# **LAND AUCTION**

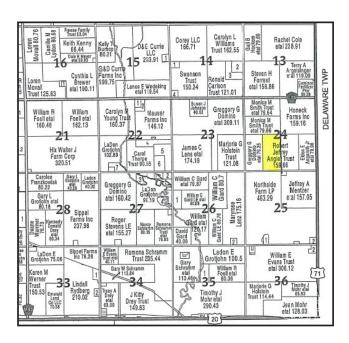
## 80 acres m/l • Sac County, Iowa Friday, November 3 • 10:00 AM

Knights of Columbus Hall | 1507 E Lakeshore Dr, Storm Lake, IA

**Property Location:** Half mile west of Hwy 71 and 200th Street intersection. Two and a half miles north of Early.

**Legal Description:** East Half of the Southwest Quarter (E 1/2 SW 1/4)

Section 24-T89N-R37W of the 5th P.M., Eden Township, Sac County, IA.



#### **FSA Information**

**Cropland Acres:** 79 acres

39.5 (est.) acres Corn Base:

Corn PLC Yield: 165 bu/ac

**Soybean Base:** 39.5 (est.) acres

Soybean PLC Yield: 52 bu/ac

**CSR2**: 94

**Primary Soil:** Galva silty clay loam

**Secondary Soils:** Sac, Primghar, Ackmore, Afton

**Real Estate Taxes:** \$2,700 or \$34.18 ac.

Lease: Open for 2024

## **Angier Family, Owners**

*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, subject to current tenant's lease expiring February 28, 2024. 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

Stalcup Ag Service

Providing Direction, Delivering Results Since 1942 stalcupag.com



For additional information, please contact:

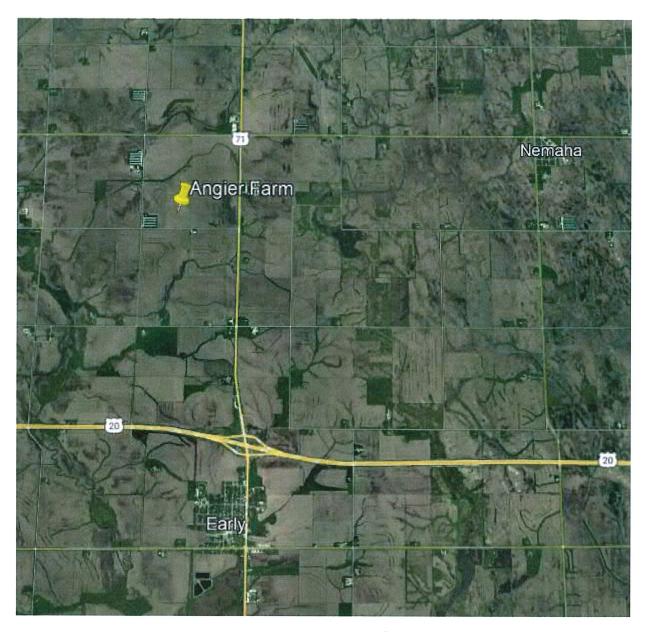
Dennis Reyman AFM, ARA Nathan Deters, AFM

Storm Lake, Iowa Office: (712) 732-4811 Evenings: (712) 299-3839(Dennis)

dreyman@stalcupag.com



#### Location Map



From Early – 2 ½ miles north on US 71 and ½ mile west on 200  $^{th}$ 

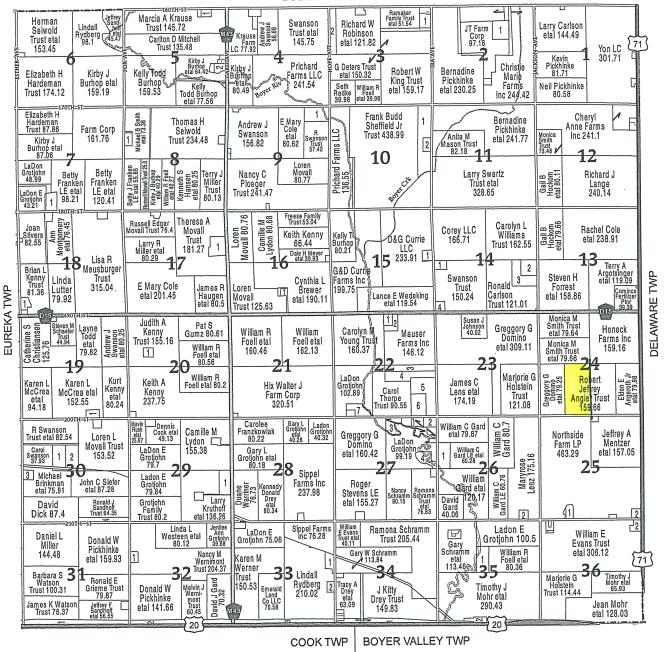
From Nemaha – 3 miles west on D-15, 1 mile south on US 71, and  $\frac{1}{2}$  mile west on 200<sup>th</sup>

From Schaller – 6 ½ miles east on 200<sup>th</sup>

From Storm Lake -9 miles south on US 71, and  $\frac{1}{2}$  mile west on  $200^{th}$ 

#### EDEN PLAT

(Landowners)
BUENA VISTA CO



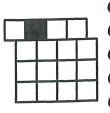
		MANAGEMENT CO.
	EDEN TOWNSHI	9
Liver	SECTION 2	
ī	DLH ENTERPRISES X LLC	18.65
	SECTION 3	
1	RAMAKER, CAROLYN ETAL	10.36
2	ARGOTSINGER, TERRY A ETAL	20
	SECTION 5	
ī		5.05
2	HAMMEN, STEVEN J ETAL	6.76
	SECTION 7	
1	MONTGOMERY, ANN ETAL	12.38
	SECTION 8	
1	ANDERSON, BRADLEY M ETAL	6.56
	SECTION 9	
1	LULLMANN, KENT L ETAL	23,36

	SECTION 10	
	ROBINSON, RICHARD W ETAL	49.83
2	JTTR ENVIRO LLC	7
	SECTION 14	
Ī	WALDSTEIN, SCOTT ETAL	7
2	CARLSON FAMILY TURKEYS INC	16.07
3	CARLSON, DUSTIN L	24.46
4	LANGNER, MARK A ETAL	6.59
	SECTION 15	
Ī	SCHAAF, CHRISTOPHER D	6.51
	SECTION 16	
I	MOVALL, ALAN ETAL	5.04
	SECTION 17	
1	HANSEN, CHARLES R	19.97
	SECTION 18	
1	STERN, CURTIS ETAL	7.37

	SECTION 19	
1	NABERHAUS, NICHOLAS E	7.5
	SECTION 20	
1	KENNY, KURT ETAL	5.57
	SECTION 22	
1	WILHELM, JASON JOHN ETAL	6.81
2	MAUSER TRUST, LARAE	8.83
3	SCHRAMM LE, RAMONA ETAL	19.92
4	712 TURKEY LLC	25.12
5	MADSEN TRUST, WILLIAM ETAL	40.22
6	BRAU, CURTIS C	20.96
7	MATHEWS, TRACY LETAL	13.24
	SECTION 25	
1	LJ CONVENIENCE LLC	6.51
2	MASON, SCOTT E ETAL	6.86
	SECTION 26	
1	GARD LE, WILLIAM C ETAL	19.72

2	WAGNER, JAY ETAL	5.5	
	SECTION 27		
ī	COUNTY OF SAC CONSERV BD	12.88	
2	BADERTSCHER, JARREN D ETAL	8.37	
3	COUNTY OF SAC	20.95	
4	LIMBERT, TIM ETAL	12,35	
	SECTION 29		
ī	BILL & MARVES TURKEY FARMS	18.82	
	SECTION 30		
ī	SWANSON TRUST, R	17.14	
2	SWANSON, ANDREW	17.8	
3	CRESS, MATT ETAL	6.43	
4	SANDHOFF, DARALD ETAL	16.04	
	SECTION 31		
ī	STATE OF IA	41.29	
	SECTION 32		
1	RILEY, MELISSA K ETAL	5.57	

2	STATE OF IA	37.08
	SECTION 33	
	MESSERSCHMITT, AMY ETAL BONDINELLO, SHIRLEY F ETAL STATE OF IA	10.05 5.2 35.87
	SECTION 34	
1	STATE OF IA	33.31
	SECTION 35	
1	FOELL, WILLIAM ETAL STATE OF IA	20.03
2	SECTION 36	14.01
1 2	NEES, DAVID ETAL LOGGINS, RONNIE D ETAL	5.13 7.93



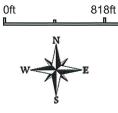
8/23/23, 10:19 AM

# FSA Map 2021 Aerial Map D15 D15 Eden 23 24:89N:37W



Boundary Center: 42.507247, -95.162920

24-89N-37W **Sac County** Iowa





1637ft

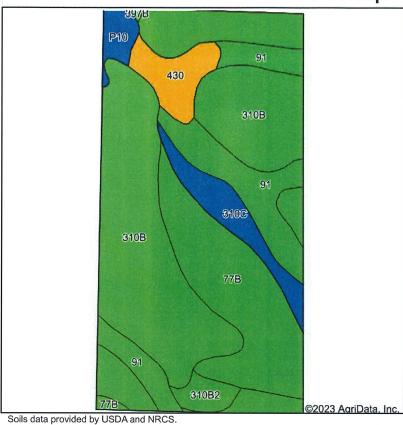
8/23/2023

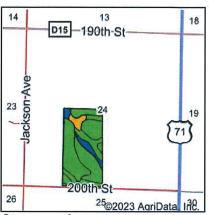
8/23/23, 10:21 AM FSA Map



8/23/23, 10:19 AM Soil Map

#### Soil Map





State: Iowa County: Sac

Location: 24-89N-37W

Township: Eden Acres: **79** 

Date: 8/23/2023







Area	Area Symbol: IA161, Soil Area Version: 30									
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
310B	Galva silty clay loam, 2 to 5 percent slopes	40.57	51.4%		lle	232.0	67.3	12.3	95	75
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	15.26	19.3%		lle	232.0	67.3	10.5	95	73
91	Primghar silty clay loam, 0 to 2 percent slopes	11.21	14.2%		lw	240.0	69.6	11.7	100	84
310C	Galva silty clay loam, 5 to 9 percent slopes	4.49	5.7%		Ille	216.0	62.6	12.3	87	59
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	3.96	5.0%		llw	203.2	58.9	12.2	77	79
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	1.71	2.2%		lle	227.2	65.9	12.3	90	73
P10	Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded	1.69	2.1%		llw	212.8	61.7	0.0	82	
397B	Letri silty clay loam, 1 to 4 percent slopes	0.11	0.1%		llw	224.0	65.0	11.1	90	78
	Weighted Average				1.91	230.3	66.8	11.6	94	*_

<sup>\*\*</sup>IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.

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

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

<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method

#### **Topography Hillshade**

