
AUCTION

October 12
Stanton Township
Plymouth County



712-732-4811

www.stalcupag.com

LAND AUCTION

80 ac m/l • Stanton Twp • Plymouth County, IA

Thursday, October 12 • 10:00 AM

LeMars Convention Center | 275 12th St. SE, LeMars, IA

Property Location: From Merrill: Go east 2 1/2 miles on C-44, then go north 1/4 mile on Lake Ave. From Le Mars: 1 1/4 miles south of C-38 on Lake Ave.

Legal Description: The Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) & the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Six (6), Township Ninety-one (T91N) North, Range Forty-five (R45W) West of the 5th P.M., Plymouth County, Iowa.

FSA Information

Cropland: 77.89 ac (includes CRP acres)

CRP (Exp 9/30/26): 2.27 ac of cropland
enrolled at \$416.40/acre

Corn Base: 37.81 acres

Corn PLC Yield: 166 bushels/acre

Soybean Base: 37.81 acres

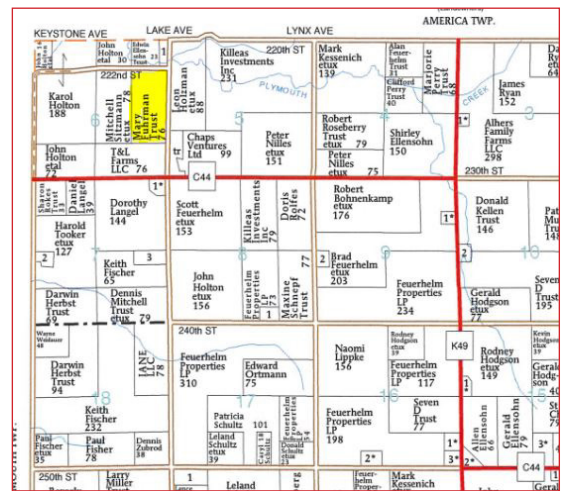
Soybean PLC Yield: 43 bushels/acre

CSR2: 82.6

Primary Soils: Galva & Radford

Real Estate Taxes: \$2,148

Lease: Subject to current tenant's lease
expiring February 28, 2024



Mary Henry Fuhrman Trust, Owner

Terms: 10% cash down payment day of the auction. Balance due at closing on November 16, 2023. Real estate taxes prorated to date of closing. Buyer agrees to assume current CRP contract of 2.27 acres at the annual rate of \$416.40/acre, expiring September 30, 2026. Seller will receive the 2023 CRP payment. Buyer will receive all future CRP payments. 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:

Travis Nissen, ARA or

Chad Husman, AFM

Storm Lake, Iowa

Office: (712) 732-4811

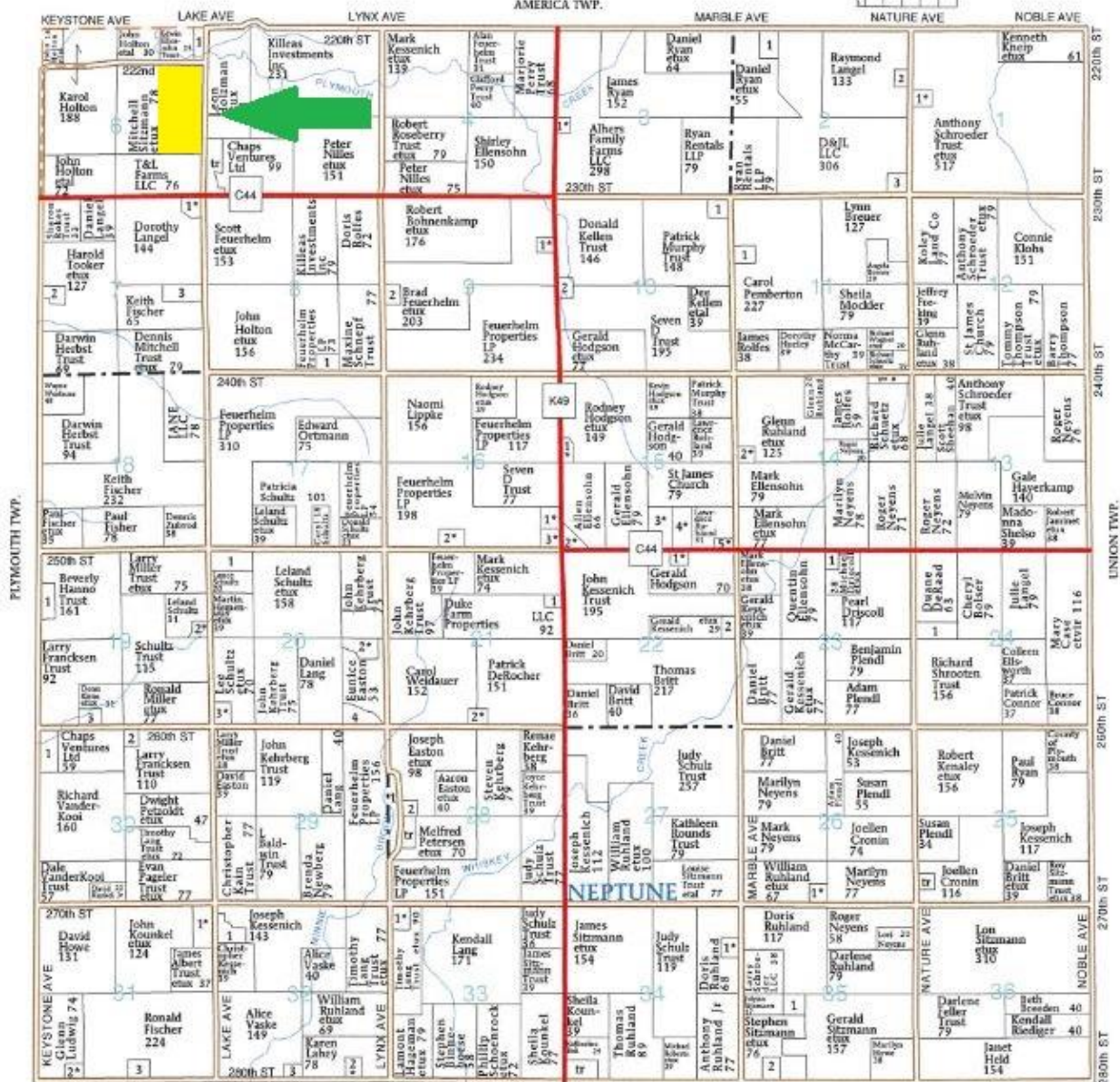
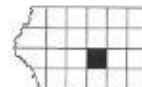
Evenings: (712) 541-5158 (Travis)



Farm Management • Appraisals • Consultations • Farm Real Estate

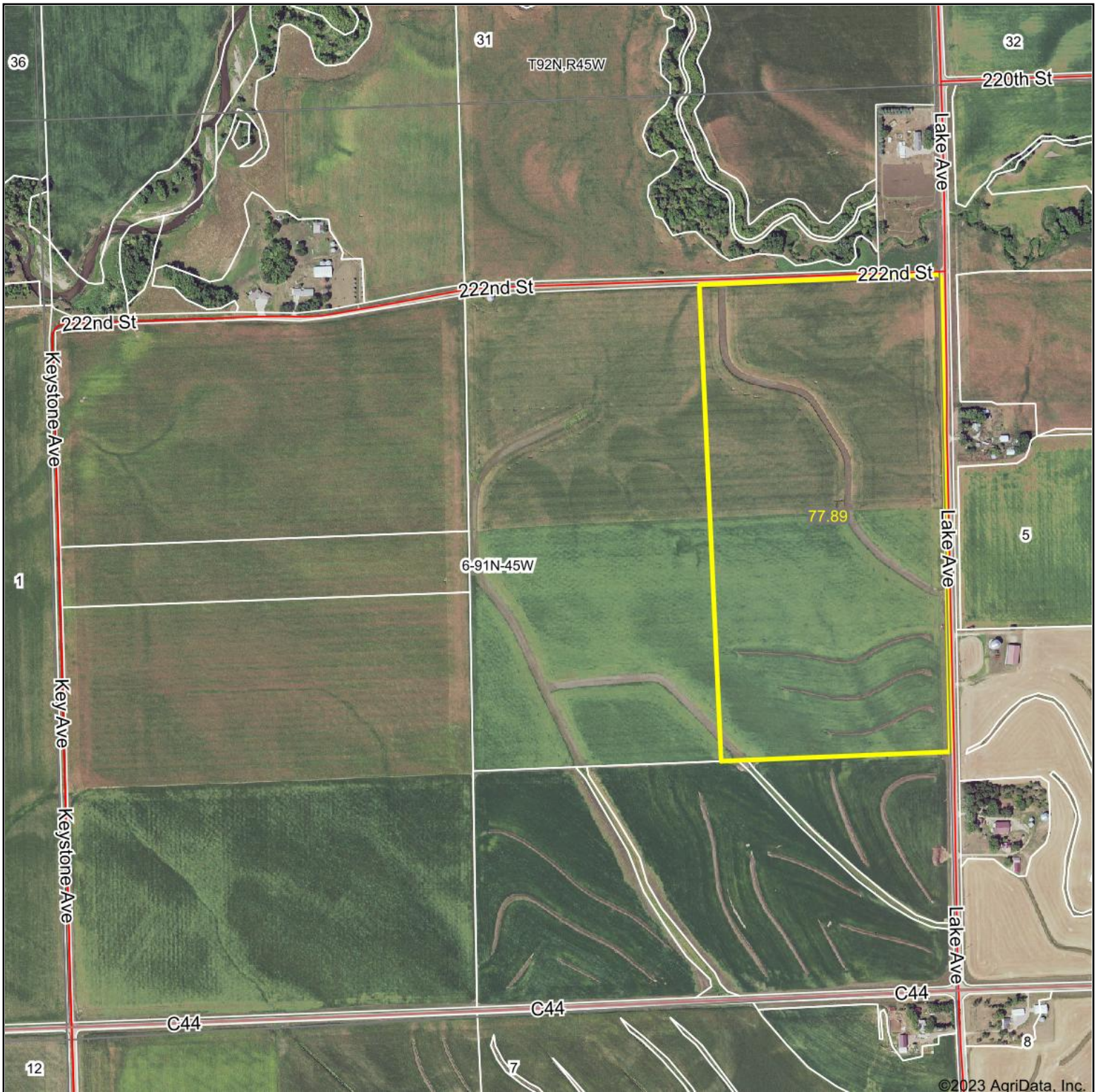
The information contained herein is believed to be correct, but no responsibility therefore is assumed by the owner or broker.

R-45-W



LINCOLN TWP.

Aerial Map



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Boundary Center: 42.728684, -96.197754

0ft 854ft 1709ft

6-91N-45W
Plymouth County
Iowa



Maps Provided By:



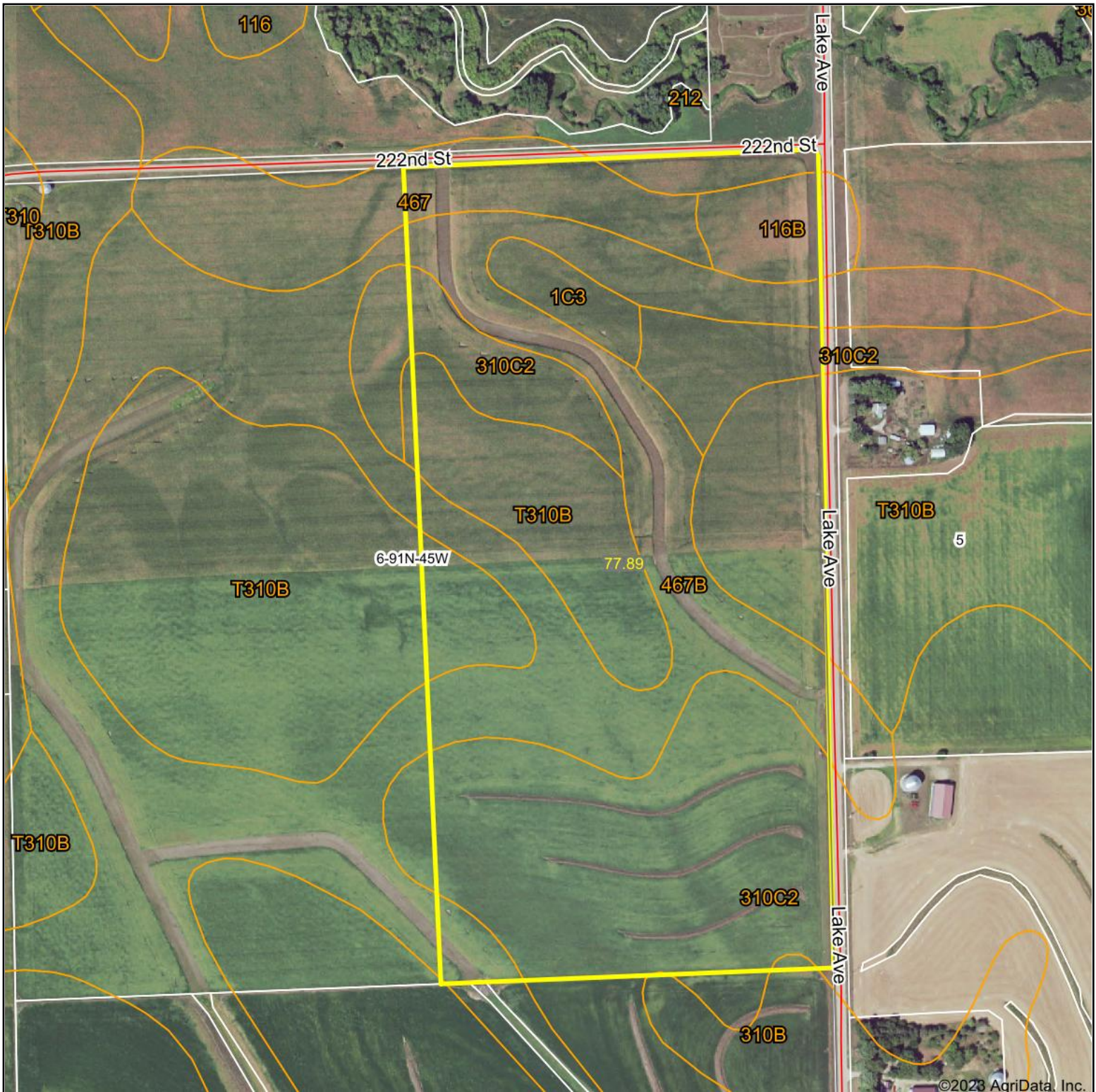
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8/22/2023

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

Aerial Map



Boundary Center: 42.728684, -96.197754

0ft 498ft 997ft



6-91N-45W
Plymouth County
Iowa

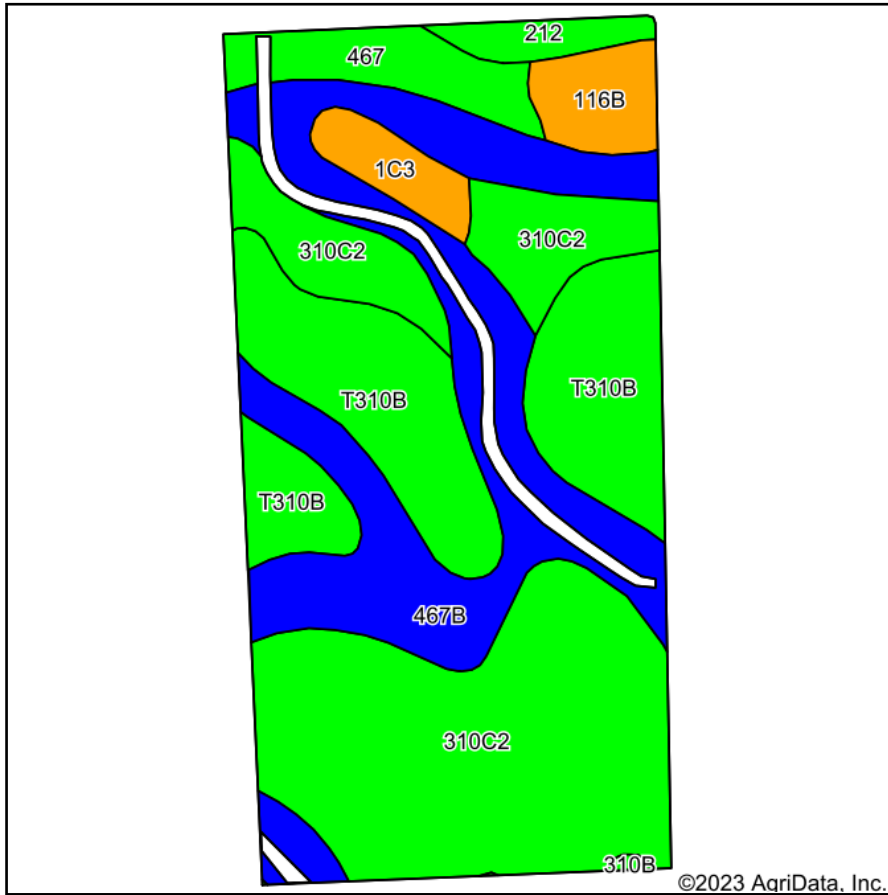


Maps Provided By:
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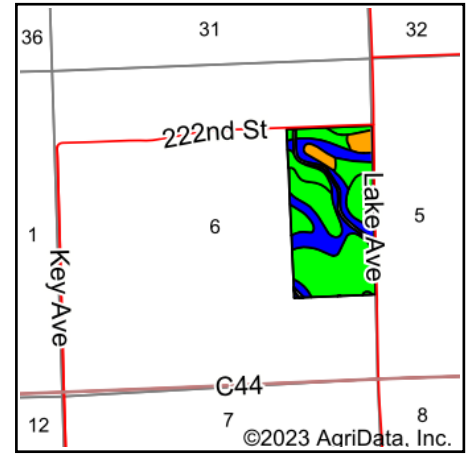
8/22/2023

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

Soils Map - Active Cropland



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Plymouth**
 Location: **6-91N-45W**
 Township: **Stanton**
 Acres: **75.62**
 Date: **8/22/2023**



Maps Provided By:
surety
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Area Symbol: IA149, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	28.67	37.9%		Ille	211.2	61.2	84	51
467B	Radford silty clay loam, 2 to 5 percent slopes	19.18	25.4%		Ilw	198.4	57.5	75	72
T310B	Galva silty clay loam, terrace, 2 to 5 percent slopes	17.49	23.1%		Ile	232.0	67.3	95	69
467	Radford silty clay loam, 0 to 2 percent slopes	3.78	5.0%		Ilw	206.4	59.9	79	74
116B	Graceville silt loam, 2 to 5 percent slopes	2.66	3.5%		Ile	80.0	23.2	61	66
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	2.14	2.8%		Ille	155.2	45.0	58	44
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	1.57	2.1%		Iw	228.8	66.4	91	
310B	Galva silty clay loam, 2 to 5 percent slopes	0.13	0.2%		Ile	232.0	67.3	95	68
Weighted Average					2.39	206.7	59.9	82.6	*-

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

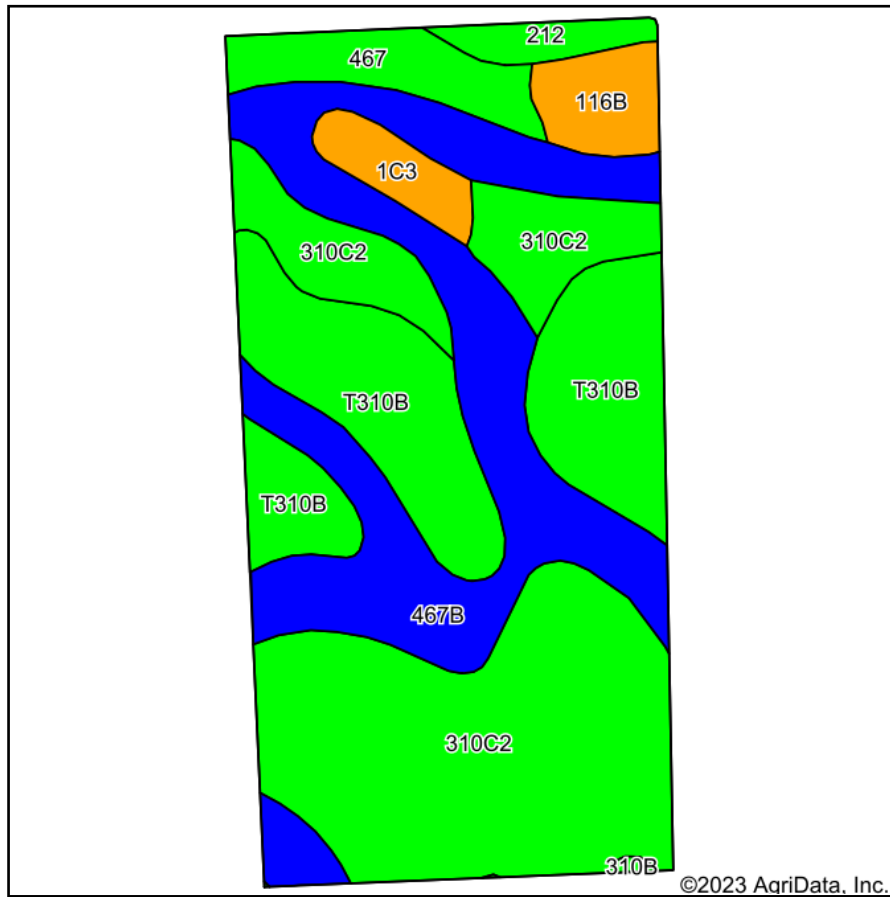
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

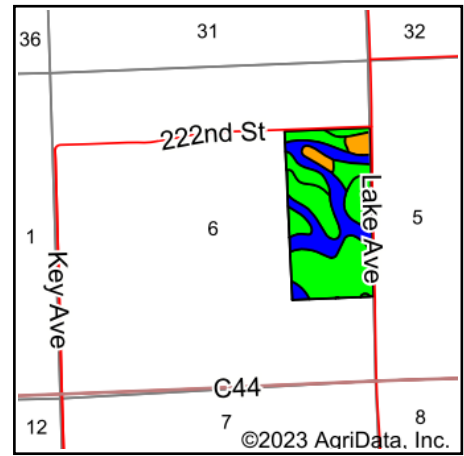
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Plymouth**
 Location: **6-91N-45W**
 Township: **Stanton**
 Acres: **77.89**
 Date: **8/22/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA149, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	28.72	36.9%		Ille	211.2	61.2	84	51
467B	Radford silty clay loam, 2 to 5 percent slopes	21.27	27.3%		Ilw	198.4	57.5	75	72
T310B	Galva silty clay loam, terrace, 2 to 5 percent slopes	17.49	22.5%		Ile	232.0	67.3	95	69
467	Radford silty clay loam, 0 to 2 percent slopes	3.91	5.0%		Ilw	206.4	59.9	79	74
116B	Graceville silt loam, 2 to 5 percent slopes	2.66	3.4%		Ile	80.0	23.2	61	66
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	2.14	2.7%		Ille	155.2	45.0	58	44
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	1.57	2.0%		Iw	228.8	66.4	91	
310B	Galva silty clay loam, 2 to 5 percent slopes	0.13	0.2%		Ile	232.0	67.3	95	68
Weighted Average					2.38	206.5	59.9	82.4	*-

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

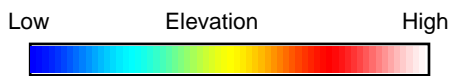
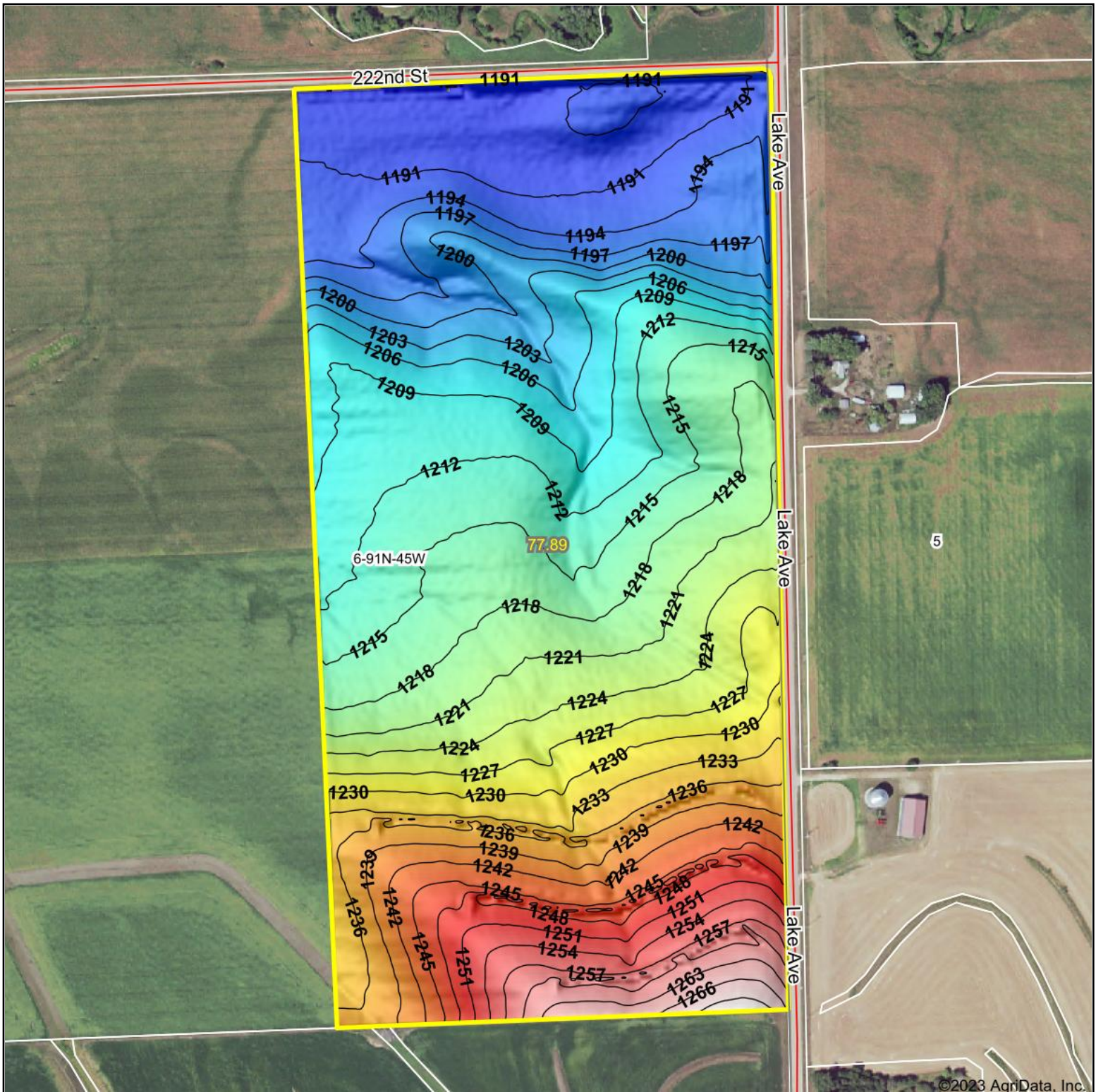
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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



Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,187.6

Max: 1,270.7

Range: 83.1

Average: 1,218.0

Standard Deviation: 19.72 ft



8/22/2023

6-91N-45W
Plymouth County
Iowa

Boundary Center: 42.728684, -96.197754

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:

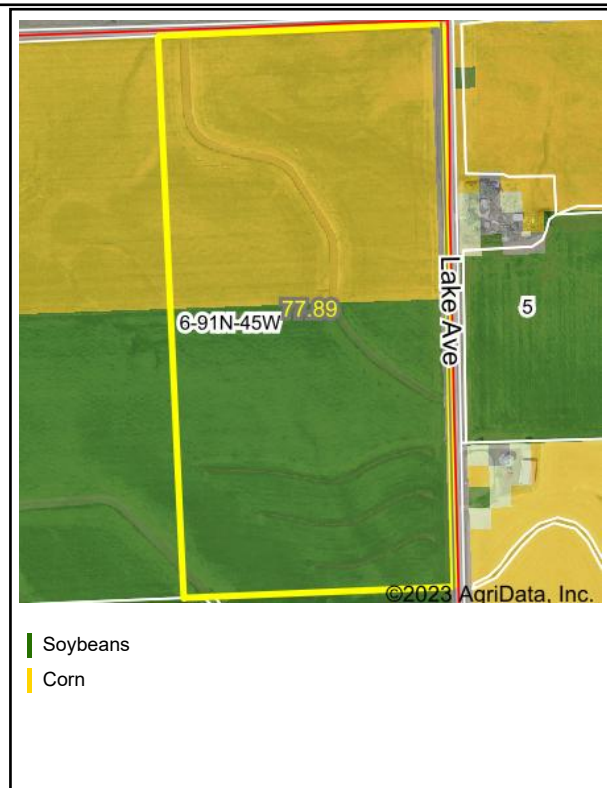
Acct. #:

Crop Year:

Crop Year:



Crop Year:



Crop Year:



Boundary Center: 42.728684, -96.197754

State: IA

County: Plymouth

Legal: 6-91N-45W

Twnshp: Stanton

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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IOWA
PLYMOUTH

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7902

Prepared : 5/3/23 12:08 PM CST

Crop Year : 2023

Operator Name : ~~XXXXXXXXXXXX~~
CRP Contract Number(s) : 11158
Recon ID : 19-149-2010-132
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
77.89	77.89	77.89	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	75.62		0.00		2.27	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	37.81	0.99	166	0
Soybeans	37.81	0.99	43	0

TOTAL 75.62 1.98

NOTES

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Tract Number : 12668

Description : SE4 NE4,NE4 SE4 Sec 6 Stanton
FSA Physical Location : IOWA/PLYMOUTH
ANSI Physical Location : IOWA/PLYMOUTH
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MARY HENRY FUHRMAN TRUST
Other Producers : None
Recon ID : 19-149-2010-131

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.89	77.89	77.89	0.00	0.00	0.00	0.00	0.0



United States
Department of
Agriculture

Plymouth County, Iowa



Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 77.89 acres

2022 Program Year

Map Created May 19, 2022

Farm 7902

Tract 12668

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USDA is an equal opportunity provider, employer, and lender.

CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 19 149	2. SIGN-UP NUMBER 48
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11158	4. ACRES FOR ENROLLMENT 2.27
		<table border="1"> <tr> <td data-bbox="902 279 1117 359">6. TRACT NUMBER 12668</td> <td data-bbox="1125 279 1547 359">7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 02-01-2016 TO: (MM-DD-YYYY) 09-30-2026</td> </tr> </table>	
6. TRACT NUMBER 12668	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 02-01-2016 TO: (MM-DD-YYYY) 09-30-2026		
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) PLYMOUTH COUNTY FARM SERVICE AGENCY 1100 12TH ST SW, SUITE B LE MARS, IA51031-3034		8. SIGNUP TYPE: Continuous	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 546-4178			

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	\$ 416.40	10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 945.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	12668	2	CP8A	0.22	\$ 28.00
(Item 9C is applicable only when the first year payment is prorated.)		12668	3	CP8A	2.05	\$ 258.00

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) MARY HENRY FUHRMAN TRUST 18025 MINNETONKA BLVD APT 125 WAYZATA, MN55391-3521	(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(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	(5) DATE (MM-DD-YYYY)
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	(5) DATE (MM-DD-YYYY)

12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
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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.**

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, 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.

IOWA
PLYMOUTH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7902
Prepared : 5/3/23 12:08 PM CST
Crop Year : 2023

Tract 12668 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	75.62	0.00	2.27	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	37.81	0.99	166
Soybeans	37.81	0.99	43
TOTAL	75.62	1.98	

NOTES

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