

# 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.

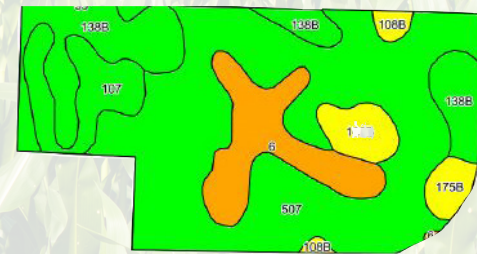
**Legal Description:** South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Twelve (12), Township Ninety-one (91) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, Iowa, except the building site.

## 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](http://stalcupag.com)



Providing Direction, Delivering Results Since 1942  
[stalcupag.com](http://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](mailto:kksmith@stalcupag.com)  
[tnissen@stalcupag.com](mailto:tnissen@stalcupag.com)



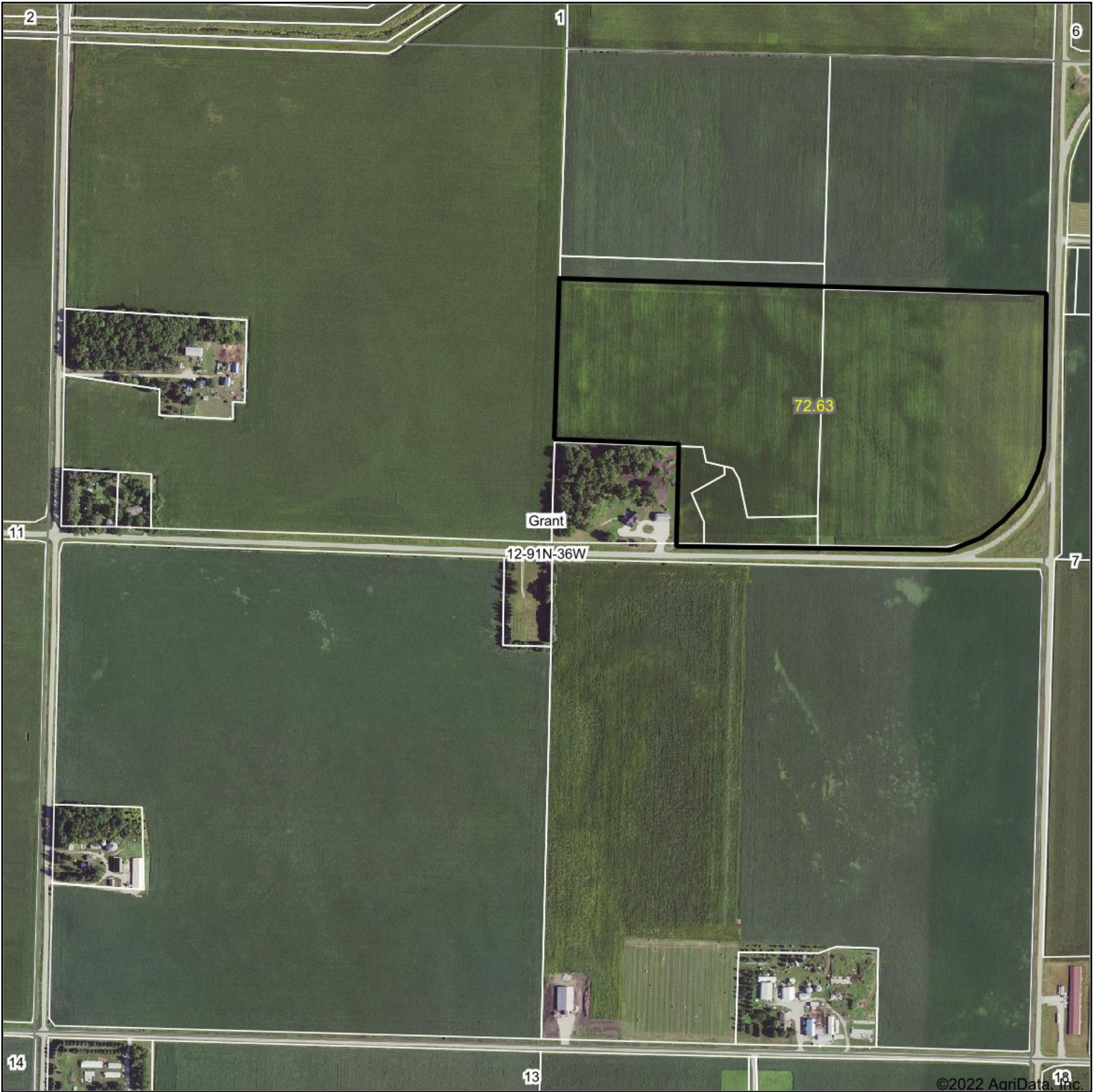
Farm Management • Appraisals • Consultations • Farm Real Estate

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](http://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.

# Aerial Map



©2022 AgriData, Inc.

Map Center: 42.712414, -95.043351



**12-91N-36W**  
**Buena Vista County**  
**Iowa**

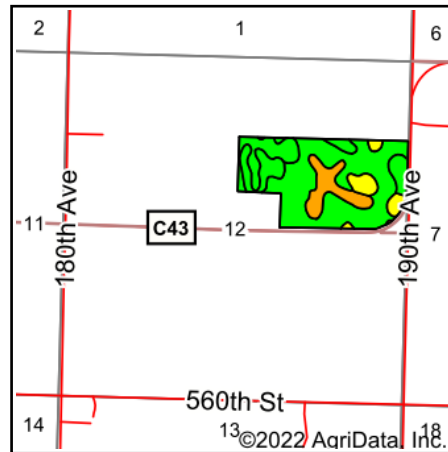
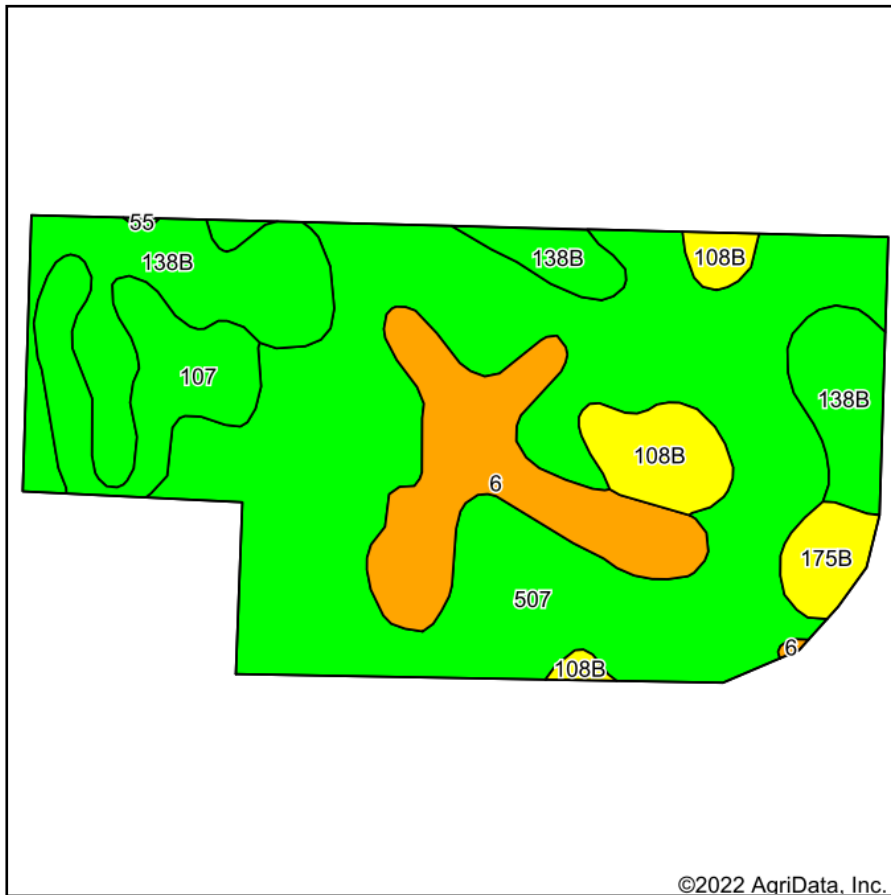


8/1/2022

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

# Soils Map



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



Soils data provided by USDA and NRCS.

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%		Ilw	224.0	65.0	84	74	81	
138B	Clarion loam, 2 to 6 percent slopes	12.55	17.3%		Ile	225.6	65.4	89	76	84	
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.56	11.8%		Illw	177.6	51.5	59	54	74	
107	Webster clay loam, 0 to 2 percent slopes	5.60	7.7%		Ilw	224.0	65.0	86	79	82	
108B	Wadena loam, 2 to 6 percent slopes	3.65	5.0%		Ile	80.0	23.2	52	48	53	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.68	2.3%		Ille	80.0	23.2	49	37	32	
<b>Weighted Average</b>						<b>2.14</b>	<b>208.2</b>	<b>60.4</b>	<b>79.6</b>	<b>70.2</b>	<b>*n 78.2</b>

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

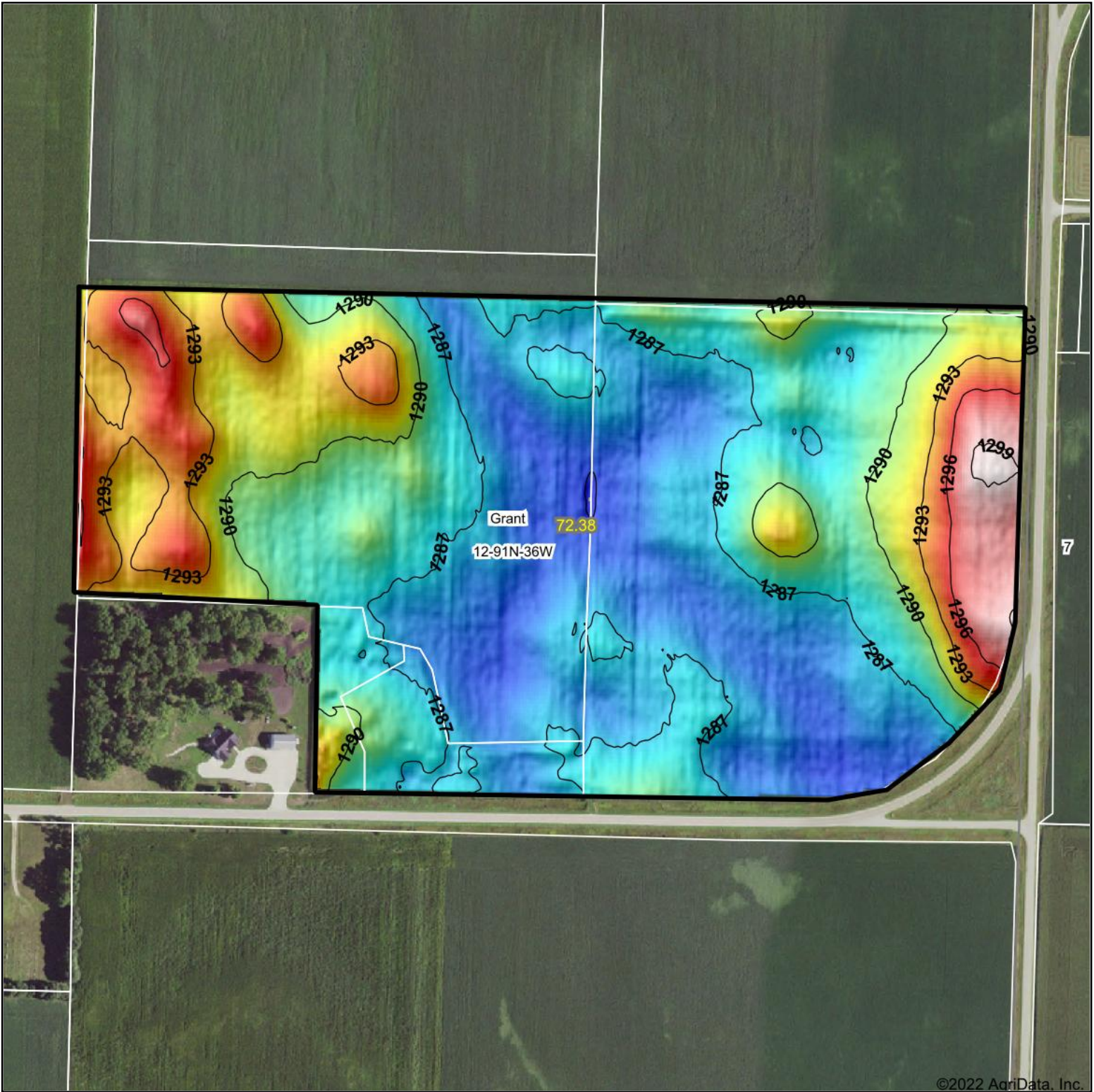
\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

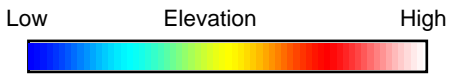
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

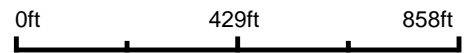
# Topography Hillshade



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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



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:

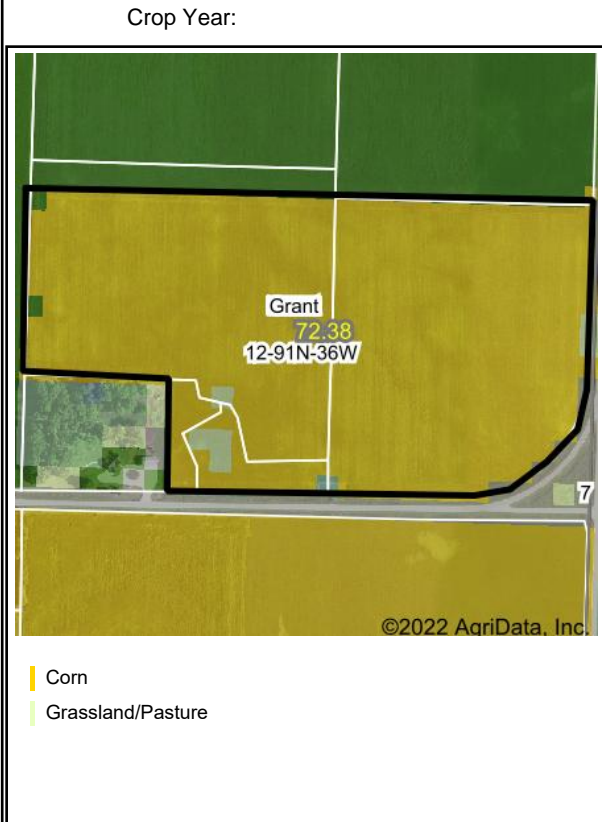
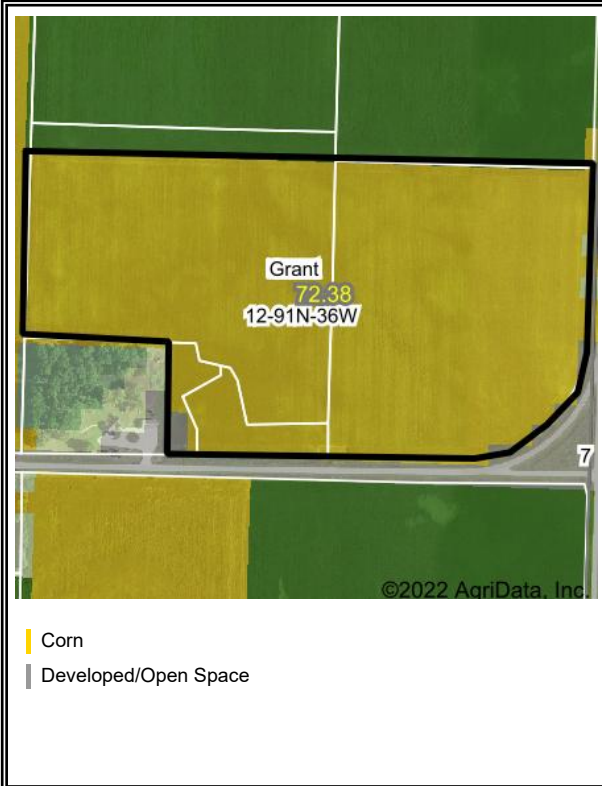
Farm Name:

Field ID:

Acct. #:

Crop Year:

Crop Year:



Map Center: 42.712414, -95.043351

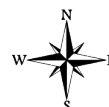
State: IA

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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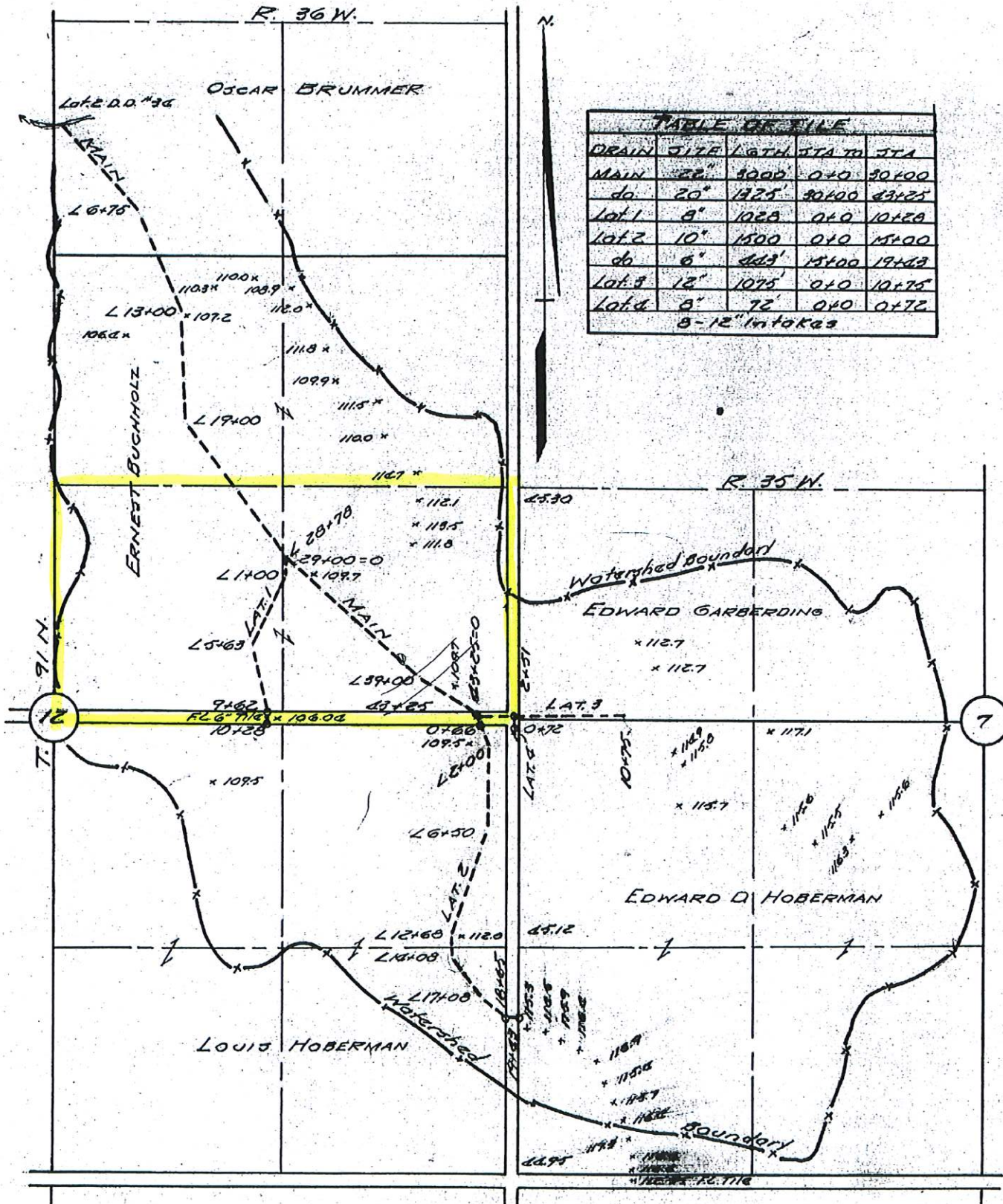


TABLE OF TILE				
DRAIN	SIZE	LGTH	STA TO	STA
MAIN	22"	5000'	0+0	30+00
do	20"	1425'	30+00	31+25
Lot 1	8"	1025'	0+0	10+25
Lot 2	10"	1500'	0+0	15+00
do	6"	443'	15+00	15+43
Lot 3	12"	1075'	0+0	10+75
Lot 4	8"	72'	0+0	0+72
8-12" intakes				

# 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

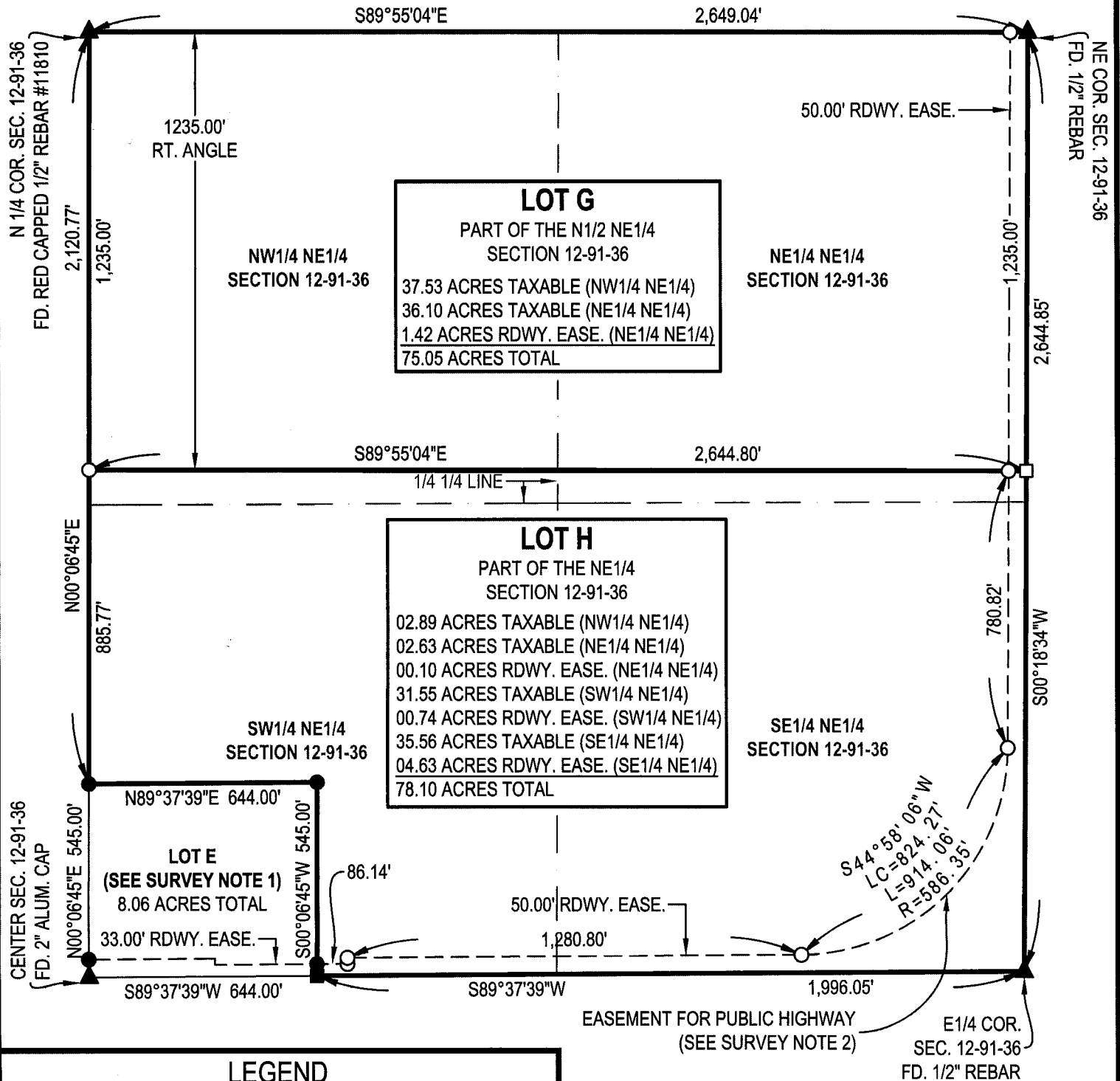
Location: Quarter: NE 1/4  
 Section: 12-91-36  
 Requestor: Stalcup Ag Service, Inc. - Attn: Kent K. Smith  
 Proprietor: Jorja Gibbins and Nancy Janss  
 Surveyor: David L. Wilberding, P.L.S. #10315  
 Surveyor  
 Company: Beck Engineering, Inc.  
 110 East Indian Street, Cherokee, Iowa 51012  
 Return 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)



### LEGEND

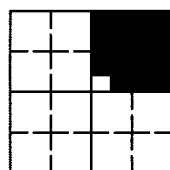
- FOUND RED CAPPED 1/2" REBAR #11810
- FOUND MAG NAIL IN ASPHALT PAVEMENT
- SET BLUE CAPPED 1/2" x 24" REBAR #10315
- SET MAG NAIL IN ASPHALT PAVEMENT

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

### LOCATION MAP

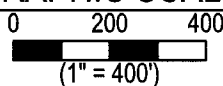


S12-T91N-R36W

### 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



BECK ENGINEERING, INC.



Civil Engineering - Land Surveying  
 Landscape Architecture

BEI PROJECT #: S22102

SURVEY DATE: MAY - 2022



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).