
AUCTION

June 28

**East Boyer Township
Crawford County**



712-732-4811

www.stalcupag.com

LAND AUCTION

133 total ac m/l • East Boyer Twp • Crawford County, IA
Wednesday, June 28 • 10:00 AM
Boulders Event Center | 2507 Boulders Dr, Denison, IA

Property Location: Approximately 1 mile east of Denison on Hwy 30. Turn south on N Ave. Farm is immediately to the east of N Ave.

Legal Description: A parcel containing 125.5 acres, more or less, located in the NE 1/4 of Section 8, and 7.5 acres more or less, located in the SE 1/4 of the SE 1/4 of Section 5, all located in Township 83N, Range 38W of the 5th P.M. Crawford County, Iowa

FSA Information

Cropland: 106.61 ac

Woodland & Other 22.06 ac

CRP (Exp 9/2026): 4.10 ac (\$1,251 annually)

Right-of-Way/Road: 4.79 ac

Corn Base: 73.36* acres

Corn PLC Yield: 179 bushels/acre

Soybean Base: 20.75* acres

Soybean PLC Yield: 43 bushels/acre

CSR2: 82.7

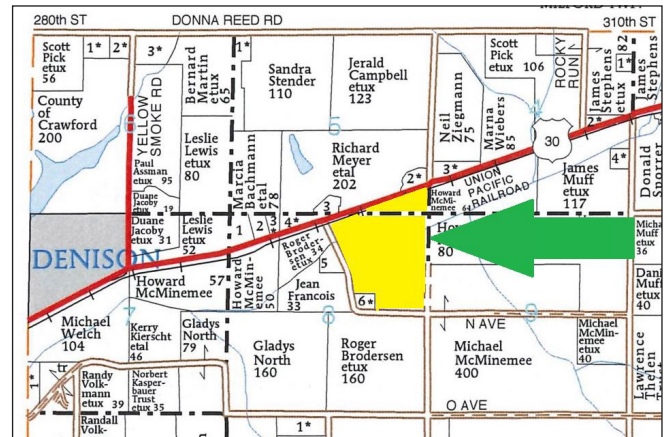
Primary Soil: Kennebec, Dockery-Quiver & Marshall

Secondary Soils: Smithland, Judson & Danbury

Real Estate Taxes: \$4,404*

Lease: Custom Operated. No lease in place.

*Estimated



Robert Maxwell, Owner

Terms: 10% cash down payment day of sale. Balance due at closing on August 16, 2023. Real estate taxes prorated to date of closing. Buyer will receive a \$17,000 bonus at closing to represent a portion of the 2023 income. Current owner will retain ownership of 2023 crop & have access to harvest the crop. Buyer will be allowed to access the farm immediately after harvest. Possession is given after the 2023 crop is harvested. Buyer agrees to inherit current CRP contract of 4.1 acres at the annual rate of \$1,251, expiring September 30, 2026. Buyer to receive October 2023 CRP payout. Announcements the day of the sale will supersede all other announcements. The seller will retain the right to refuse any or all bids. Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.

For online bidding visit: stalcupag.com



Providing Direction, Delivering Results Since 1942
stalcupag.com



For additional information, please contact:

**Dan Niemeier, AFM or
Grant Aschinger, AFM**

Storm Lake, Iowa

Office: (712) 732-4811

Evenings: (712) 229-7131 (Dan)



Farm Management • Appraisals • Consultations • Farm Real Estate

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

T-83-N **EAST BOYER PLAT** **R-38-W**

300th ST **DONNA PIERO RD** **320th ST** **340th ST** **360th ST**

County of Crawford **200** **1** **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50** **51** **52** **53** **54** **55** **56** **57** **58** **59** **60** **61** **62** **63** **64** **65** **66** **67** **68** **69** **70** **71** **72** **73** **74** **75** **76** **77** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **90** **91** **92** **93** **94** **95** **96** **97** **98** **99** **100**

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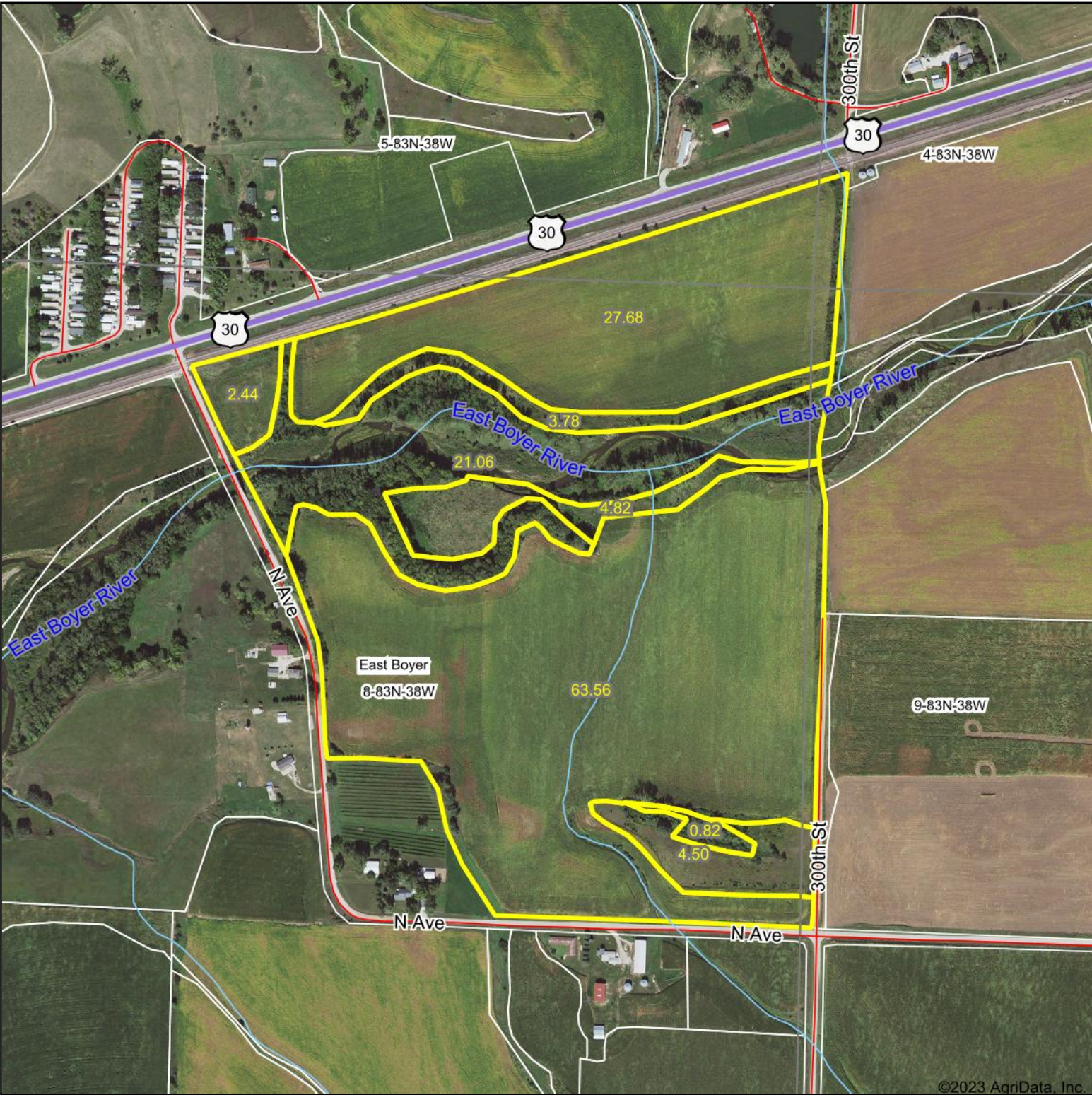
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Aerial Map






Stalcup
Ag Service

Map Center: 42.020883, -95.289998


8-83N-38W
Crawford County
Iowa

0ft 640ft 1281ft



5/25/2023

Maps Provided By:

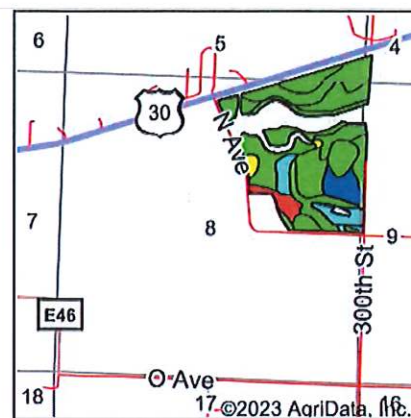
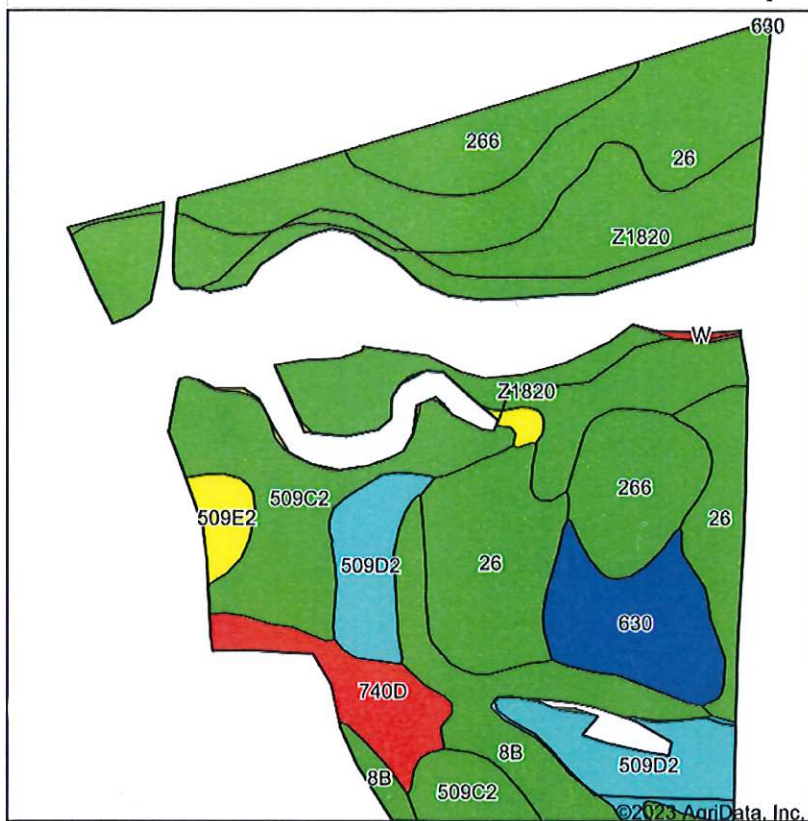


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CUSTOMIZED ONLINE MAPPING

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

Soils Map



State: Iowa
 County: Crawford
 Location: 8-83N-38W
 Township: East Boyer
 Acres: 106.78
 Date: 5/25/2023

Stalcup
 Ag Service

Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA047, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
26	Kennebec silty clay loam, 0 to 2 percent slopes, occasionally flooded	27.53	25.8%		Iw	92
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	23.53	22.0%		Ilw	87
509C2	Marshall silty clay loam, terrace, 5 to 9 percent slopes, eroded	13.13	12.3%		Ille	88
266	Smithland silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.88	10.2%		Ilw	88
509D2	Marshall silty clay loam, terrace, 9 to 14 percent slopes, eroded	9.34	8.7%		Ille	66
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	8.50	8.0%		Ile	92
630	Danbury silt loam, 0 to 2 percent slopes, occasionally flooded	6.95	6.5%		Ilw	83
740D	Hawick gravelly sandy loam, 9 to 14 percent slopes	4.47	4.2%		IVs	11
509E2	Marshall silty clay loam, terrace, 14 to 20 percent slopes, eroded	2.23	2.1%		IVe	51
W	Water	0.22	0.2%			0
Weighted Average					*-	82.7

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

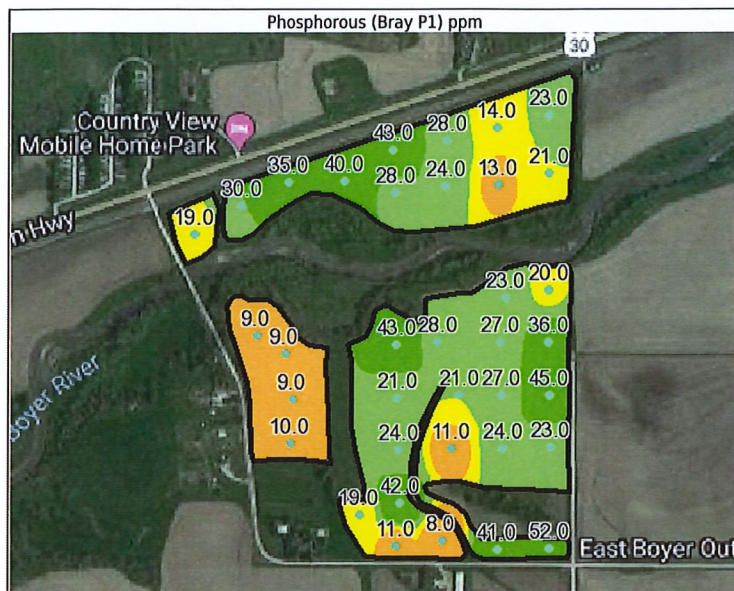
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

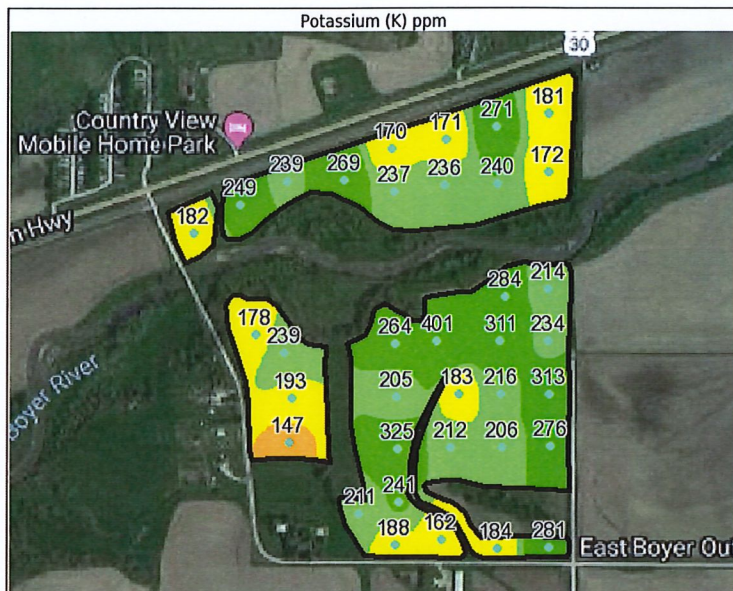
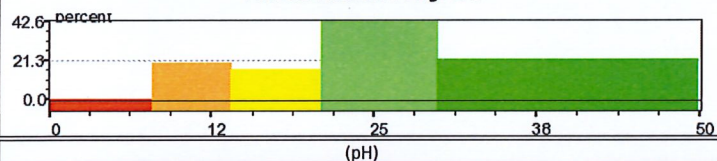
Soils data provided by USDA and NRCS.

Grower: 692 Maxwell
 Farm: 692
 Field: 89 Ac
 Area: 86.94 acres

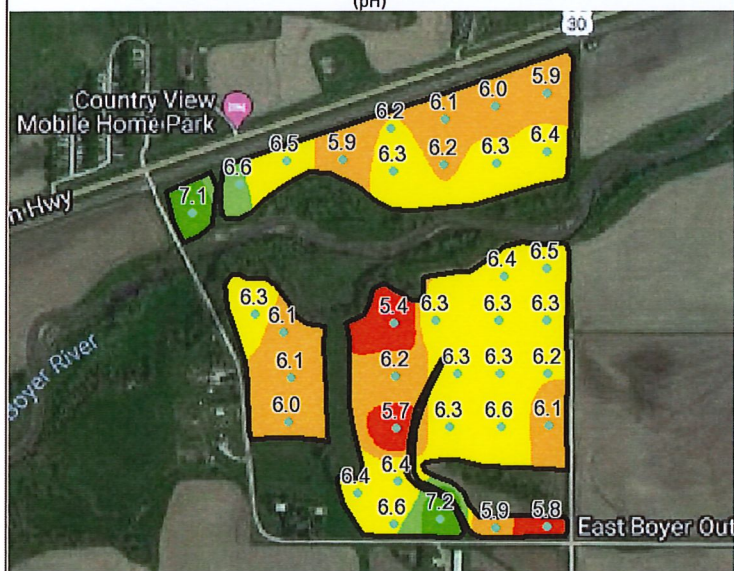
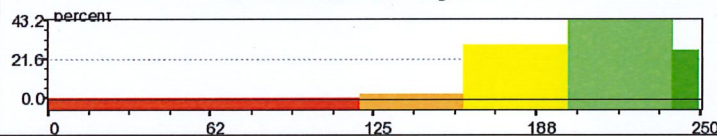
Lab: Midwest Labs
 Date: 2018-10-24
 Layer ID: 1952352



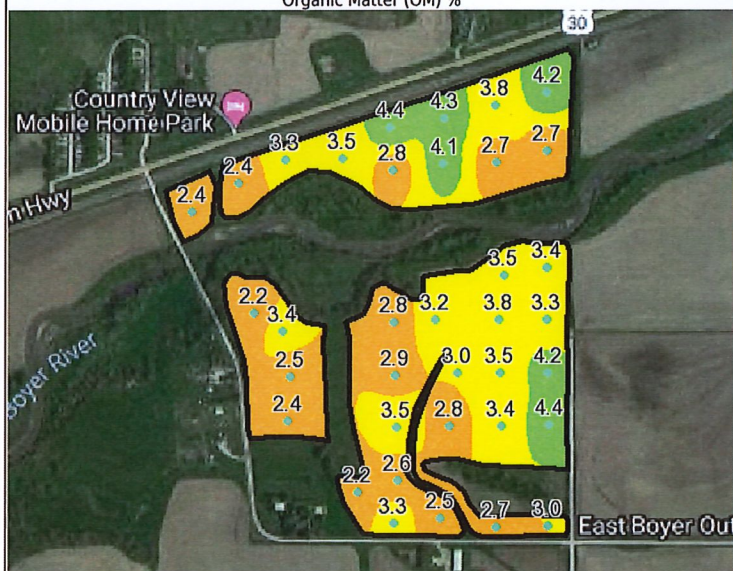
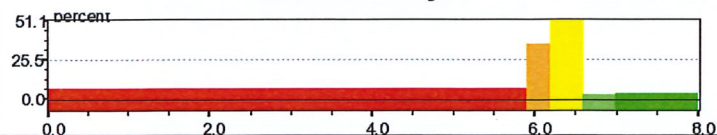
Min: 8.0 Max: 52.0 Avg: 25.0



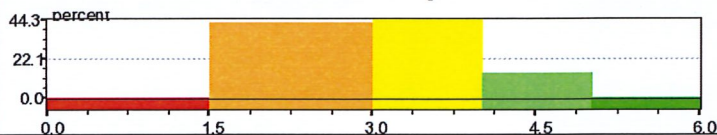
Min: 147.0 Max: 401.0 Avg: 230.1



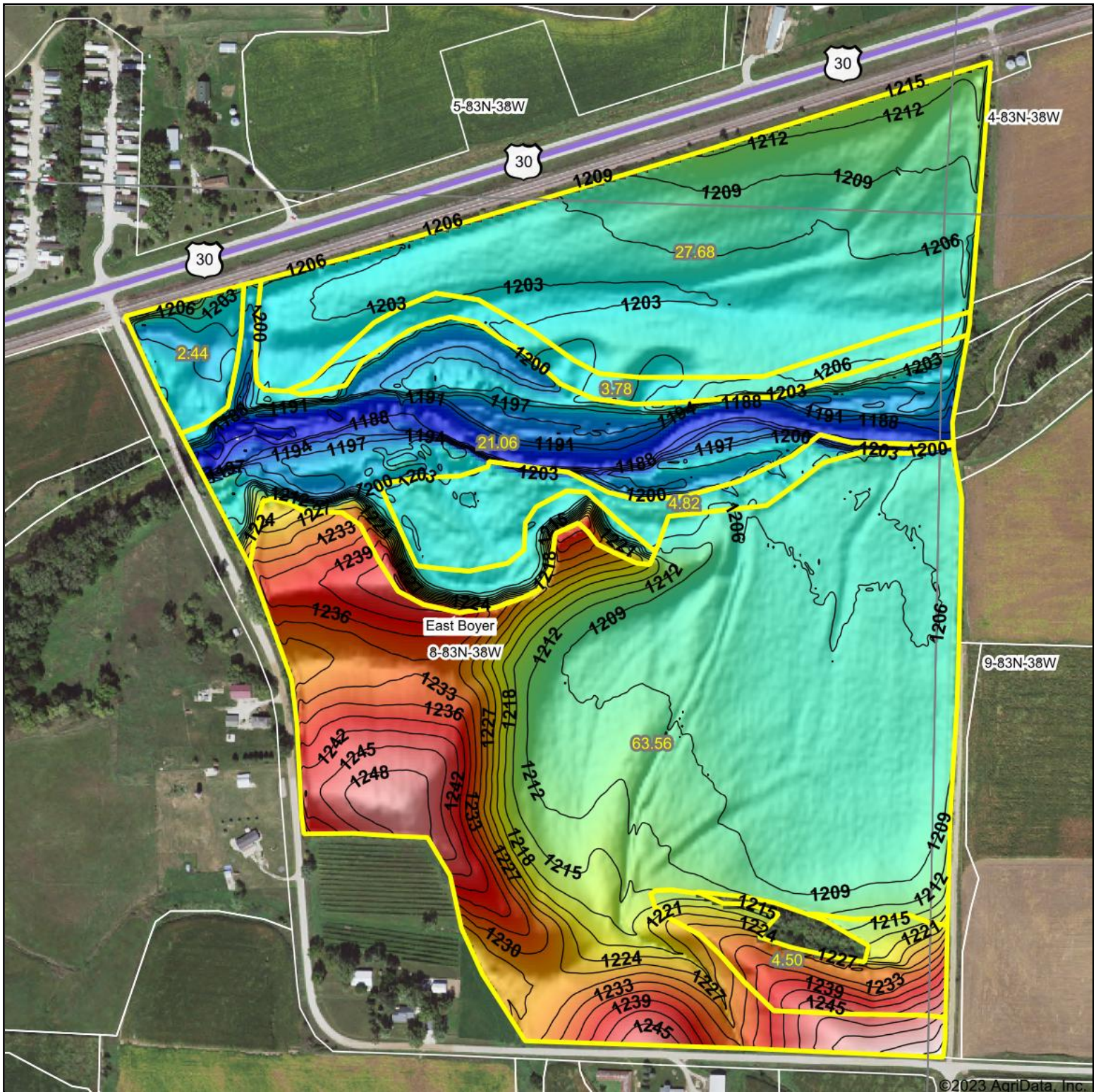
Min: 5.4 Max: 7.2 Avg: 6.3



Min: 2.2 Max: 4.4 Avg: 3.2



Topography Hillshade



Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,184.0

Max: 1,257.4

Range: 73.4

Average: 1,211.7

Standard Deviation: 14.17 ft

0ft 484ft 968ft



5/23/2023

8-83N-38W
Crawford County
Iowa

map center: 42.020313, -95.289257

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



Abbreviated 156 Farm Record

Operator Name : ROBERT O MAXWELL REVOCABLE TRUST
CRP Contract Number(s) : 11432
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
128.67	106.61	106.61	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	102.51		0.00		4.10	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	73.36	0.00	179	
Soybeans	20.75	4.11	43	
TOTAL	94.11	4.11		

NOTES

Tract Number : 1551

Description : M-7 FrS2SE4SE4 5 FrNE4 8 EAST BOYER
FSA Physical Location : IOWA/CRAWFORD
ANSI Physical Location : IOWA/CRAWFORD
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ROBERT O MAXWELL REVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
128.67	106.61	106.61	0.00	0.00	0.00	0.00	0.0

IOWA
CRAWFORD
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 330
Prepared : 5/18/23 3:33 PM CST
Crop Year : 2023

Tract 1551 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	102.51	0.00	4.10	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	73.36	0.00	179
Soybeans	20.75	4.11	43
TOTAL	94.11	4.11	

NOTES

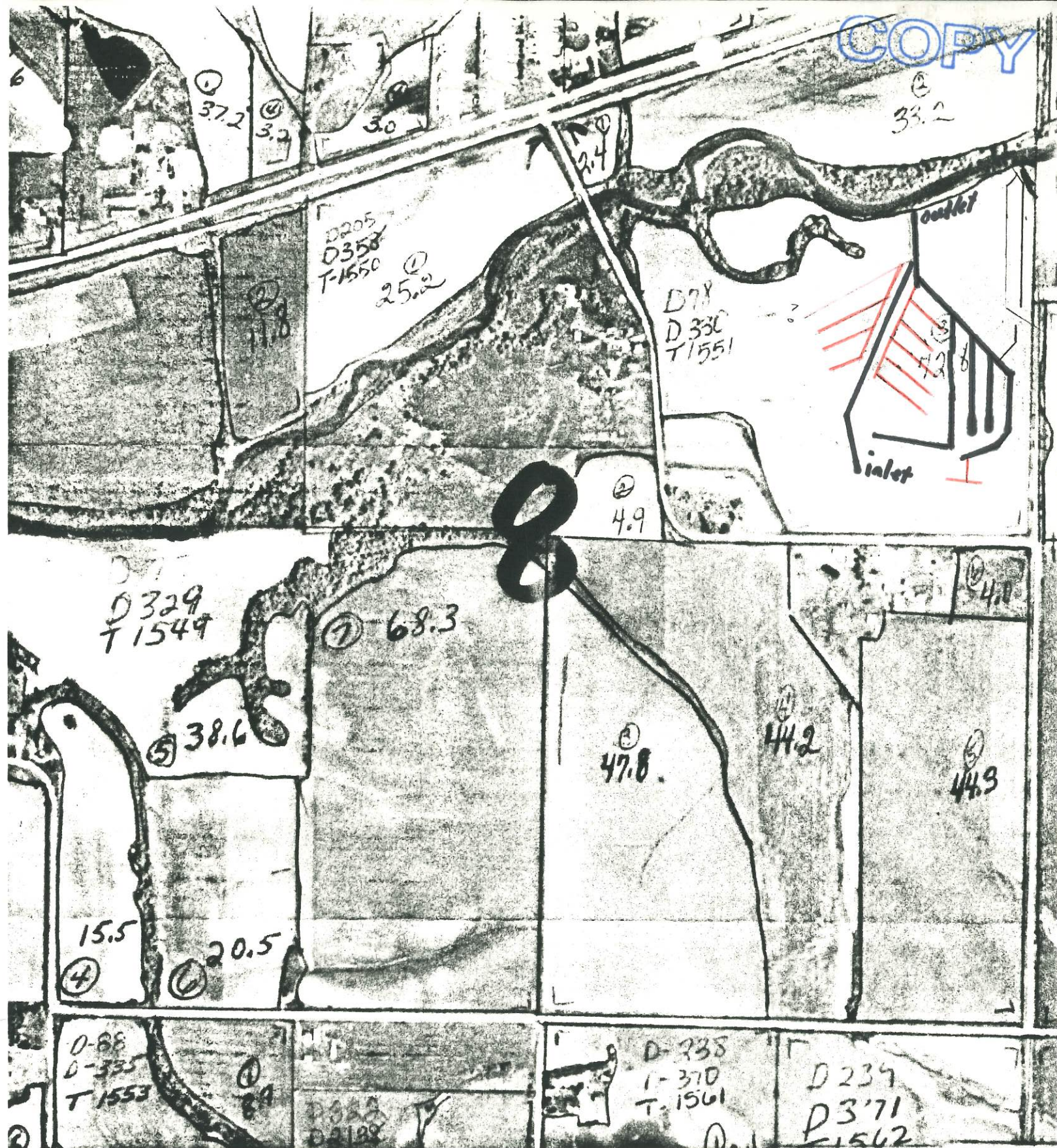
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COPY



NOT TO SCALE (1983) CRAWFORD

East Bay

Matwell Farm East Bay Township Crawford

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 19 047		2. SIGN-UP NUMBER 48	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11432		4. ACRES FOR ENROLLMENT 4.10	
		5. FARM NUMBER 0000330		6. TRACT NUMBER(S) 0001551	
7A. COUNTY OFFICE ADDRESS (Include Zip Code) CRAWFORD COUNTY FARM SERVICE AGENCY 3707 TIMBERLINE DR STE 2 DENISON, IA 51442-7580		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM (MM-DD-YYYY) TO (MM-DD-YYYY) 10-01-2016 9-30-2026	
7B. TELEPHONE NUMBER (Include Area Code): (712) 263-5018		THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.			
10A. Rental Rate Per Acre \$ 305.16		11. Identification of CRP Land (See Page 2 for additional space)			
10B. Annual Contract Payment \$ 1,251		A. Tract No	B. Field No	C. Practice No	D. Acres
10C. First Year Payment \$		0001551	0007	CP42	4.10
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): ROBERT O MAXWELL REVOCABLE TRUST C/O STALCUP AG SERVICE PO BOX 67 STORM LAKE, IA 50588-0067		(2) SHARE 100.00%		(3) SIGNATURE Robert Maxwell Trust by Stalcup for Service	
				(4) DATE (MM-DD-YYYY) 09-09-2016	
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE %		(3) SIGNATURE	
				(4) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE %		(3) SIGNATURE	
				(4) DATE (MM-DD-YYYY)	
13. CCC USE ONLY CRAWFORD COUNTY FSA		A. SIGNATURE OF CCC REPRESENTATIVE [Signature]		B. DATE (MM-DD-YYYY) 9-15-16	
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.					
This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					

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☐ Original - County Office Copy

☐ Owner's Copy

☐ Operator's Copy