

SOLD! \$10,600 – WEST SIDE
\$9,600 – EAST SIDE

AUCTION

November 14
Jackson Township
Sac County



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

THURSDAY

November

14

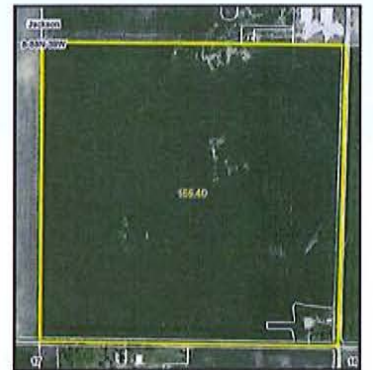
2019

10:00 a.m.

**Sac County Fairgrounds
4-H Building, 416 Park Ave.
Sac City, IA**

**SAC COUNTY
JACKSON TOWNSHIP**

165.60 surveyed acres



FARM LOCATION

Two miles west of Sac City on D36 (old Hwy 20) and 1 mile north on Perkins Ave. Intersection of Perkins & 240th St.

LEGAL DESCRIPTION

Southeast Quarter (SE1/4) of Section Eight (8), Township Eighty-eight (88) North, Range Thirty-six (36) West of the 5th P.M., Sac County, Iowa.

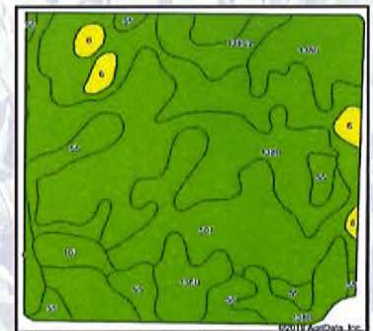
Buckley Iowa Farm, LLC Owners/Sellers

Here is one of the best farms to come available in the Sac City area in some time. High CSR, good fertility, well-tiled and well-located with a feed mill and ethanol plant within easy trucking distance. This farm was just surveyed at 165.60 acres and will be sold as such.

| | |
|--------------------------|-----------------------------------|
| Cropland Acres | 160.23 |
| Corn Base & PLC Yield | 83.5/167 |
| Soybean Base & PLC Yield | 71.3/46 |
| Real Estate Taxes | \$4,154 |
| Lease | Open for 2020 |
| Cropland CSR | 76.1 |
| Cropland CSR-2 | 86.3 |
| Primary Soil | Clarion loam & Canisteo clay loam |
| Secondary Soils | Nicollet, Okoboji & Webster |

Terms

- * Property will be sold by surveyed acres.
- * The farm will be offered as choice of east half, west half, south half, north half or entire parcel. If the bidder chooses all, the auction is over. If he chooses one parcel, that parcel is sold and the auction resumes with the remaining parcels.
- * The buyer(s) will be expected to pay 10% cash down payment day of auction and the balance at closing when clear and merchantable title will be given.
- * Closing is January 3, 2020. Real estate taxes prorated to date of closing.
- * Possession is given at closing, subject to current tenant's lease expiring February 29, 2020.
- * Announcements the day of the sale will supersede all other announcements.
- * The sellers will retain the right to refuse any or all bids.
- * Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.



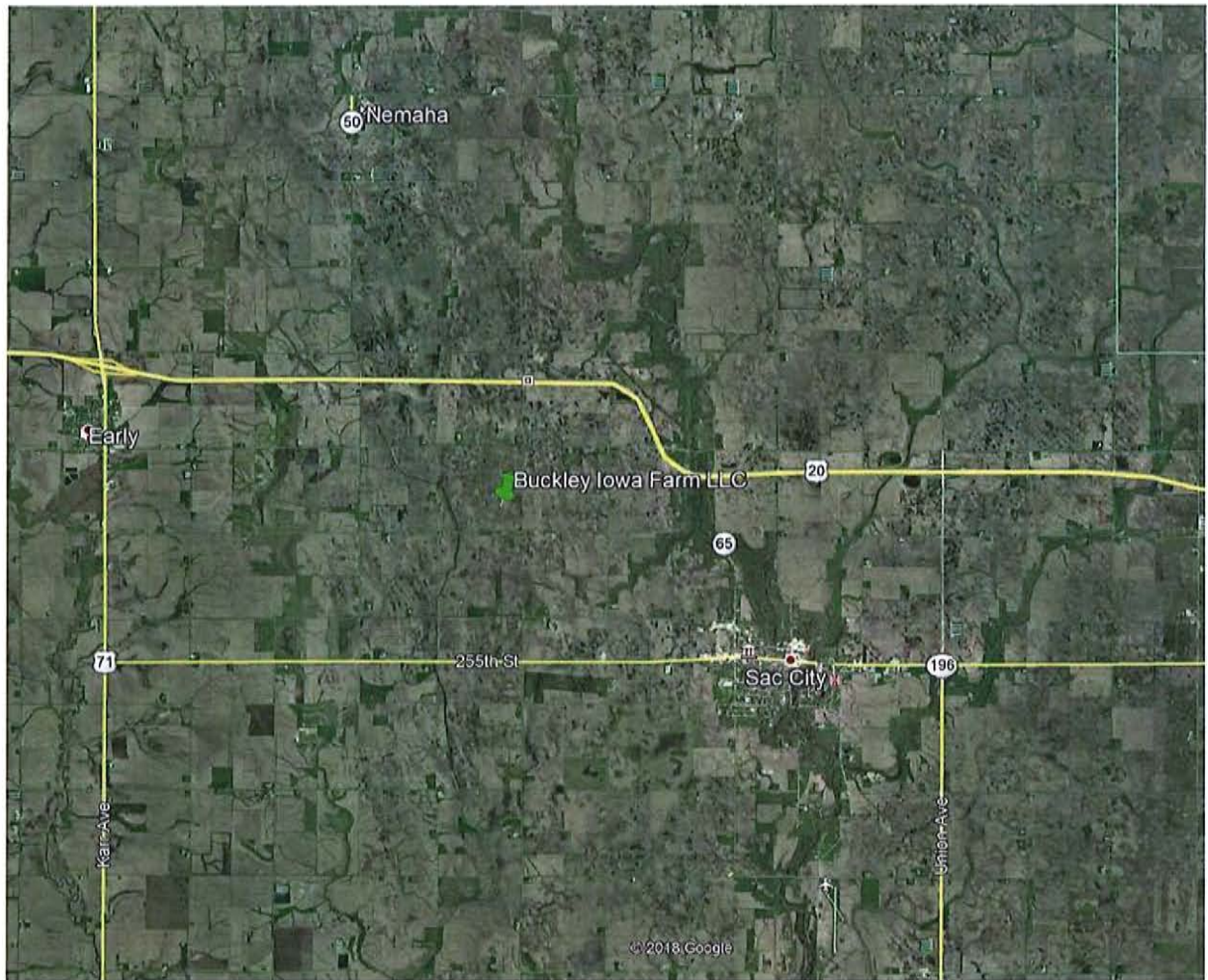
For more information contact
Dennis Reyman
at Stalcup Ag Service (712) 732-4811
or evenings at (712) 299-3839 (cell)



1705 North Lake Ave * PO Box 67
Storm Lake, IA 50588
(712) 732-4811 * Fax (712) 732-7371
www.stalcupag.com

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

Location Map



This Google Earth image covers most of northern and east-central Sac County.

The Buckley farm is at the intersection of Perkins Avenue and 240th Street. That's 2 miles west of the west edge of Sac City and 1 mile north, or 5 miles east of Early on Highway 20 and 1.5 miles south.

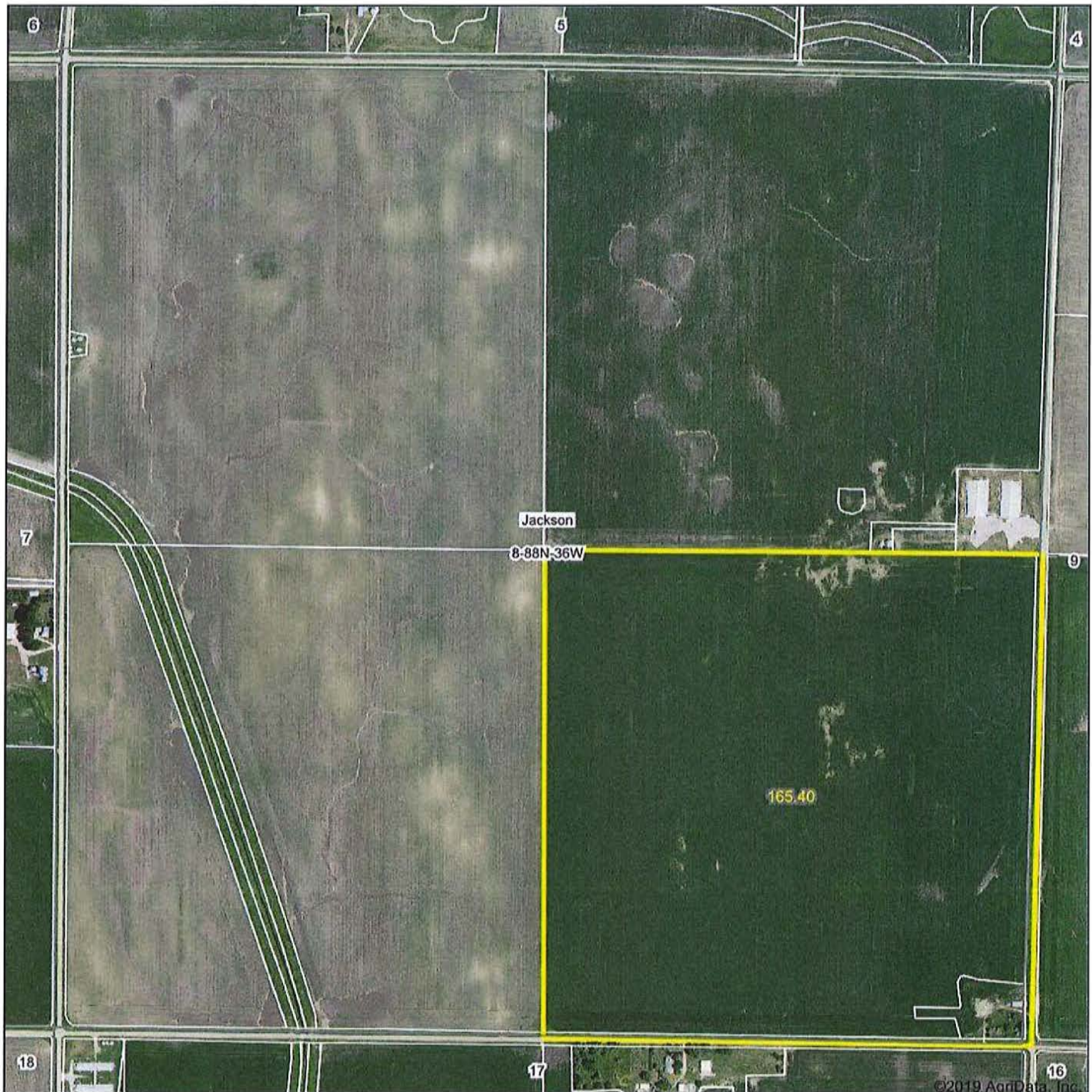
| | | | |
|--|--|---|--|
| | | | |
| | | ■ | |
| | | | |
| | | | |

JACKSON PLAT

This is a detailed plat map of a portion of Douglas County, Nebraska. The map shows various land parcels, each labeled with the owner's name and the acreage. The parcels are arranged in a grid-like fashion, with streets running horizontally and vertically. A red line runs diagonally across the map, possibly indicating a boundary or a specific survey line. A yellow box highlights a parcel owned by 'Hendry, John' (1.5 acres). The map also shows 'SAC CITY' and 'BOYER VALLEY TWP.' The map is oriented with North at the top.

WALL LASE 1997

2017 Aerial Map of Section 8



©2019 AgriData, Inc.



Map Center: 42.451462, -95.061932

0ft 850ft 1699ft

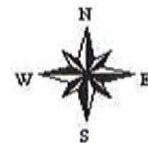
Maps Provided By



© AgriData, Inc. 2019

www.AgrDataInc.com

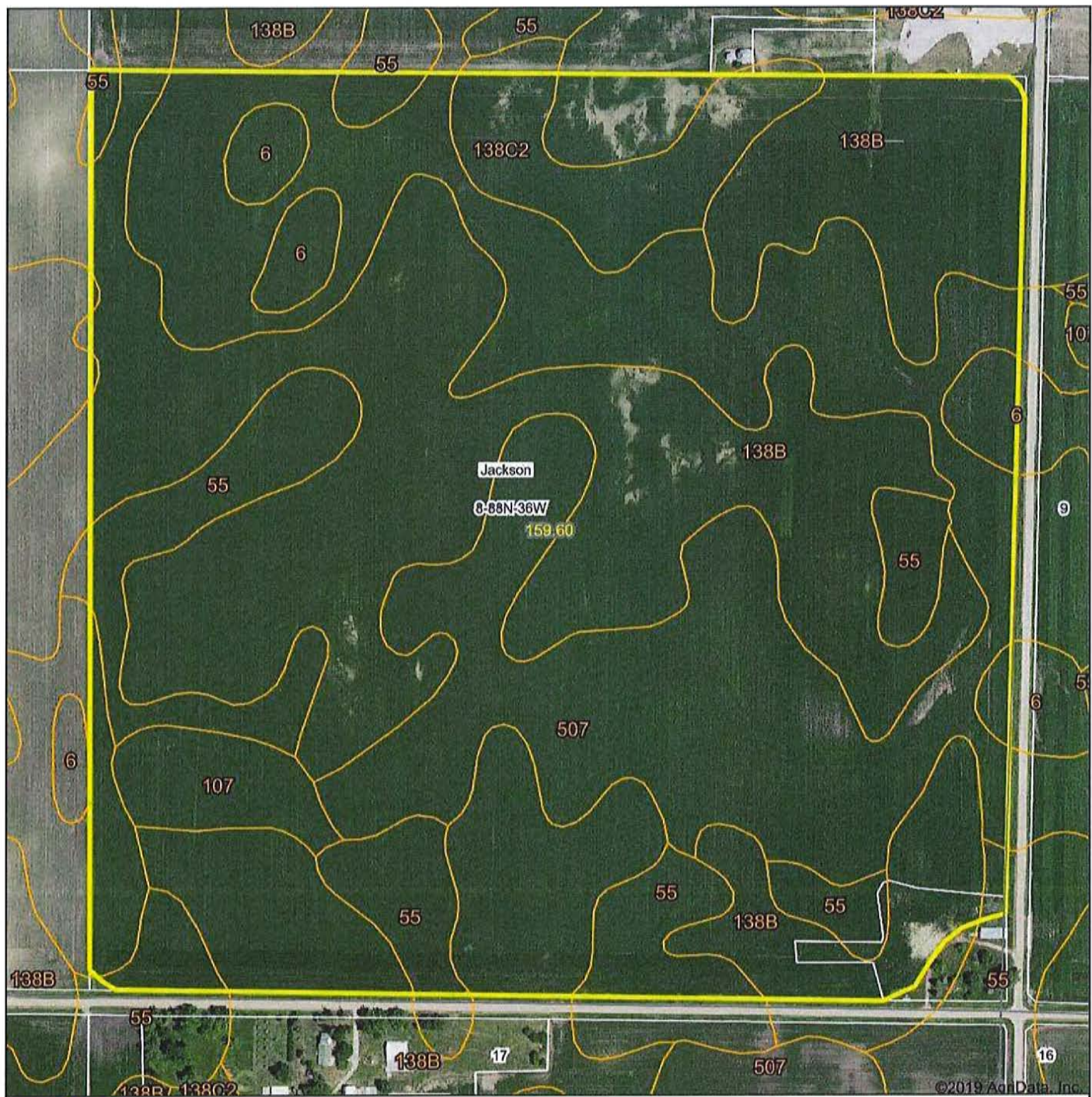
8-88N-36W
Sac County
Iowa



10/7/2019

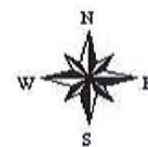
Field borders provided by Farm Service Agency as of 5/21/2008.

2017 Aerial Map with Soils



Map Center: 42.447762, -95.056961

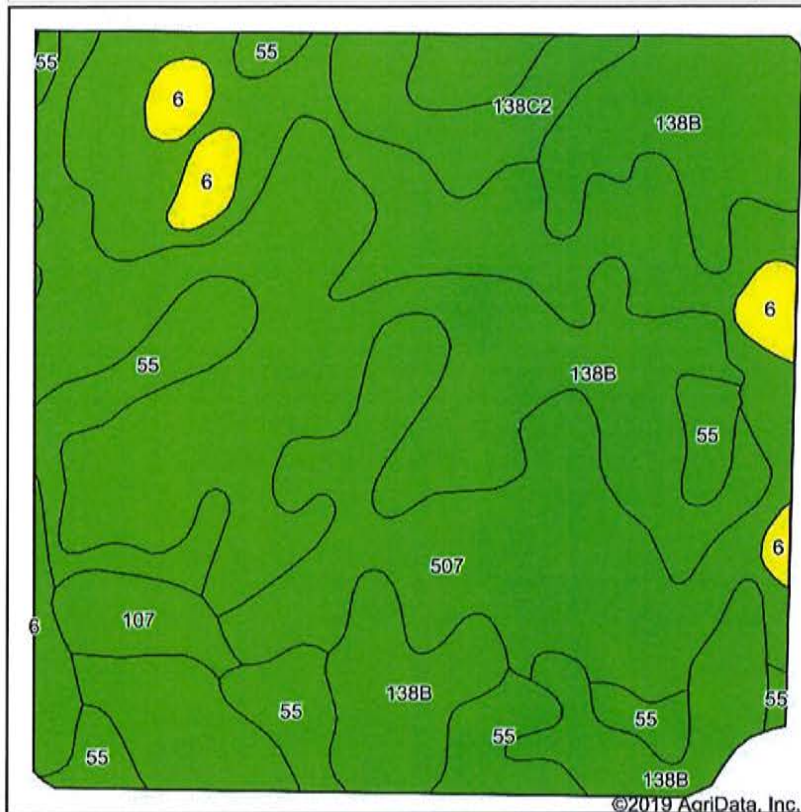
0ft 446ft 892ft

8-88N-36W
Sac County
Iowa

10/7/2019

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

Soil Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Sac**
 Location: **8-88N-36W**
 Township: **Jackson**
 Acres: **159.6**
 Date: **10/7/2019**

Stalcup
 Ag Service

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



Area Symbol: IA161, Soil Area Version: 26

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn | *i Soybeans | CSR2** | CSR |
|------------------|---|-------|------------------|-------------|------------------|---------|-------------|--------|------|
| 138B | Clarion loam, 2 to 6 percent slopes | 75.41 | 47.2% | | Ile | 225.6 | 65.4 | 89 | 77 |
| 507 | Canisteo clay loam, 0 to 2 percent slopes | 51.72 | 32.4% | | Ilw | 224 | 65 | 84 | 75 |
| 55 | Nicollet clay loam, 1 to 3 percent slopes | 18.25 | 11.4% | | Iw | 233.6 | 67.7 | 89 | 85 |
| 138C2 | Clarion loam, 6 to 10 percent slopes, moderately eroded | 6.35 | 4.0% | | IIIle | 204.8 | 59.4 | 83 | 61 |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 4.33 | 2.7% | | IIIw | 177.6 | 51.5 | 59 | 55 |
| 107 | Webster clay loam, 0 to 2 percent slopes | 3.54 | 2.2% | | Ilw | 224 | 65 | 86 | 80 |
| Weighted Average | | | | | | 223.8 | 64.9 | 86.3 | 76.1 |

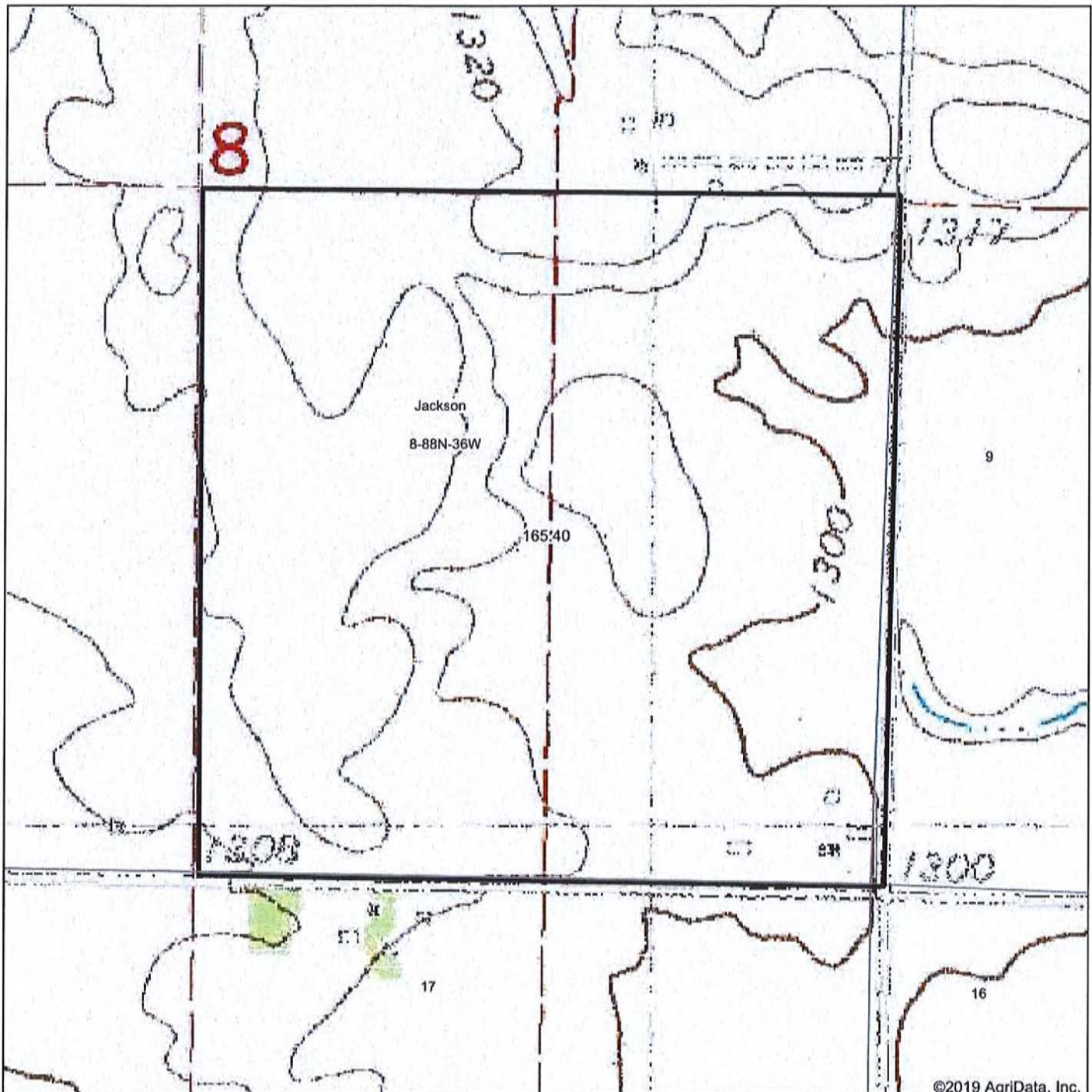
**IA has updated the CSR values for each county to CSR2.

*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.

Topography Map



©2019 AgriData, Inc.

map center: 42.447706, -95.056831

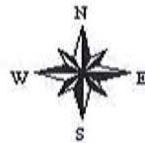
0ft 604ft 1207ft

Stalcup
Ag Service

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com

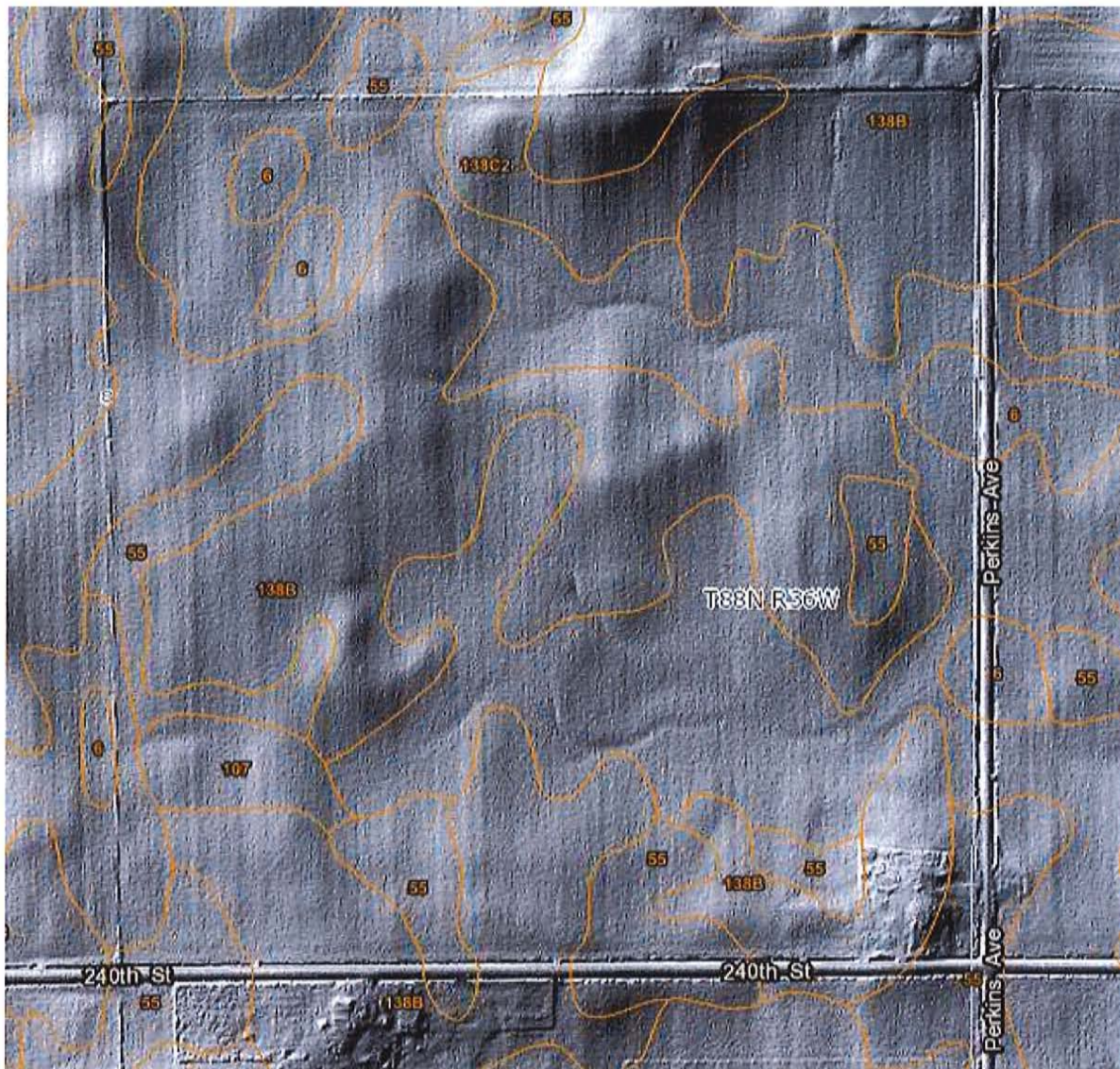
8-88N-36W
Sac County
Iowa



10/7/2019

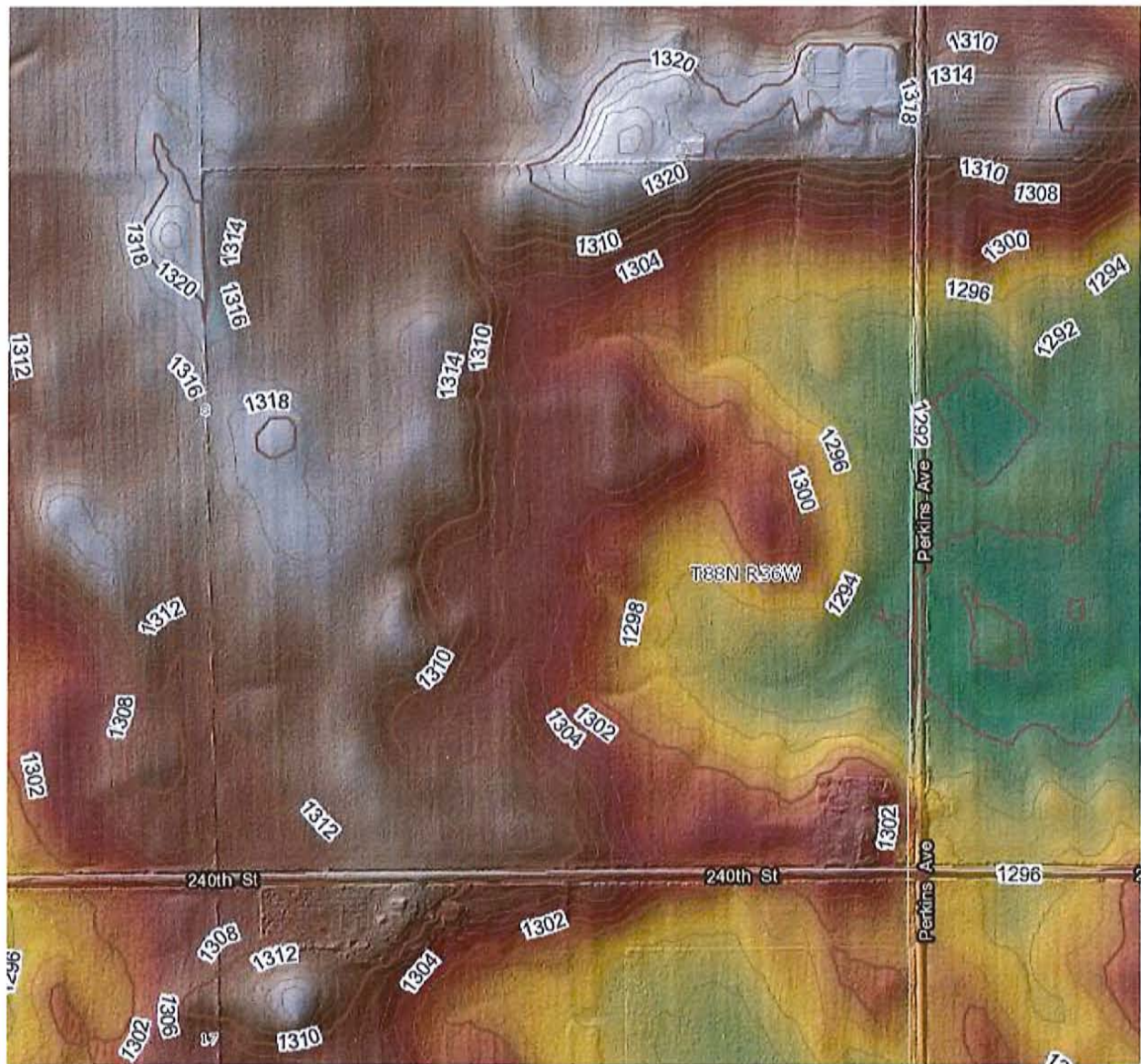
Field borders provided by Farm Service Agency as of 5/21/2008.

LIDAR Elevation Map with Soils



LIDAR is very intensive elevation mapping made with radar-like aerial photography. LIDAR usually provides the best image of a farm's topography. South and east-facing slopes are in shadow. West and north-facing are in sunlight in this image.

Color Elevation Map



Elevation ranges from 1,318' on the west side to 1,292' on the east side, a change of 26' across one-half mile with an easterly slope.

4 Year Crop History



Owner/Operator: Buckley Iowa Farm LLC
 Address:
 Address:
 Phone:

Date: 10/7/2019

Farm Name:
 Field ID:
 Acct. #:

Crop Year: 2018

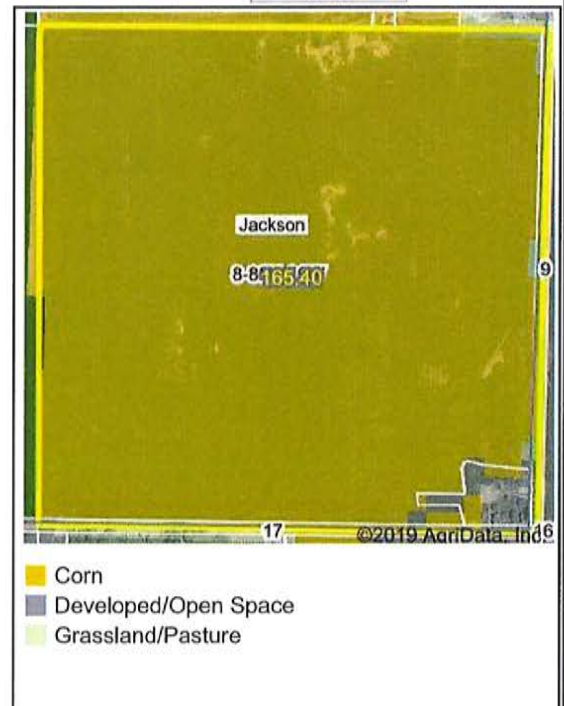
Crop Year: 2017



Crop Year: 2016



Crop Year: 2015



Map Center: 42.451462, -95.061932

State: IA

County: Sac

Legal: 8-88N-36W

Twnshp: Jackson

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



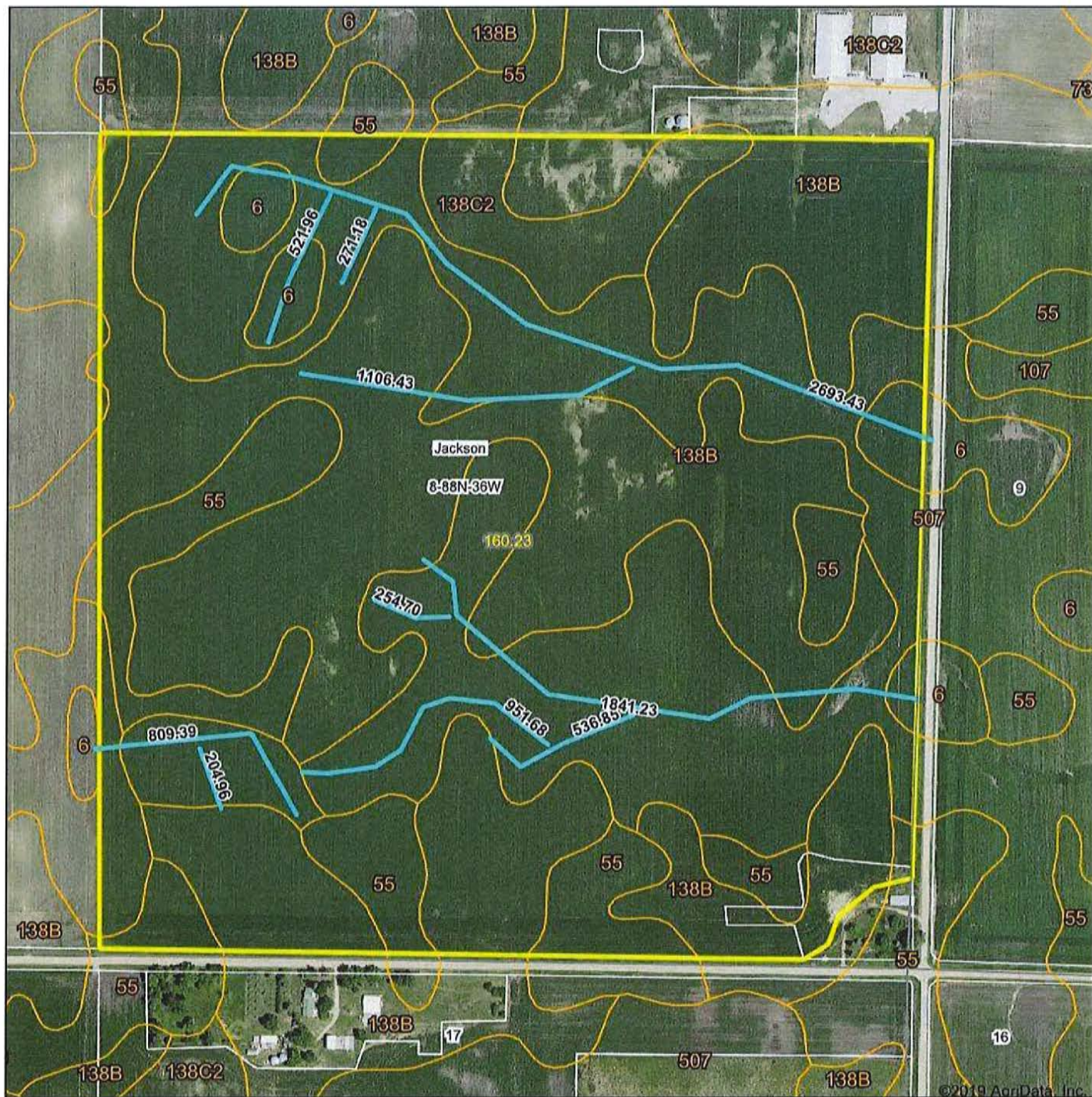
Maps Provided By



© AgriData, Inc. 2019

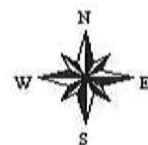
www.AgriDataInc.com

Estimated Tile Map



Map Center: 42.447839, -95.056436

0ft 502ft 1004ft



10/10/2019

8-88N-36W
Sac County
Iowa

Maps Provided By



© AgriData, Inc. 2019 www.AgrDataInc.com

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