3.44 ft

0ft 429ft 858ft



8/1/2022

12-91N-36W
Buena Vista County
Iowa

map center:42.712414, -95.043351

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.

4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

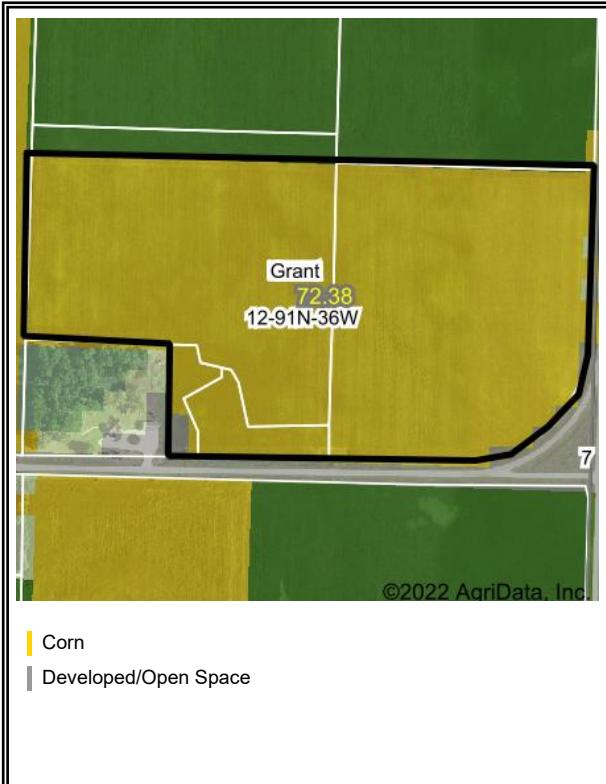
Farm Name:

Field ID:

Acct. #:

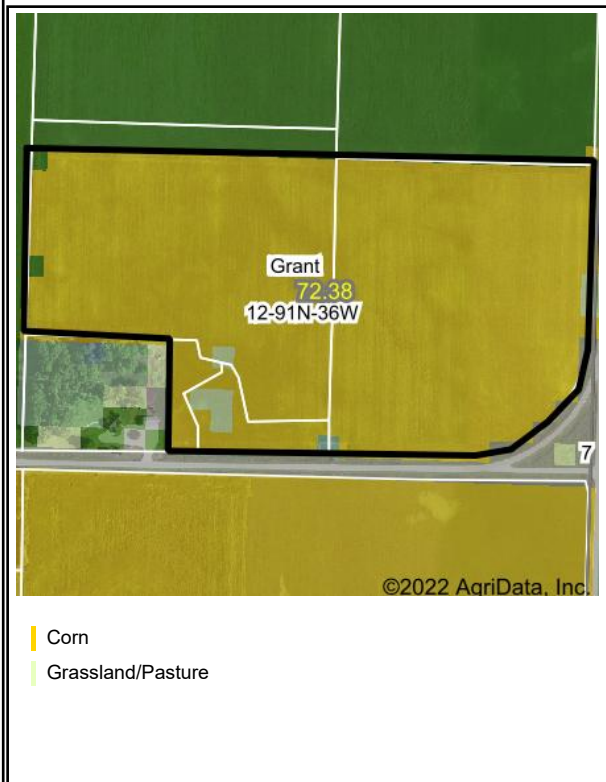
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 42.712414, -95.043351

State: IA

County: Buena Vista

Legal: 12-91N-36W

Twnshp: Grant

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



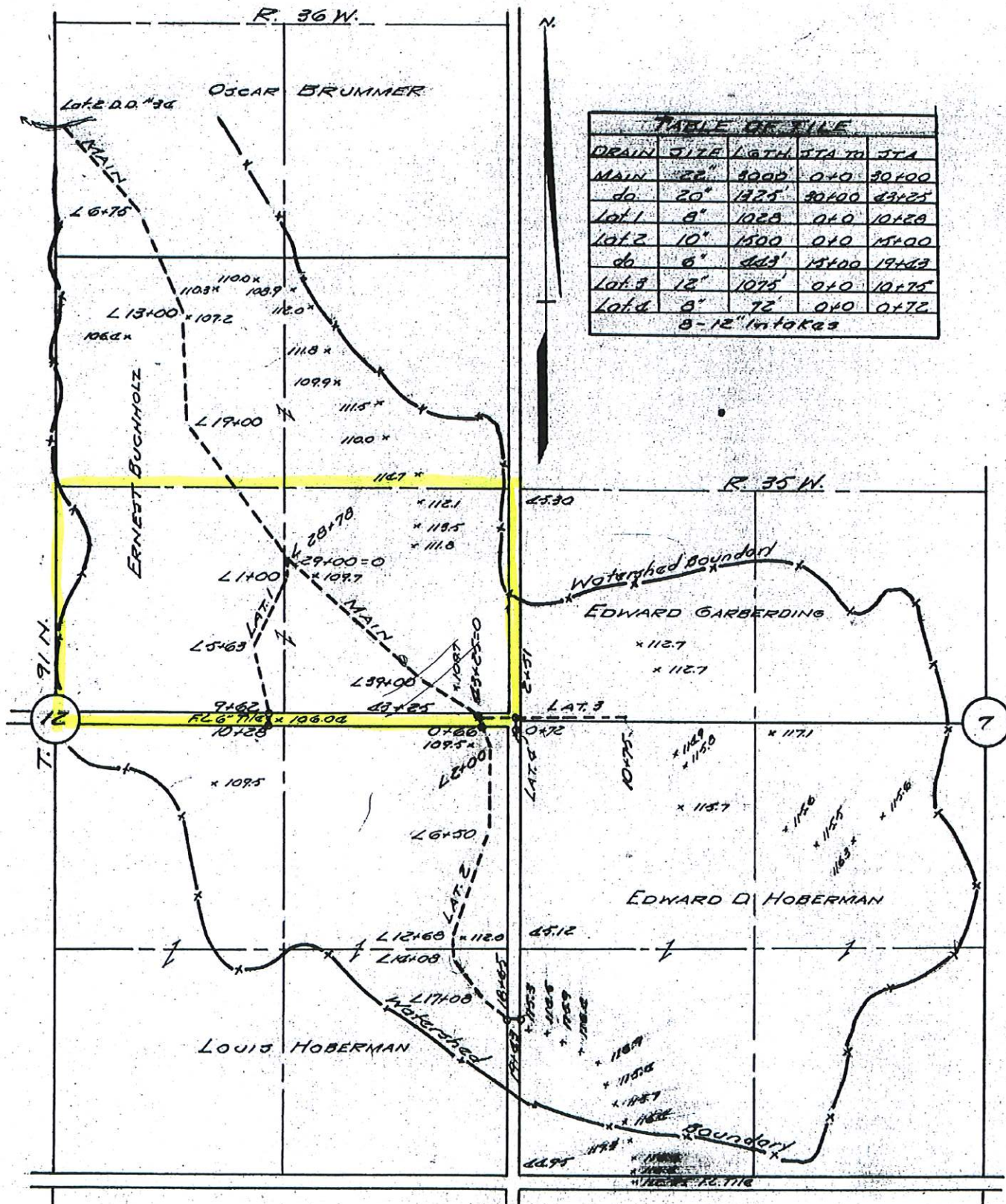
Maps Provided By:



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COUNTY TILE MAP



MAP OF DRAINAGE DISTRICT NO. 176 BUENA VISTA COUNTY IOWA

ERNEST BUCHHOLZ ET AL.
STORM LAKE, IOWA
SCALE 1" = 500'

PETITIONERS
APRIL, 1945
A. H. GUNNINGHAM, ENGR.

INDEX LEGEND

Location: Quarter: NE 1/4
Section: 12-91-36

Requestor: Stalcup Ag Service, Inc. - Attn: Kent K. Smith

Proprietor: Jorja Gibbins and Nancy Janss

Surveyor: David L. Wilberding, P.L.S. #10315

Surveyor

Company: Beck Engineering, Inc.
110 East Indian Street, Cherokee, Iowa 51012

Return To: info@beck-engineering.net - (712)-225-9025

Recorded: 5/17/2022 at 3:17:19.0 PM

County Recording Fee: \$12.00

Iowa E-Filing Fee: \$3.22

Combined Fee: \$15.22

Revenue Tax:

Number: 221313

Instr. Number: 221313

Curtis J. Reis RECORDER

Buena Vista County, Iowa

PLAT OF SURVEY

PAGE: 1 OF 2

SURVEY PLAT SHOWING TWO LOTS IN THE NE1/4 OF SECTION 12, T91N, R36W OF THE 5TH P.M., BUENA VISTA COUNTY, IOWA.
(SEE LEGAL DESCRIPTIONS ON PAGE 2)

LOT G

PART OF THE N1/2 NE1/4
SECTION 12-91-36

37.53 ACRES TAXABLE (NW1/4 NE1/4)
36.10 ACRES TAXABLE (NE1/4 NE1/4)
1.42 ACRES RDWY. EASE. (NE1/4 NE1/4)
75.05 ACRES TOTAL

LOT H

PART OF THE NE1/4
SECTION 12-91-36

02.89 ACRES TAXABLE (NW1/4 NE1/4)
02.63 ACRES TAXABLE (NE1/4 NE1/4)
00.10 ACRES RDWY. EASE. (NE1/4 NE1/4)
31.55 ACRES TAXABLE (SW1/4 NE1/4)
00.74 ACRES RDWY. EASE. (SW1/4 NE1/4)
35.56 ACRES TAXABLE (SE1/4 NE1/4)
04.63 ACRES RDWY. EASE. (SE1/4 NE1/4)
78.10 ACRES TOTAL

LOT E

(SEE SURVEY NOTE 1)

8.06 ACRES TOTAL

LEGEND

● FOUND RED CAPPED 1/2" REBAR #11810

■ FOUND MAG NAIL IN ASPHALT PAVEMENT

○ SET BLUE CAPPED 1/2" x 24" REBAR #10315

□ SET MAG NAIL IN ASPHALT PAVEMENT

LOCATION MAP

S12-T91N-R36W

SURVEY NOTES:

1. SEE SURVEY FILED IN FEE BOOK 160296, LOCATED AT THE BUENA VISTA COUNTY RECORDER'S OFFICE.

2. SEE EASEMENT FOR PUBLIC HIGHWAY FILED IN LAND DEED BOOK 40, PAGE 113, LOCATED AT THE BUENA VISTA COUNTY RECORDER'S OFFICE.

GRAPHIC SCALE

0 200 400

(1" = 400')

BEI PROJECT #: S22102

SURVEY DATE: MAY - 2022

BECK ENGINEERING, INC.

BEI

Civil Engineering - Land Surveying
Landscape Architecture

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

5-17-22

David L. Wilberding

Date: David L. Wilberding, P.L.S. #10315

License renewal date: 12/31/2023

Pages certified by this seal: 2

Legal Description of Lot G:

Being the North 1,235.00 feet (measured at a right angle) of the Northeast Quarter of Section 12, Township 91 North, Range 36 West of the 5th P.M., Buena Vista County, Iowa.

Said Lot G contains a total of 75.05 Acres, inclusive of a Public Roadway Easement of 1.42 Acres. Said Lot G is also subject to any and all other Easements be they of Record or not.

For this Survey the East line of the NE1/4 of said Section 12 is assumed to bear S00°18'34"W (Iowa Regional Coordinate System Zone 4 Sioux City-Iowa Falls).

Legal Description of Lot H:

Being the Northeast Quarter of Section 12, Township 91 North, Range 36 West of the 5th P.M., Buena Vista County, Iowa,

EXCEPT Lot E (Filed in Fee Book 160296, Located at the Buena Vista County Recorder's Office) of said Northeast Quarter,

AND FURTHER EXCEPTING the North 1,235.00 feet (measured at a right angle) of said Northeast Quarter.

Said Lot H contains a total of 78.10 Acres, inclusive of a Public Roadway Easement of 5.47 Acres. Said Lot H is also subject to any and all other Easements be they of Record or not.

For this Survey the East line of the NE1/4 of said Section 12 is assumed to bear S00°18'34"W (Iowa Regional Coordinate System Zone 4 Sioux City-Iowa Falls).