

LAND FOR SALE

398.19 +/- Total Acres • Highland Twp

Palo Alto County, Iowa

Offered in Four Parcels!

Parcel 1: 101.02 acres m/l @ \$10,850/ac

Property Location: 1/2 mile east of Ruthven on Highway 18 on north side of road.

Legal Description: A tract in the S 1/2 of the S 1/2 in Section 16-96-34, Palo Alto County, IA

CSR2: 79.0

Real Estate Taxes: \$2,786

Tillable Acres: 94.83 ac

Comments: 2.42 ac of CRP @ \$204/ac; exp 9/30/2029

Parcel 2*: 151.22 acres m/l @ \$13,750/ac

Property Location: 1/2 mile east of Ruthven on Highway 18 on south side of road.

Legal Description: NW 1/4 of Section 21-96-34

CSR2: 79.5

Real Estate Taxes: \$4,328

Tillable Acres: 147.45 ac

Comments: Cell phone tower lease in place with monthly payments. Request additional info.

Parcel 3: 75.78 acres m/l @ \$13,950/ac

Property Location: 1/2 mile east of Ruthven on Highway 18 on south side of road.

Legal Description: S 1/2 NE 1/4 except part in Section 21-96-34, Palo Alto County, IA

CSR2: 81.9

Real Estate Taxes: \$2,208

Tillable Acres: 75.78 ac

Parcel 4: 70.17 acres m/l @ \$10,950/ac

Property Location: 1/2 mile east of Ruthven on Highway 18 on south side of road.

Legal Description: N 1/2 NE 1/4 except part in Section 21-96-34 Palo Alto County, IA

CSR2: 71.4

Real Estate Taxes: \$1,786

Tillable Acres: 70.17 ac

Lease: Subject to current tenant's lease expiring February 28, 2024 on all four parcels.

Terms: 10% cash down payment due upon acceptance of offer. Balance due at closing (60 days after accepted offer).

Real estate taxes prorated to date of closing. Possession is given at closing, subject to current tenant's lease expiring February 28, 2024. Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.

For full farm resume visit: stalcupag.com



Providing Direction, Delivering Results Since 1942

1705 N Lake Ave | Storm Lake, IA 50588



Contact:

**Travis Nissen, ARA or
Nathan Deters, AFM**

Office: (712) 732-4811

Evenings: (712) 541-5158 (Travis)



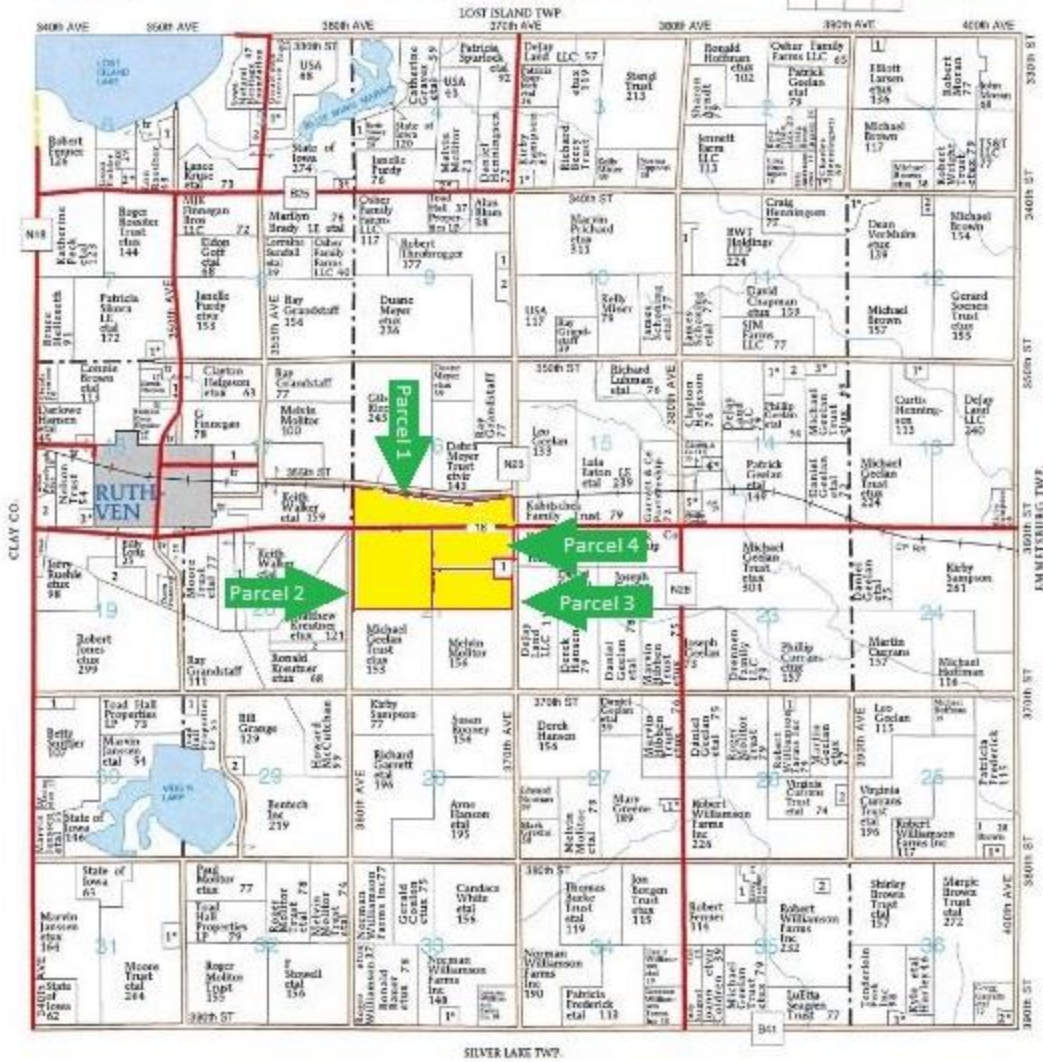
Farm Management • Appraisals • Consultations • Farm Real Estate

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

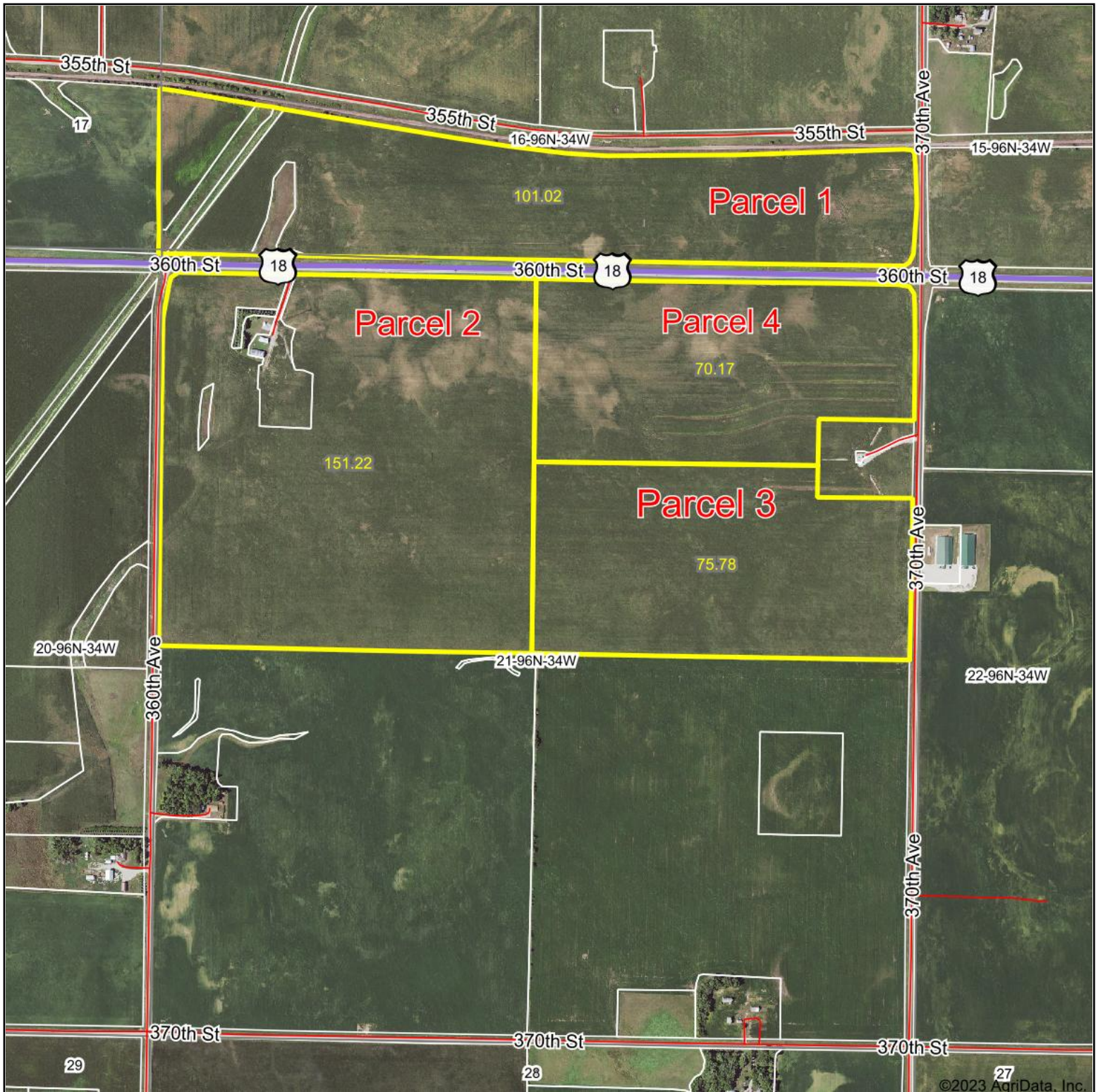
T-96-N

HIGHLAND PLAT

R-34-W



Aerial Map



Map Center: 43.121337, -94.865989

0ft 1069ft 2138ft

21-96N-34W
Palo Alto County
Iowa



4/25/2023

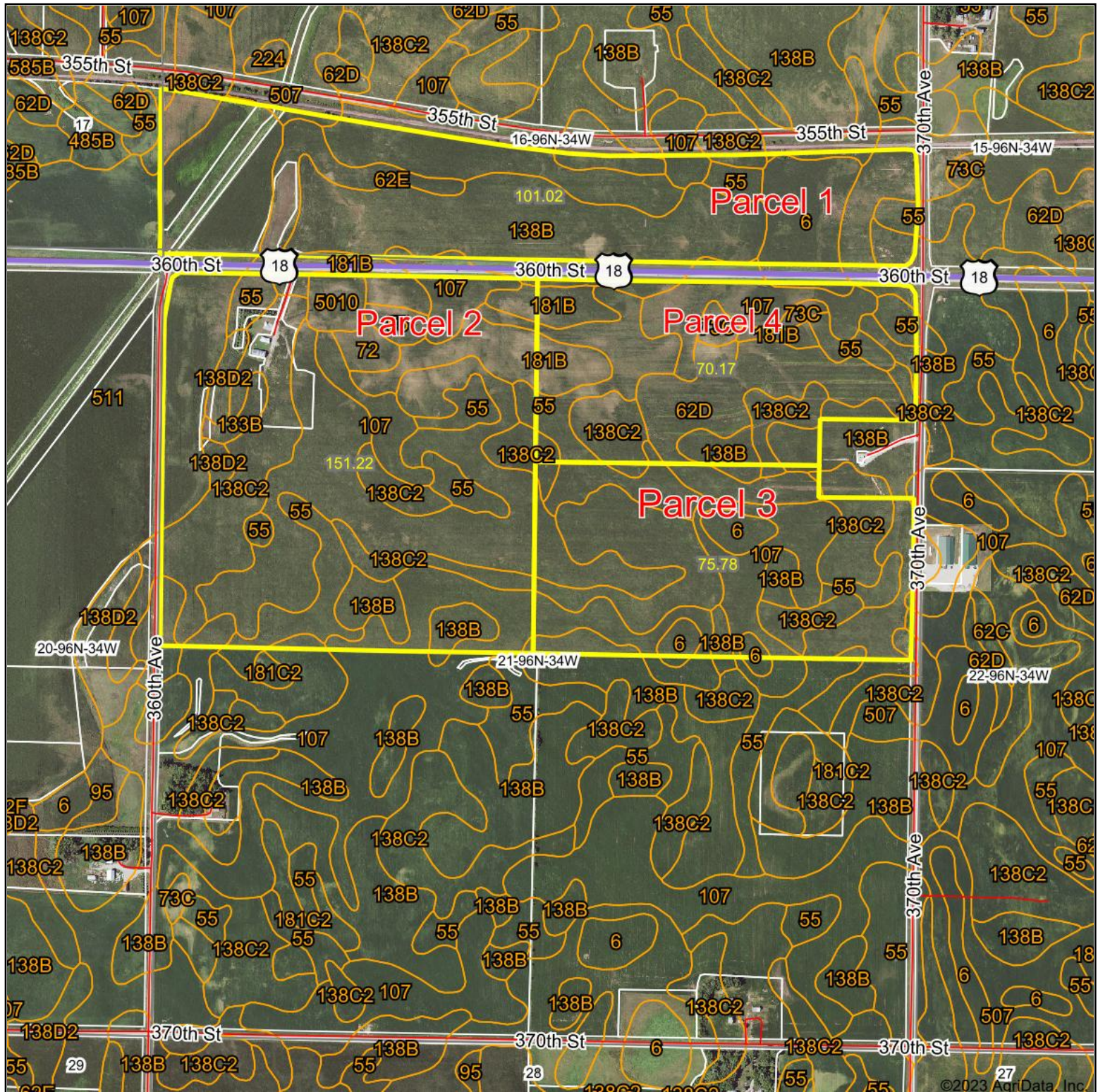
Maps Provided By:



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

Aerial Map



Map Center: 43.121337, -94.865989

0ft 1069ft 2138ft

21-96N-34W
Palo Alto County
Iowa



4/25/2023



Maps Provided By:

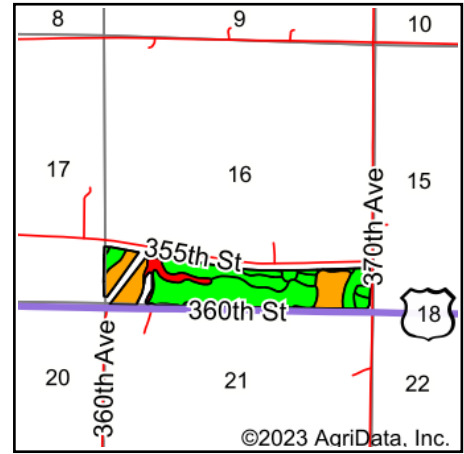
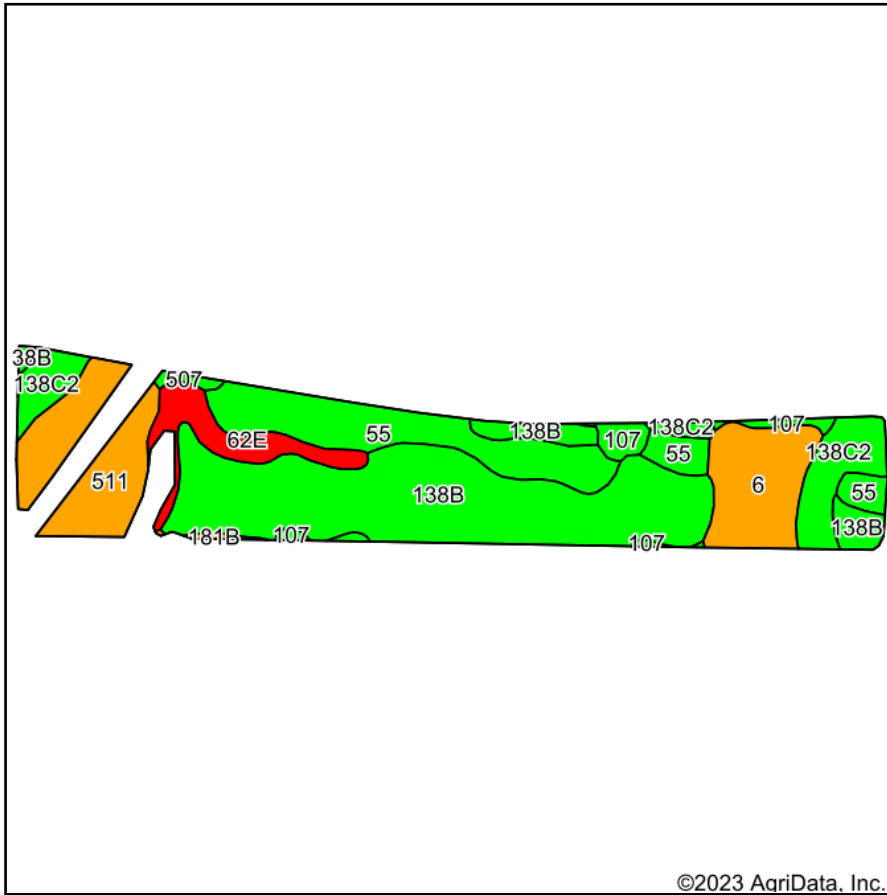


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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Parcel 1



State: **Iowa**
 County: **Palo Alto**
 Location: **21-96N-34W**
 Township: **Highland**
 Acres: **94.83**
 Date: **4/27/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA147, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	38.27	40.4%		Ile	225.6	65.4	89	76
55	Nicollet clay loam, 1 to 3 percent slopes	16.91	17.8%		Iw	233.6	67.7	89	84
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	12.06	12.7%		IIIw	177.6	51.5	66	56
6	Okoboji silty clay loam, 0 to 1 percent slopes	9.61	10.1%		IIIw	177.6	51.5	59	54
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	8.91	9.4%		IIIe	204.8	59.4	83	58
62E	Storden loam, 10 to 22 percent slopes, moderately eroded	5.53	5.8%		IVe	121.6	35.3	32	30
107	Webster clay loam, 0 to 2 percent slopes	2.69	2.8%		IIw	224.0	65.0	86	79
507	Canisteo clay loam, 0 to 2 percent slopes	0.57	0.6%		IIw	224.0	65.0	84	74
181B	Clarion-Estherville complex, 2 to 6 percent slopes	0.28	0.3%		Ile	80.0	23.2	63	53
Weighted Average					2.26	207.6	60.2	79	68.3

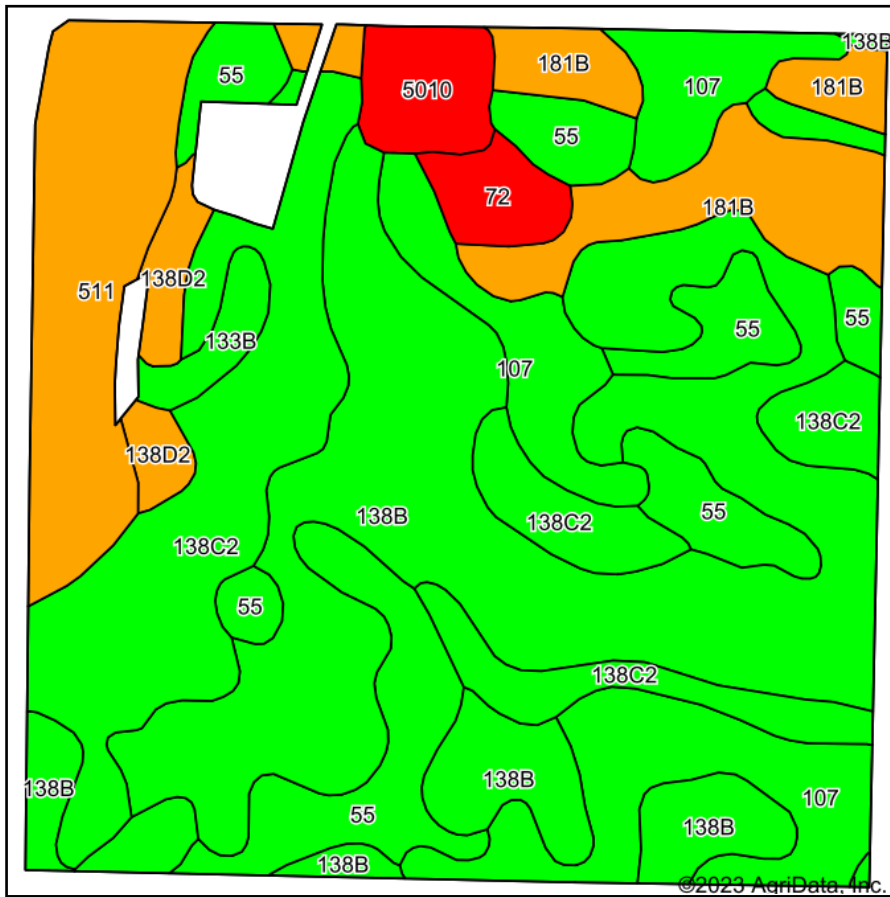
**IA has updated the CSR values for each county to CSR2.

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

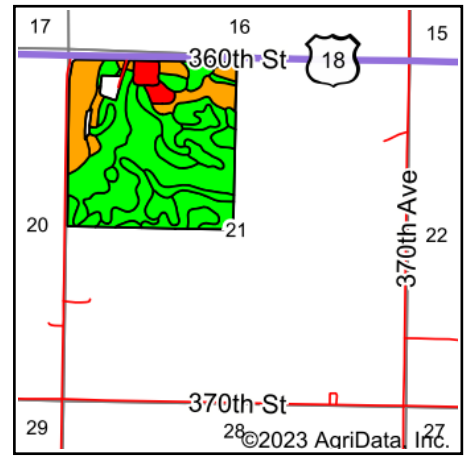
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map - Parcel 2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Palo Alto**
 Location: **21-96N-34W**
 Township: **Highland**
 Acres: **147.45**
 Date: **4/27/2023**



Maps Provided By:
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Area Symbol: IA147, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	49.09	33.3%		Ile	225.6	65.4	89	76
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	26.29	17.8%		IIle	204.8	59.4	83	58
107	Webster clay loam, 0 to 2 percent slopes	19.05	12.9%		IIw	224.0	65.0	86	79
55	Nicollet clay loam, 1 to 3 percent slopes	18.23	12.4%		Iw	233.6	67.7	89	84
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	13.14	8.9%		IIIw	177.6	51.5	66	56
181B	Clarion-Estherville complex, 2 to 6 percent slopes	11.30	7.7%		Ile	80.0	23.2	63	53
5010	Pits, Sand, and Gravel	3.41	2.3%			0.0	0.0	0	0
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.74	1.9%		IIle	176.0	51.0	54	51
72	Estherville loam, 0 to 2 percent slopes	2.43	1.6%		IIIs	80.0	23.2	23	53
133B	Colo silty clay loam, 2 to 4 percent slopes	1.77	1.2%		IIw	196.8	57.1	80	64
Weighted Average					*-	198.4	57.5	79.6	67.9

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

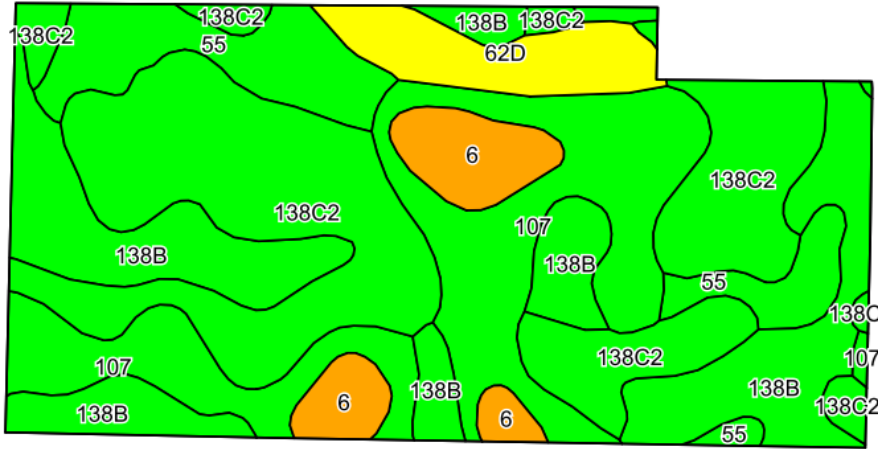
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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.

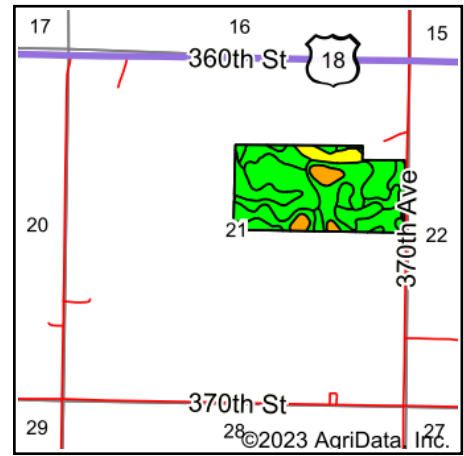
Soils data provided by USDA and NRCS.

Soils Map - Parcel 3



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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Palo Alto**
 Location: **21-96N-34W**
 Township: **Highland**
 Acres: **75.78**
 Date: **4/26/2023**



Maps Provided By:



Area Symbol: IA147, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	25.15	33.2%		IIIe	204.8	59.4	83	58
138B	Clarion loam, 2 to 6 percent slopes	17.97	23.7%		Ile	225.6	65.4	89	76
107	Webster clay loam, 0 to 2 percent slopes	16.47	21.7%		IIw	224.0	65.0	86	79
55	Nicollet clay loam, 1 to 3 percent slopes	7.52	9.9%		Iw	233.6	67.7	89	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.50	5.9%		IIIw	177.6	51.5	59	54
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	4.17	5.5%		IVe	145.6	42.2	41	39
Weighted Average					2.40	211.9	61.4	81.9	68.1

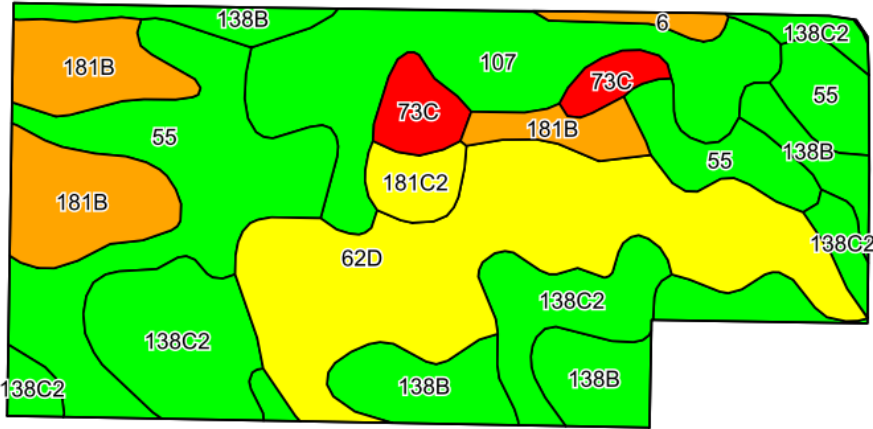
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

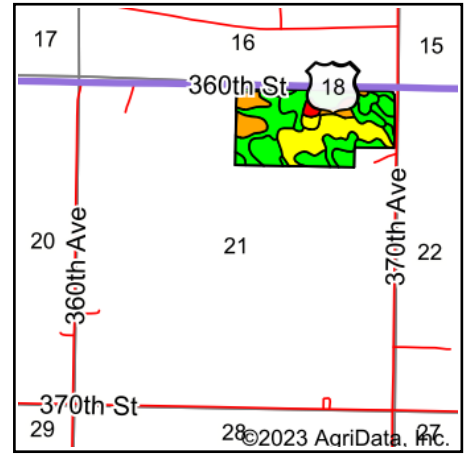
Soils data provided by USDA and NRCS.

Soils Map - Parcel 4



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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Palo Alto**
 Location: **21-96N-34W**
 Township: **Highland**
 Acres: **70.17**
 Date: **4/26/2023**



Maps Provided By:
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Area Symbol: IA147, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	15.49	22.1%		IVe	145.6	42.2	41	39
55	Nicollet clay loam, 1 to 3 percent slopes	14.01	20.0%		Iw	233.6	67.7	89	84
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	10.20	14.5%		IIIe	204.8	59.4	83	58
107	Webster clay loam, 0 to 2 percent slopes	9.78	13.9%		IIw	224.0	65.0	86	79
138B	Clarion loam, 2 to 6 percent slopes	8.76	12.5%		Ile	225.6	65.4	89	76
181B	Clarion-Estherville complex, 2 to 6 percent slopes	7.75	11.0%		Ile	80.0	23.2	63	53
73C	Hawick gravelly sandy loam, 6 to 12 percent slopes	2.26	3.2%		IVs	80.0	23.2	31	5
181C2	Clarion-Estherville complex, 5 to 9 percent slopes, moderately eroded	1.34	1.9%		IVe	80.0	23.2	49	38
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.58	0.8%		IIIw	177.6	51.5	59	54
Weighted Average					2.50	182.3	52.9	71.4	61.5

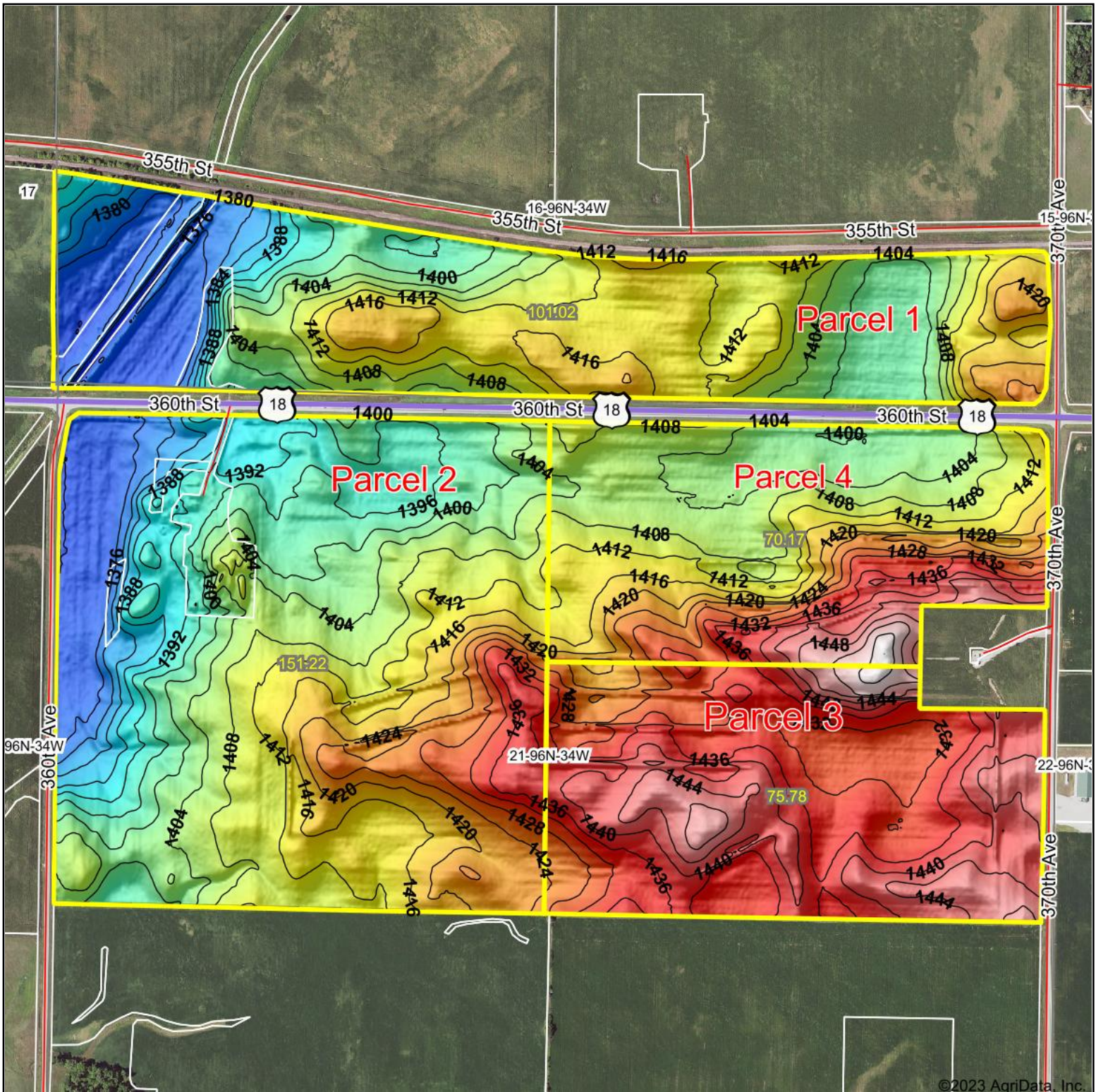
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Low Elevation High

Source: USGS 3 meter dem

0ft 813ft 1626ft

Interval(ft): 4

Min: 1,367.5

Max: 1,457.9

Range: 90.4

Average: 1,411.8

Standard Deviation: 19.13 ft



4/25/2023

21-96N-34W
Palo Alto County
Iowa

map center: 43.121337, -94.865989

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.

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4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

Farm Name:

Field ID:

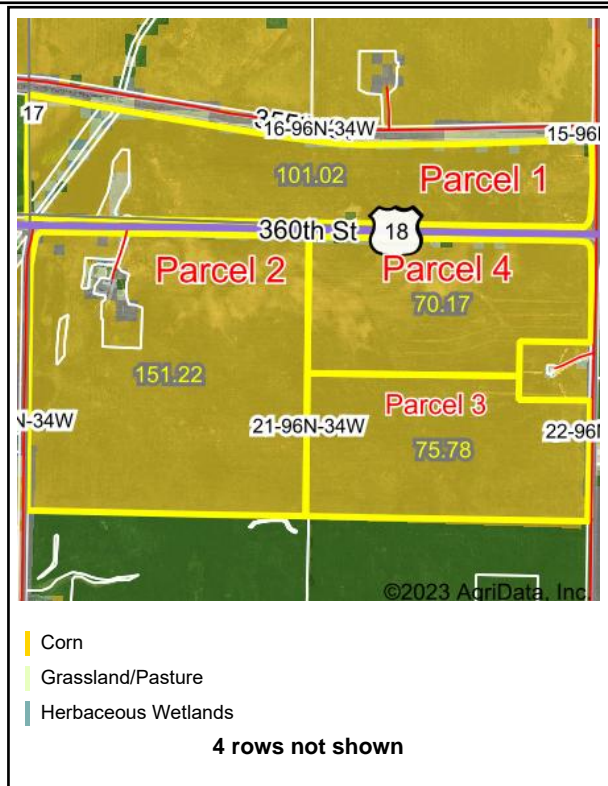
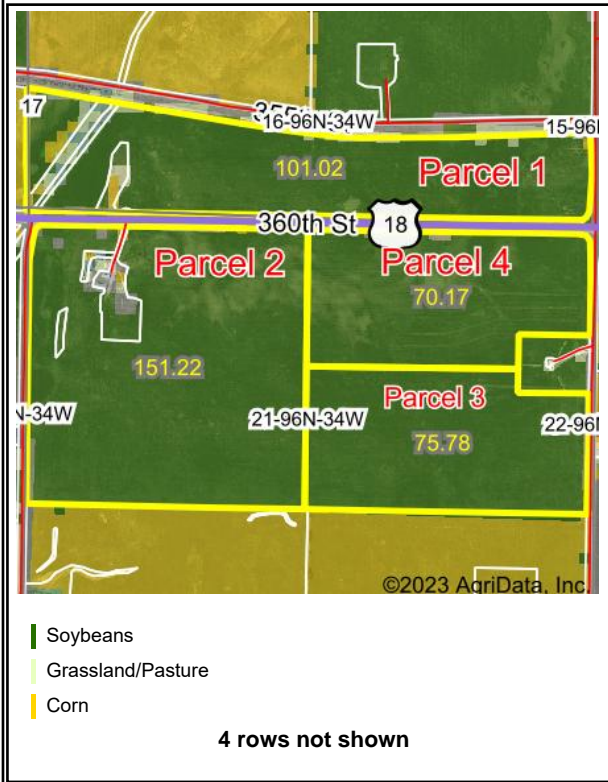
Acct. #:

Crop Year:

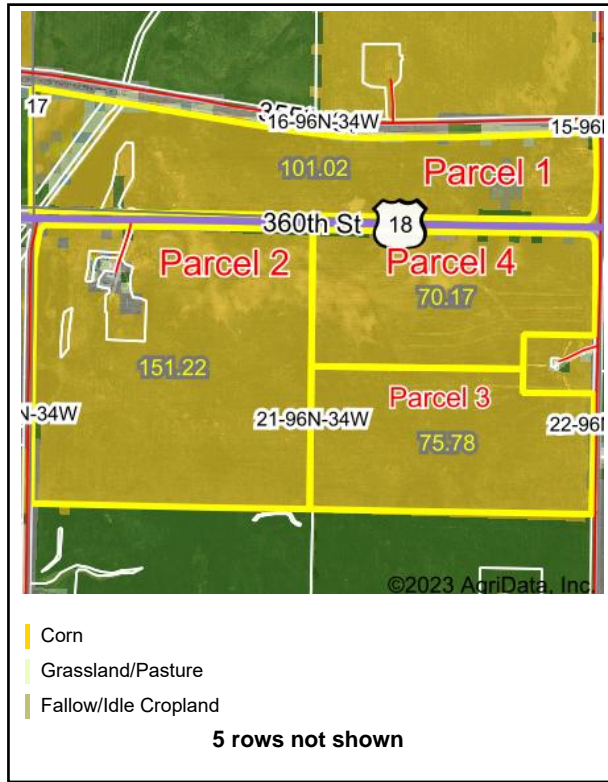
Crop Year:



Crop Year:



Crop Year:



Map Center: 43.121337, -94.865989

State: IA

County: Palo Alto

Legal: 21-96N-34W

Twtnshp: Highland

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:

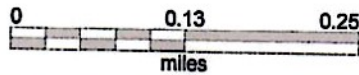


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Tile Map - Parcel 1

388
Name



Client: Summit Ag
Farm: Ball
Field: 388
Name: linefeature
Date: 7/20/2019

4 inch tile	8975.75 ft
5 inch tile	2346.18 ft
6 inch tile	509.09 ft
County tile	730.76 ft
Old 6 inch plastic	1896.04 ft
old 5 inch plastic	4522.09 ft

CRP Contract - Parcel 1

Page 1 of 1

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 147		2. SIGN-UP NUMBER 52	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11840		4. ACRES FOR ENROLLMENT 2.42	
				6. TRACT NUMBER 6113		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2019 TO: (MM-DD-YYYY) 09-30-2029	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) PALO ALTO COUNTY FARM SERVICE AGENCY 3302 MAIN STREET EMMETSBURG, IA 50536-1514				8. SIGNUP TYPE: Continuous			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 852-3386							
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 receipt of a copy of the Appendix/Appendices for the applicable contract period. 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 PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.							
9A. Rental Rate Per Acre \$ 204.00		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 494.00		A. Tract No. 6113		B. Field No. 0006		C. Practice No. CP21	
9C. First Year Payment \$						D. Acres 2.42	
						E. Total Estimated Cost-Share \$ 443.00	
(Item 9C is applicable only when the first year payment is prorated.)							
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 100.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 0.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)
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 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.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. 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.							
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). 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.							

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

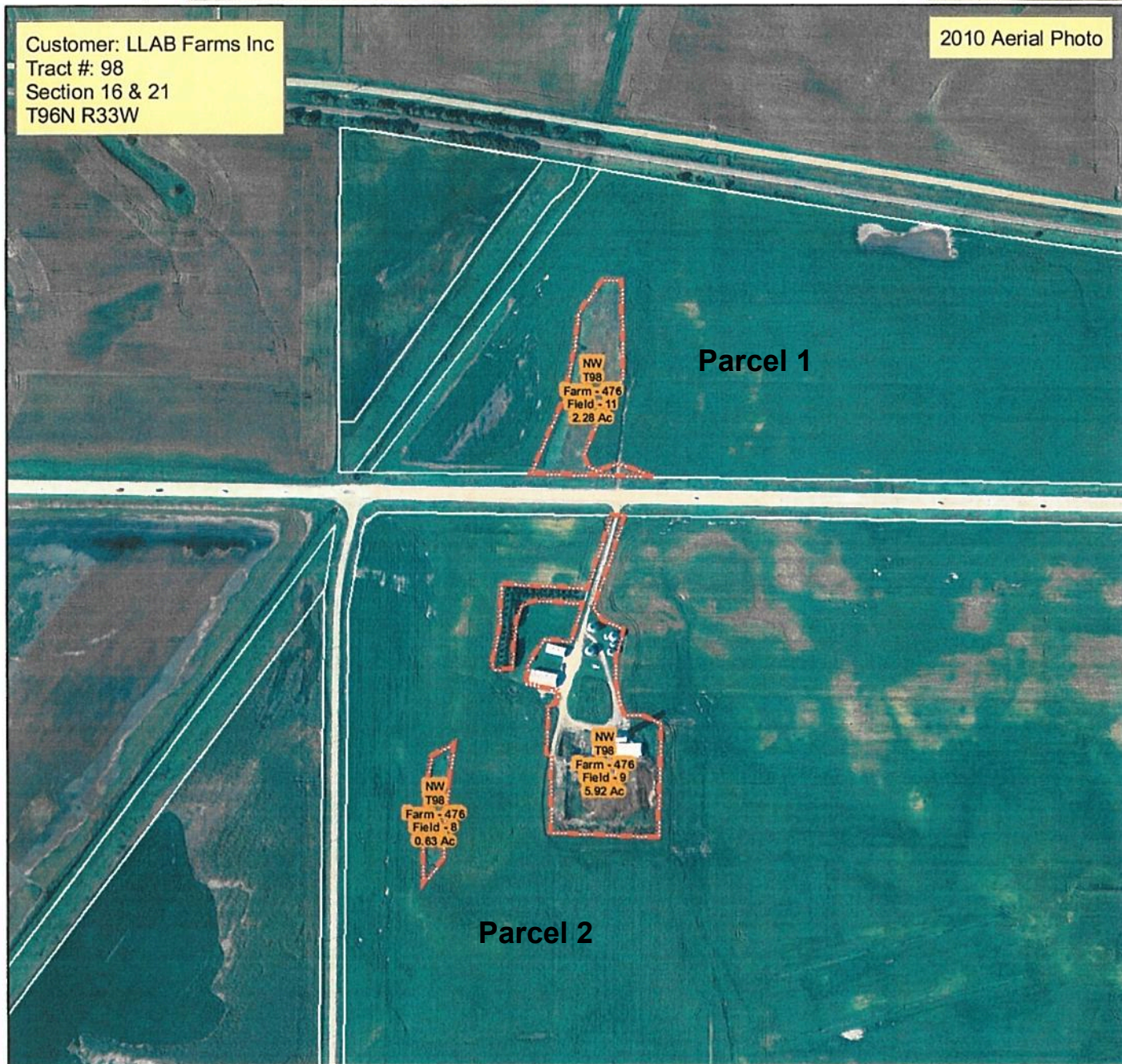
Certified Wetland Determination Map

Certification Office: Emmetsburg FO
Certified By: Ryan Ransom, Wetland Specialist
Civil Township: Sec 16 & 21 Emmetsburg

Agency: USDA-NRCS
Map Creation Date: 6 - 13 - 2012
Determination County: Palo Alto, IA

Customer: LLAB Farms Inc
Tract #: 98
Section 16 & 21
T96N R33W

2010 Aerial Photo



Legend

- Certified Wetland Determination Boundary
- Wetlands
- Surface Drain
- Berm/Dike
- Subsurface Drain
- Boundary Point
- Data Form Point
- Picture Point

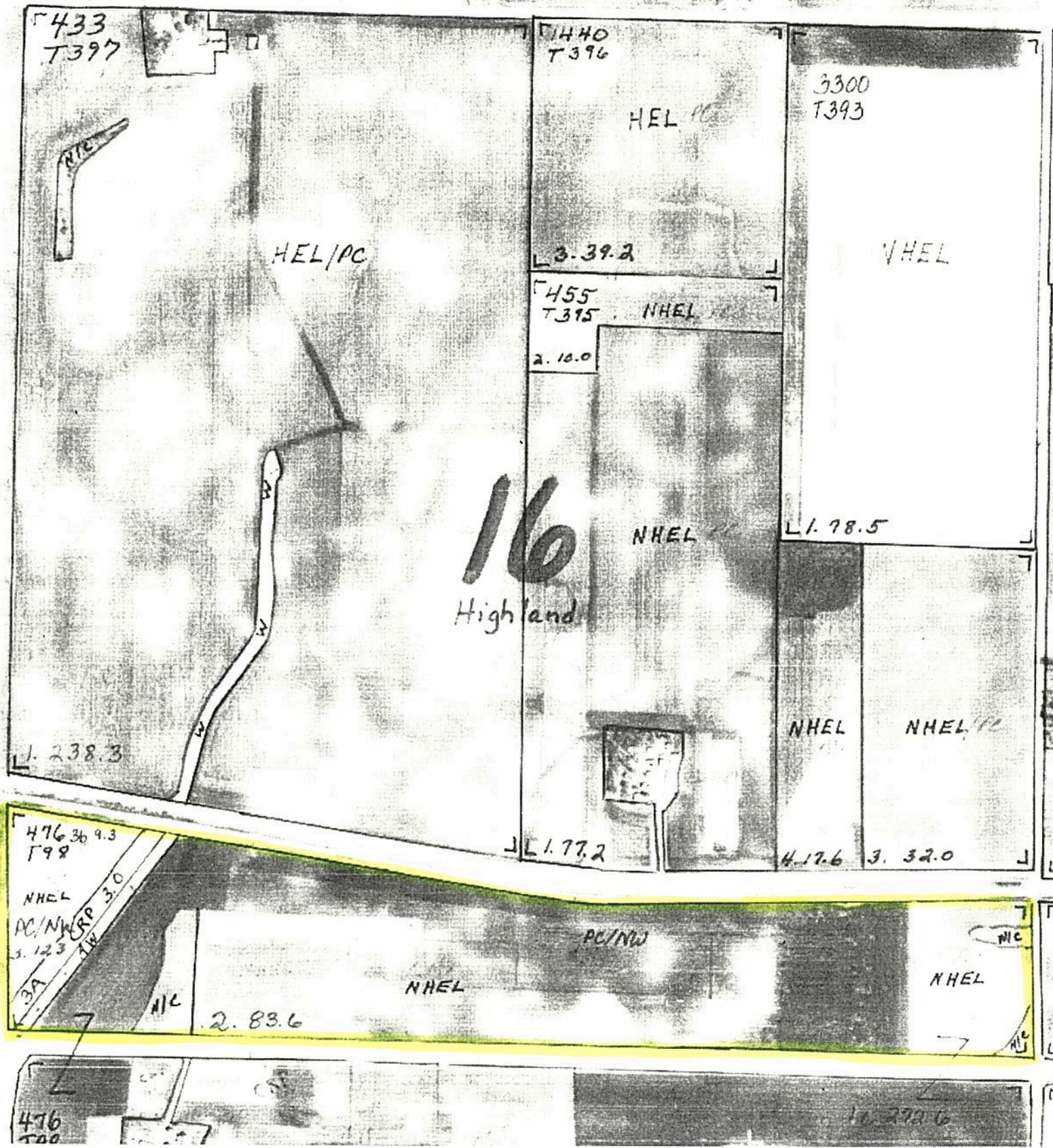
Wetland Codes

W	Wetland	FWP	Farmed Wetland Pasture
CW	Converted Wetland	MIW	Mitigation Exemption
CW+yr	Converted After 1990	NW	Non Wetland
FW	Farmed Wetland	PC	Prior Converted Cropland

This Determination is only valid for acres within the dashed boundary.

0 200 400 800 1,200 Feet





NOT TO SCALE (1990 FLIGHT) PALO ALTO COUNTY -CROP YEAR _____ B-6

Parcel 1

NHEL

NIC

2. 83.6

476
T98

NEL

NEL

7.4

NEL

NEL

NEL

NEL

NEL

485
T385

466
T386

21
Highland

NHEL
PC/NW

NHEL

1. 78.2

2c 34.7

PC/NW

PC/NW
NHEL

NHEL

2B 3.0

CRP

3. 33.1

1. 148.3

2. 38.7

NOT TO SCALE (1990 FLIGHT) PALO ALTO COUNTY -CROP YEAR

B-6

IOWA
PALO ALTO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6793
Prepared : 1/13/21 12:24 PM
Crop Year : 2021

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) :

Recon ID :

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
397.53	390.65	390.65	0.00	0.00	2.42	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	388.23	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	288.83	0.00	133	
Soybeans	38.43	0.00	52	0
TOTAL	327.26	0.00		

NOTES

Tract Number : 6113

Description : N2 SEC 21 96 34, S RR TRACTS 16 94 34

FSA Physical Location : IOWA/PALO ALTO

ANSI Physical Location : IOWA/PALO ALTO

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 : SUMMIT AG FUND III LLP

Other Producers : None

Recon ID : 19-147-2018-31

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
397.53	390.65	390.65	0.00	0.00	2.42	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	388.23	0.00	0.00	0.00	0.00	0.00

IOWA
PALO ALTO
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 6793
Prepared : 1/13/21 12:24 PM
Crop Year : 2021

DCP Crop Data

Tract 6113 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	288.83	0.00	133
Soybeans	38.43	0.00	52
TOTAL	327.26	0.00	

NOTES

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