

LAND AUCTION

155.57 total acres • Eagle Grove Twp • Wright County, IA Friday, October 6 • 10:00 AM

Bower Lodge #464 1298 S Commercial Ave, Eagle Grove, IA

Property Location from Goldfield: 1 mile south on Hwy 17 and 1/4 mile east on 230th St. **From Eagle Grove:** 2 1/2 miles north on Hwy 17 and 1/4 mile east on 230th St.

Legal Description: Northeast Quarter (NE1/4) of Section Ten (10), Township Ninety-one (T91N), Range Twenty-six (R26W) West of the 5th P.M., Wright County, Iowa, except the building site.

<u>FSA Information</u> Active Cropland: CRP (Exp 9/2031):

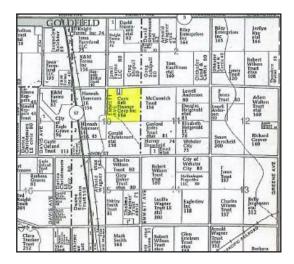
Corn Base: Corn PLC Yield: Corn APH: Soybean Base: Soybean PLC Yield: Soybean APH:

CSR2: Primary Soils:

Secondary Soil: Real Estate Taxes: Lease: 137.84 ac 11.1 ac (\$3,330 annually)

102.67 acres 149 bushels/acre 210 bushels/acre 34.23 acres 49 bushels/acre 55 bushels/acre

86.5 Canisteo, Webster & Nicollet Clarion \$5,284/yr Open for 2024



Corn Belt Finance Corp., Seller

Terms: 10% cash down payment day of sale. Balance due at closing on January 10, 2024. Real estate taxes prorated to date of closing. Possession is given at closing. Buyer agrees to assume current CRP contract of 11.1 acres at the annual rate of \$3,330, expiring September 30, 2031. Seller to receive October 2023 CRP payout. Buyer to receive any future CRP payouts. 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



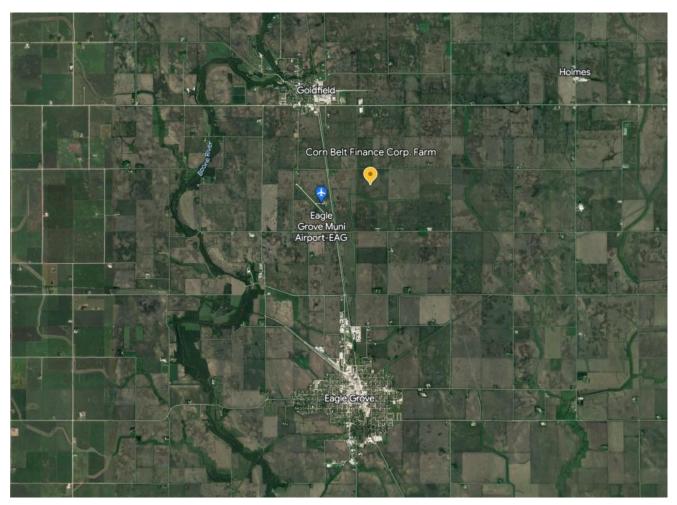
For additional information, please contact:

Luke Pearson, AFM or Dennis Reyman, AFM, ARA Storm Lake, Iowa Office: (712) 732-4811 Evenings: (712) 229-8077 (Luke)

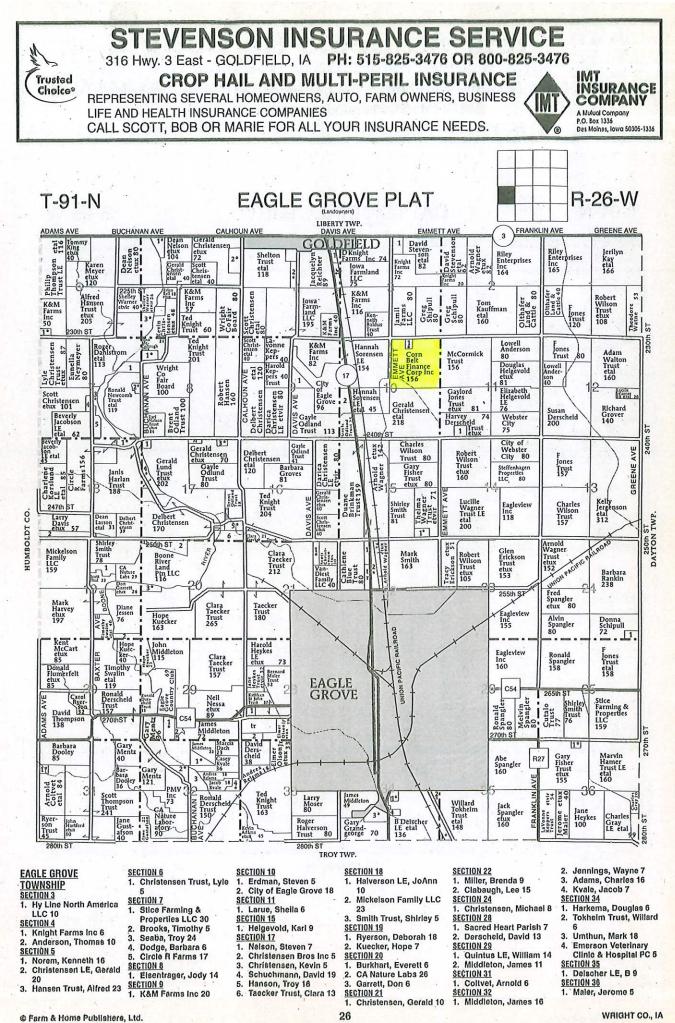


Farm Management • Appraisals • Consultations • Farm Real Estate The information contained herein is believed to be correct, but no responsibility therefore is assumed by the owner or broker.

Farm Location Map



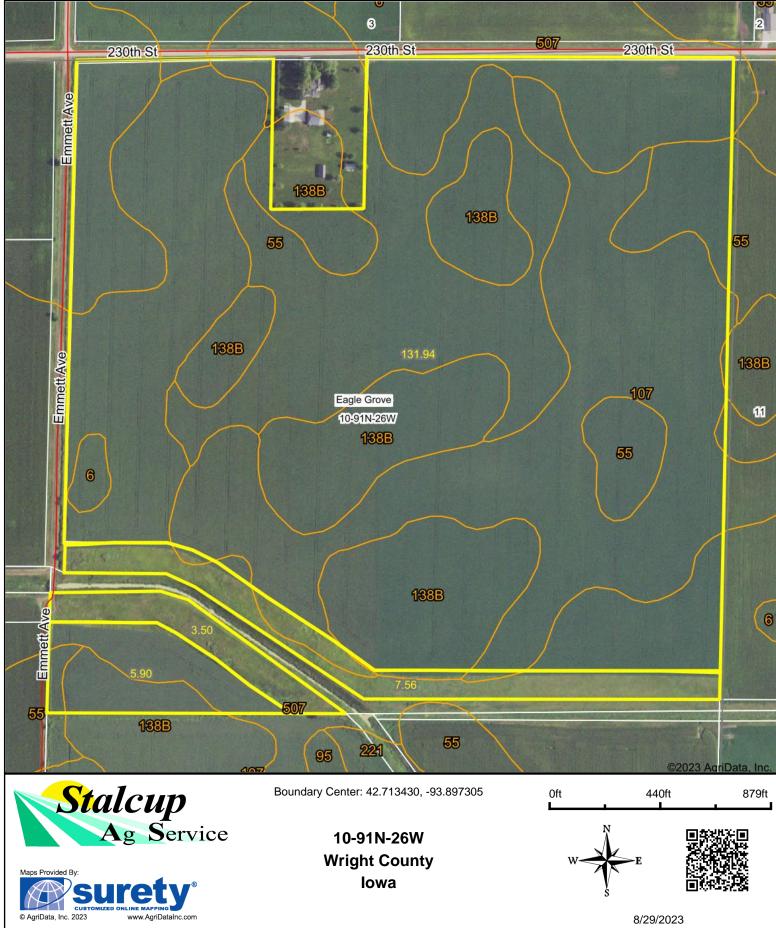
Farm is located at the intersection of Emmett Avenue and 230th Street From Goldfield – 1 mile south on Highway 17 and ¼ mile east on 230th Street From Eagle Grove – 2 ½ miles north on Highway 17 and ¼ mile east on 230th Street



Aerial Map

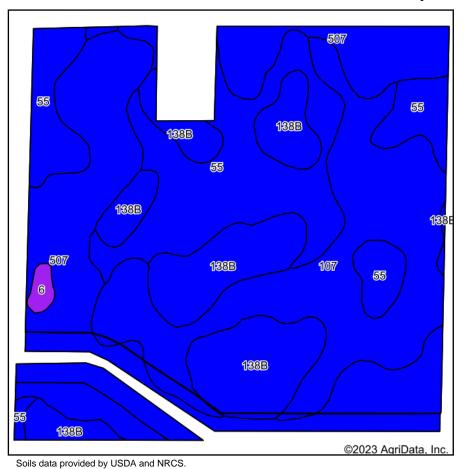


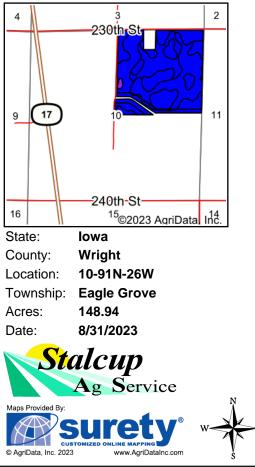
Aerial Map



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

Soils Map





Area \$	Area Symbol: IA197, Soil Area Version: 31									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	*i Water-Holding Inch	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	46.69	31.3%		llw	224.0	65.0	10.0	84	78
107	Webster clay loam, 0 to 2 percent slopes	36.70	24.6%		llw	224.0	65.0	11.0	86	83
55	Nicollet clay loam, 1 to 3 percent slopes	35.84	24.1%		lw	233.6	67.7	10.5	89	88
138B	Clarion loam, 2 to 6 percent slopes	28.83	19.4%		lle	225.6	65.4	11.3	89	80
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.88	0.6%		lllw	177.6	51.5	11.7	59	57
	Weighted Average					226.3	65.6	10.6	86.5	81.9

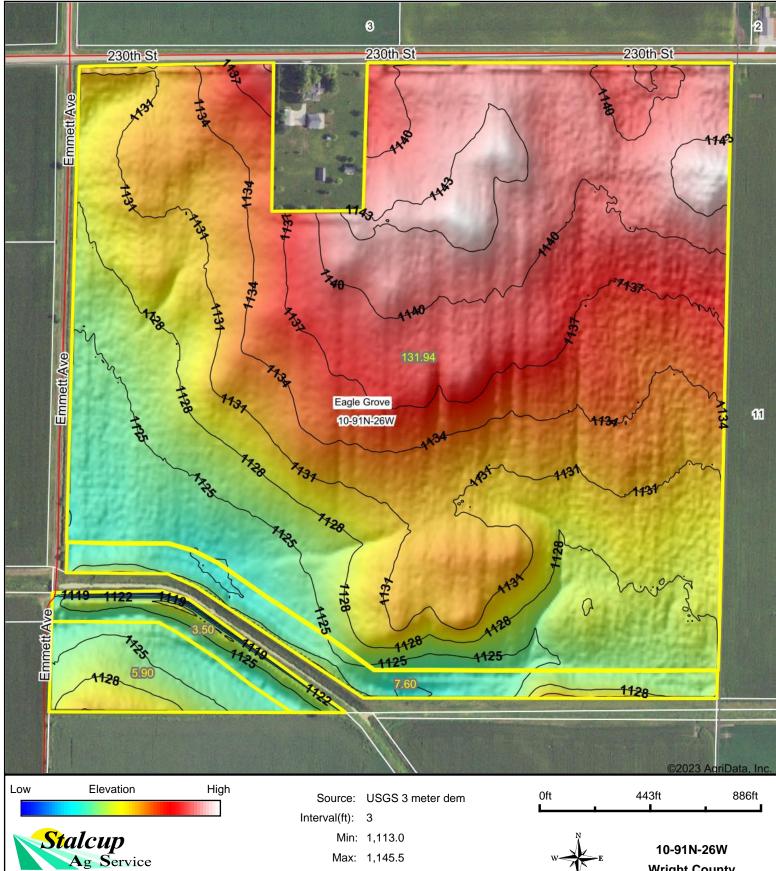
**IA has updated the CSR values for each county to CSR2.

*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

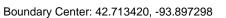
Soils data provided by USDA and NRCS.

Topography Hillshade



Max: 1,145.5 Range: 32.5 Average: 1,132.7

Standard Deviation: 6.2 ft



8/31/2023

Wright County

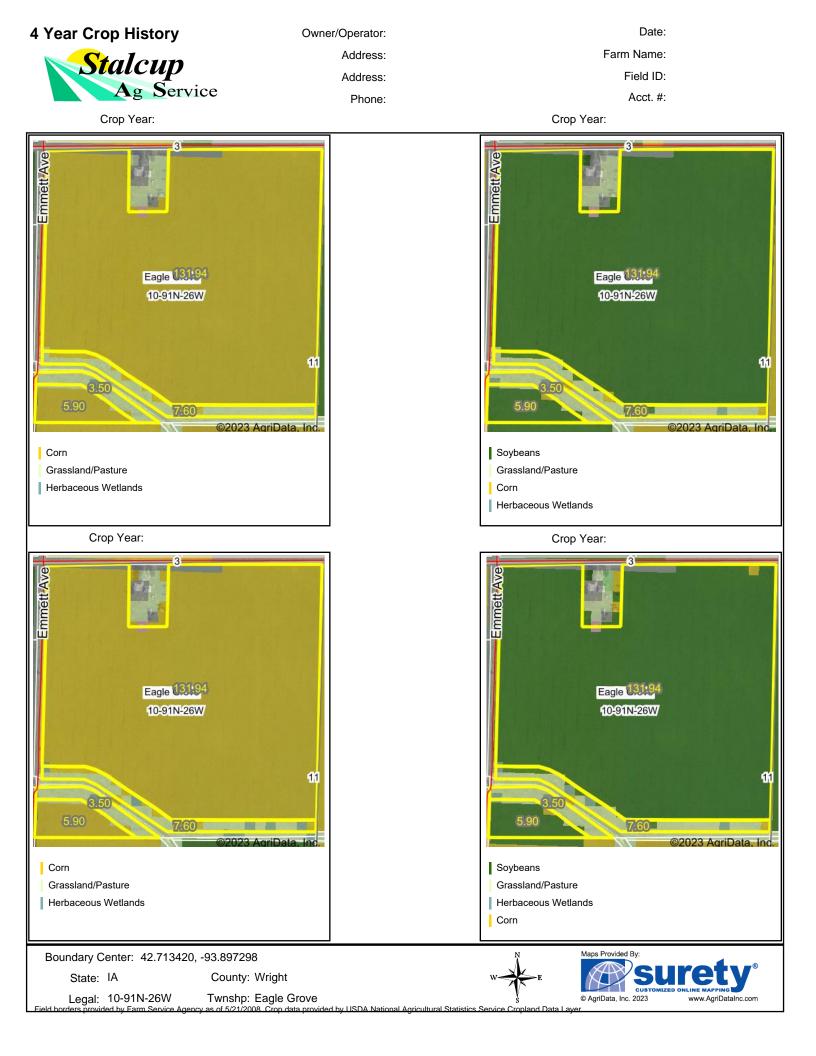
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Field borders provided by Farm Service Agency as of 5/21/2008

AgriDataInc.com

Maps Pro

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Corn Belt Finance Corp. - Tax Parcel Map & Summary

					TOTAL
Gross acres	34.70	40.46	40.00	40.41	155.57
Roads	1.73	0.60	1.00	-	3.33
Drainage Ditch	-	3.20	-	1.53	4.73
Net acres	32.97	36.66	39.00	38.88	147.51
Taxes	\$1,164	\$1,340	\$1,378	\$1,402	\$5,284
Taxes per acre	\$35.30	\$36.55	\$35.33	\$36.06	\$35.82



United States Department of Agriculture Wright County, Iowa



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

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Tract Cropland Total: 148.94 acres

Tract 1580

IOWA WRIGHT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

Operator Name	: CORN BELT FIN CORP
CRP Contract Number(s)	: 11998
Recon ID	: 19-197-2011-33
Transferred From	: None
ARCPLC G/I/F Eligibility	: Eligible

	Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts	
157.21	148.94	148.94	0.00	0.00	0.00	0.00	0.0	Active	1	
State Conservation	Other Conservation	Effective DCP	Effective DCP Cropland		Double Cropped		MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	137.8	137.84		0.00		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	102.67	0.00	149					
Soybeans	34.23	0.00	49					
TOTAL	136.90	0.00						

NOTES

Tract Number	: 1580
Description	: NE1/4 10 91 26 EAGLE GROVE TOWNSHIP
FSA Physical Location	: IOWA/WRIGHT
ANSI Physical Location	: IOWA/WRIGHT
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	: CORN BELT FIN CORP
Other Producers	: None
Recon ID	: None

Tract Land Data								
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	
157.21	148.94	148.94	0.00	0.00	0.00	0.00	0.0	

					\bigcirc		
							Page 1 of 1
		OF AGRICULTUR edit Corporation	E	1. ST		ADMIN. LOCATION 197	2. SIGN-UP NUMBER 55
CONSERVATION	RESERV	E PROGRAM		3. CC	NTRACT NUMBE	E R 998	4. ACRES FOR ENROLLMENT 11.10
5A. COUNTY FSA OFFICE	DDRESS (In	clude Zip Code)		6. TR	ACT NUMBER	7. CONTRACT PERIO)
WRIGHT COUNTY FARM SER 1133 CENTRAL AVE W CLARION, IA50525-7729	VICE AGENC	Y			1580	FROM: (MM-DD-YYYY) 10-01-2021	TO: (MM-DD-YYYY) 09-30-2031
5B. COUNTY FSA OFFICE		BER			SNUP TYPE: tinuous	• <u>•</u> •••• <u>•</u> •	J
(Include Area Code): (515) 532-2849						
(referred to as "the Participan CCC for the stipulated contra acreage the Conservation Pla comply with the terms and co Program Contract (referred to applicable contract period. Ti thereto. BY SIGNING THIS CC addendum thereto; and, CRP-	ct period from n developed fo nditions conta as "Appendix ne terms and o NTRACT PAF	the date the Contr or such acreage an ained in this Contra (*). By signing beil conditions of this c RTICIPANTS ACKN	act is executed by ad approved by the act, including the A ow, the Participant contract are contain OWLEDGE RECEIF	the CCC. The CCC and the l Appendix to this tacknowledges ned in this For	Participant also a Participant. Addit S Contract, entitle S receipt of a copy The CRP-1 and in the copy	grees to implement on s ionally, the Participant ar d Appendix to CRP-1, Co of the Appendix/Append e CRP-1 Appendix and a	uch designated nd CCC agree to nservation Reserve lices for the ny addendum
9A. Rental Rate Per Acre	\$ 300.0	00	10. Identificati	on of CRP La	Ind (See Page 2	? for additional space)	
9B. Annual Contract Payment	2 S	0.00	A. Tract No.	B. Field No.	C. Practice	No. D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$		1580	0004 CP2		3.50	\$ 641.00
(Item 9C is applicable only wh prorated.)	en the first ye	ar payment is	1580	0007	CP21	7.60	\$ 1,391.00
11. PARTICIPANTS (If	more than	three individual	ls are signing, s	see Page 3.)		<u> </u>
A(1) PARTICIPANT'S NAME ADDRESS (Include Zip Col CORN BELT FIN CORP FO STALCUP AS SERVICE FO BOX 57 STORM LARE, IASS583-0367		(2) SHARE 100.00 %	(3) SIGNATURE ((Ву)	INDIVIDUAL	TIONSHIP OF THE SIGNING IN THE TATIVE CAPACITY	(5) DATE <i>(MM-DD-YYYY)</i>
B(1) PARTICIPANT'S NAME ADDRESS (Include Zip Cod		(2) SHARE %	(3) SIGNATURE (Ву)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME ADDRESS (Include Zip Cod		(2) SHARE %	(3) SIGNATURE (Ву)	INDIVIDUAL	TIONSHIP OF THE SIGNING IN THE FATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
12. CCC USE ONLY A.	SIGNATUR	E OF CCC REP	RESENTATIVE		L		B. DATE (MM-DD-YYYY)
is the Commodity Credit 3831 et seq), the Agricult receive benefits under th Tribal agencies, and non identified in the System o the requested information	Corporation Cha ural Improveme Conservation I governmental er f Records Notic will result in a o	arter Act (15 U.S.C. 7 nt Act of 2018 (Pub. L Reserve Program. Th ntities that have been e for USDA/FSA-2, Fa letermination of ineligi	14 et seq.), the Food 3 115-334) and 7 CFI he information collecte authorized access to arm Records File (Aut bility to participate in a	Security Act of 19 R Part 1410. The ed on this form m the information L tomated). Provid and receive bene	985 (16 U.S.C. 3801 a information will be a ay be disclosed to o y statute or regulation ing the requested in fits under the Conse	for requesting the information et seq.), the Agricultural Act used to determine eligibility t ther Federal, State, Local go on and/or as described in apy formation is voluntary. Howe rvation Reserve Program. . 3846(b)(1). The provisions	of 2014 (16 U.S.C. o participate in and vernment agencies, vlicable Routine Uses vver, failure to furnish

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 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.

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United States Department of Agriculture Farm Service Agency FARM: 6048 Prepared: 8/29/23 7:58 AM CST

Crop Year: 2023

Abbreviated 156 Farm Record

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	137.84	0.00	11.10	0.00	0.00	0.00

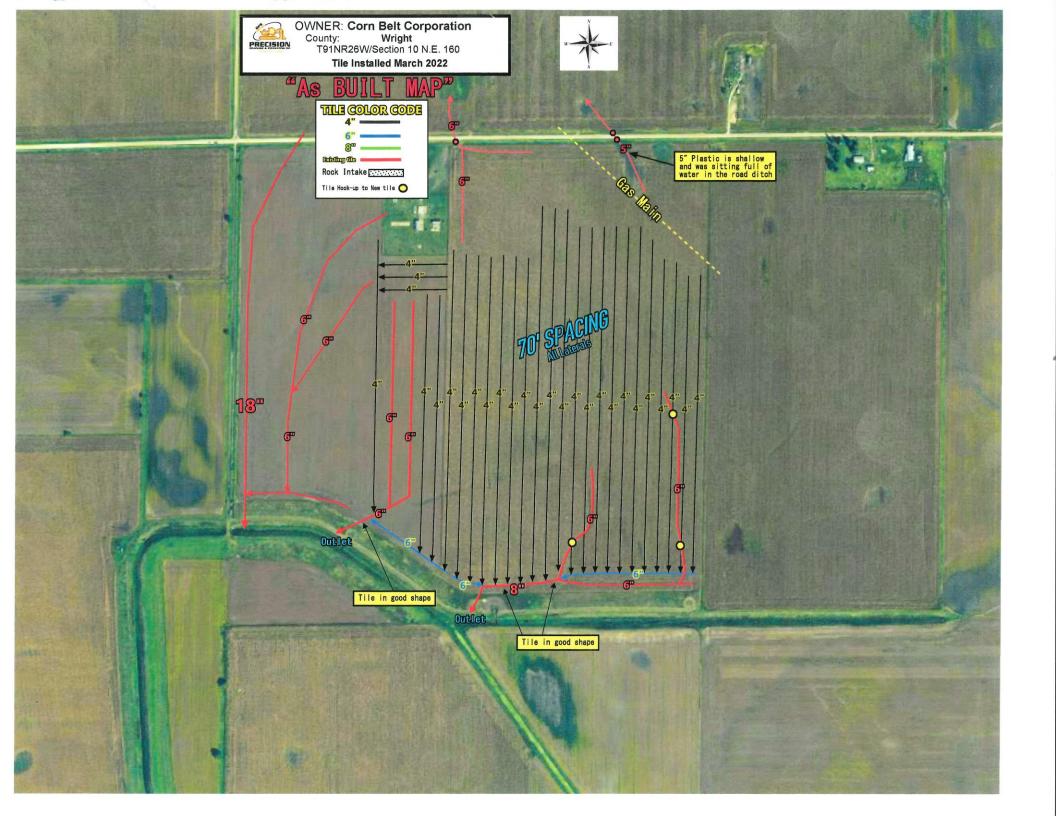
DCP Crop Data								
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield					
Corn	102.67	0.00	149					
Soybeans	34.23	0.00	49					
TOTAL	136.90	0.00						

NOTES

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Tile Map Key

Black and Blue tile lines were installed in 2022

- Summary of 2022 Tiling Completed
 - 44,594' of 4'' Tile (**Black Lines**)
 - 1,422' of 6" Tile (**Blue Lines**)
 - All Fratco Pipe
 - \circ 30 Tile Connections
 - Main & Laterals on 73.6 acres

Red tile lines were installed prior to 2022