

Darlow Siddall Trust Farms

PUBLIC LAND AUCTION

THURSDAY

October

25

2018

9:00 a.m. at the
Laurens Country Club
12582 IA-10
Laurens, IA

CUMMINS & SHERMAN
TOWNSHIPS

POCAHONTAS COUNTY
397 Acres, more or less

FARM LOCATION

Tracts 1 & 2: 3 miles southeast of Laurens, Iowa at the intersection of 460th Street and 170th Avenue.

****Tracts 1 & 2 to be sold as choice of two or both****

Tract 3: 3 miles east of Laurens, Iowa at the intersection of 440th Street and 165th Avenue.

LEGAL DESCRIPTION

Tracts 1 & 2: The NE 1/4 of Section 19-93-33, Cummins Township, Pocahontas County, Iowa.

Parcel 3: The SE 1/4 of Section 19-93-33, Cummins Township, Pocahontas County, Iowa.

Darlow Siddall Trust Owner/Seller

This is an opportunity to purchase 3 tracts of excellent quality farmland. Tracts 1 and 2 have had extensive drainage improvements. Tracts 1 and 3 feature grain storage.



Terms

* 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 scheduled for December 17, 2018. Real estate taxes prorated to date of closing.

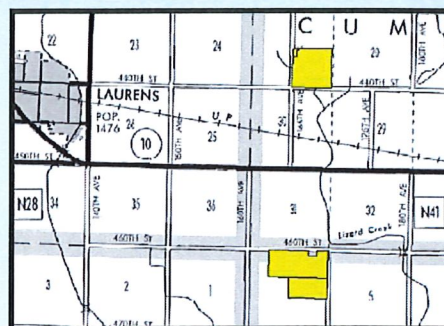
*Possession is given at closing, subject to current tenant's lease expiring February 28, 2019.

*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
Nathan Deters or Mason Troendle
at Stalcup Ag Service (712)-732-4811
or evenings at (712) 299-0234 (Nathan)



FARM DETAILS TRACT 1

Cropland Acres	151.6* acres
Corn Base	122* acres
PLC Yield	181 bushels/acre
Soybean Base	28* acres
Property Taxes	\$4,384/year
Cropland CSR2	83.3
Primary Soils	Canisteo, Nicollet, Clarion & Webster
Improvements	Older 9,000 bu bin and a newer 30,000 bu bin
	*estimate

FARM DETAILS TRACT 2

Cropland Acres	79 *acres
Corn Base	64* acres
PLC Yield	181 bushels/acre
Soybean Base	15* acres
PLC Yield	50
Property Taxes	\$2,168/year
Cropland CSR2	83.6
Primary Soils	Canisteo, Nicollet, Clarion & Webster
	*estimate

FARM DETAILS TRACT 3

Cropland Acres	152.73 acres
Corn Base	109.40 acres
PLC Yield	181 bushels/acre
Soybean Base	41.8 acres
PLC Yield	50
Property Taxes	\$4,372/year
Cropland CSR2	84.6
Primary Soils	Nicollet, Clarion & Webster
Improvements	10,000 bu bin and Quonset Machine Shed
	*estimate

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

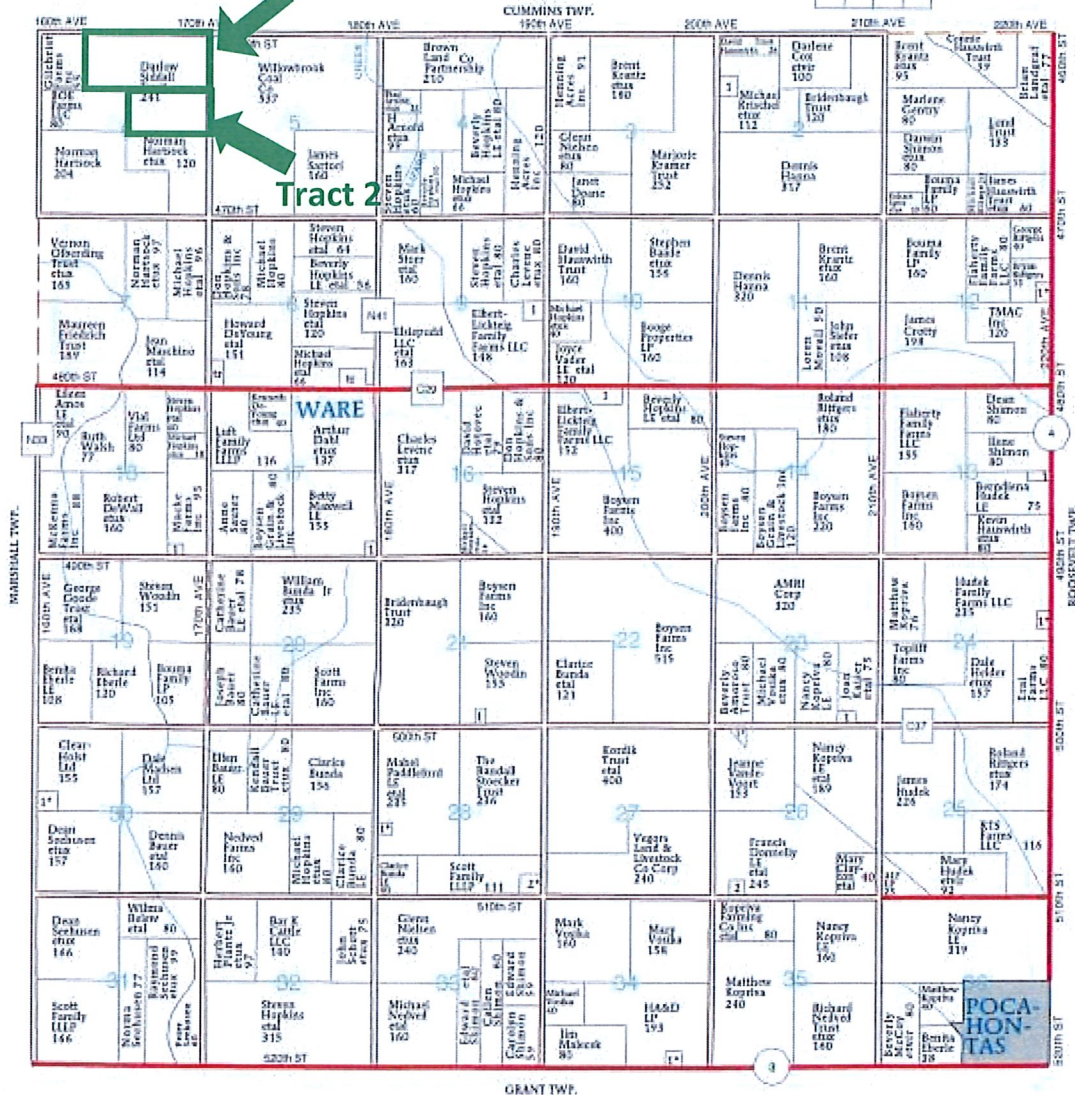


T-92-N

Tract 1

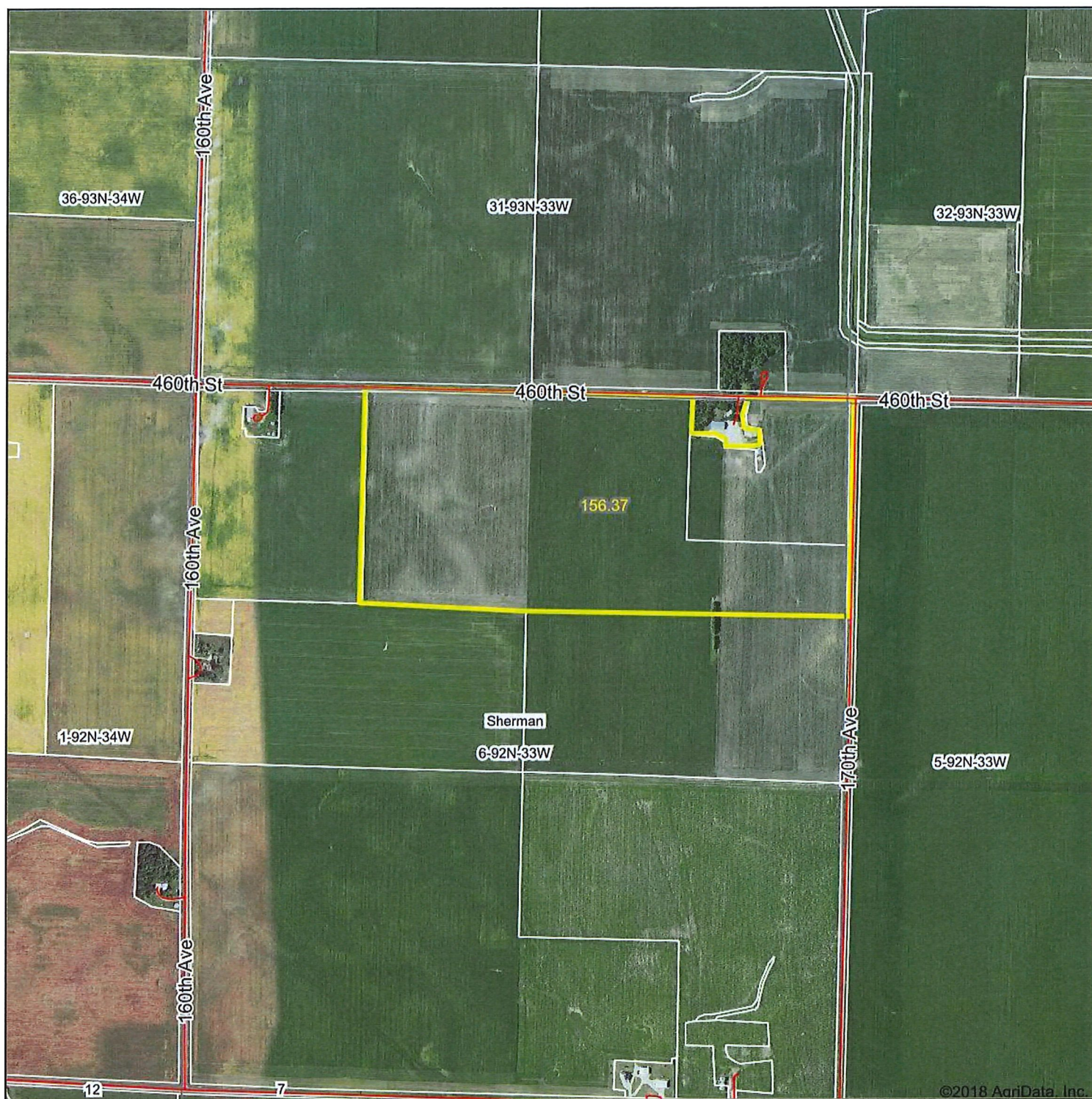
SHERMAN PLAT

R-33-W



GRANT TWP.

Tract 1



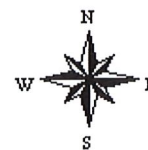
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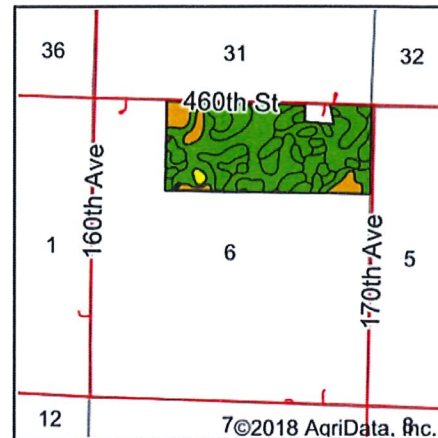
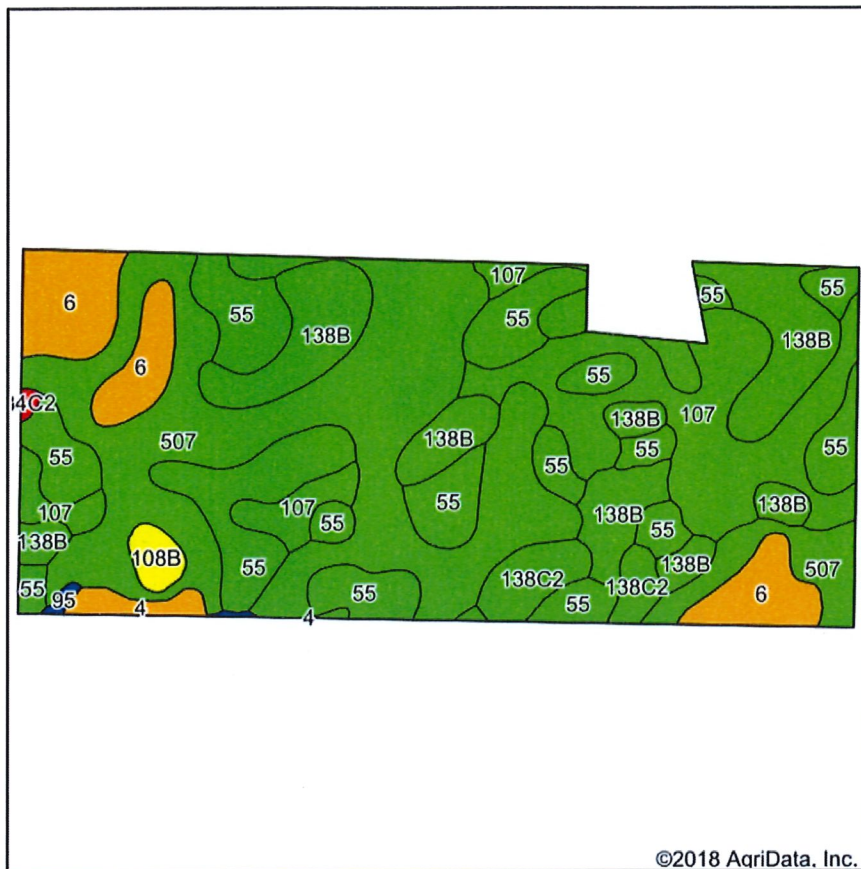
0ft 1260ft 2520ft

6-92N-33W
Pocahontas County
Iowa



9/26/2018

Soils Map



State: Iowa
 County: Pocahontas
 Location: 6-92N-33W
 Township: Sherman
 Acres: 147.39
 Date: 9/24/2018

Stalcup
 Ag Service

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA151, Soil Area Version: 24

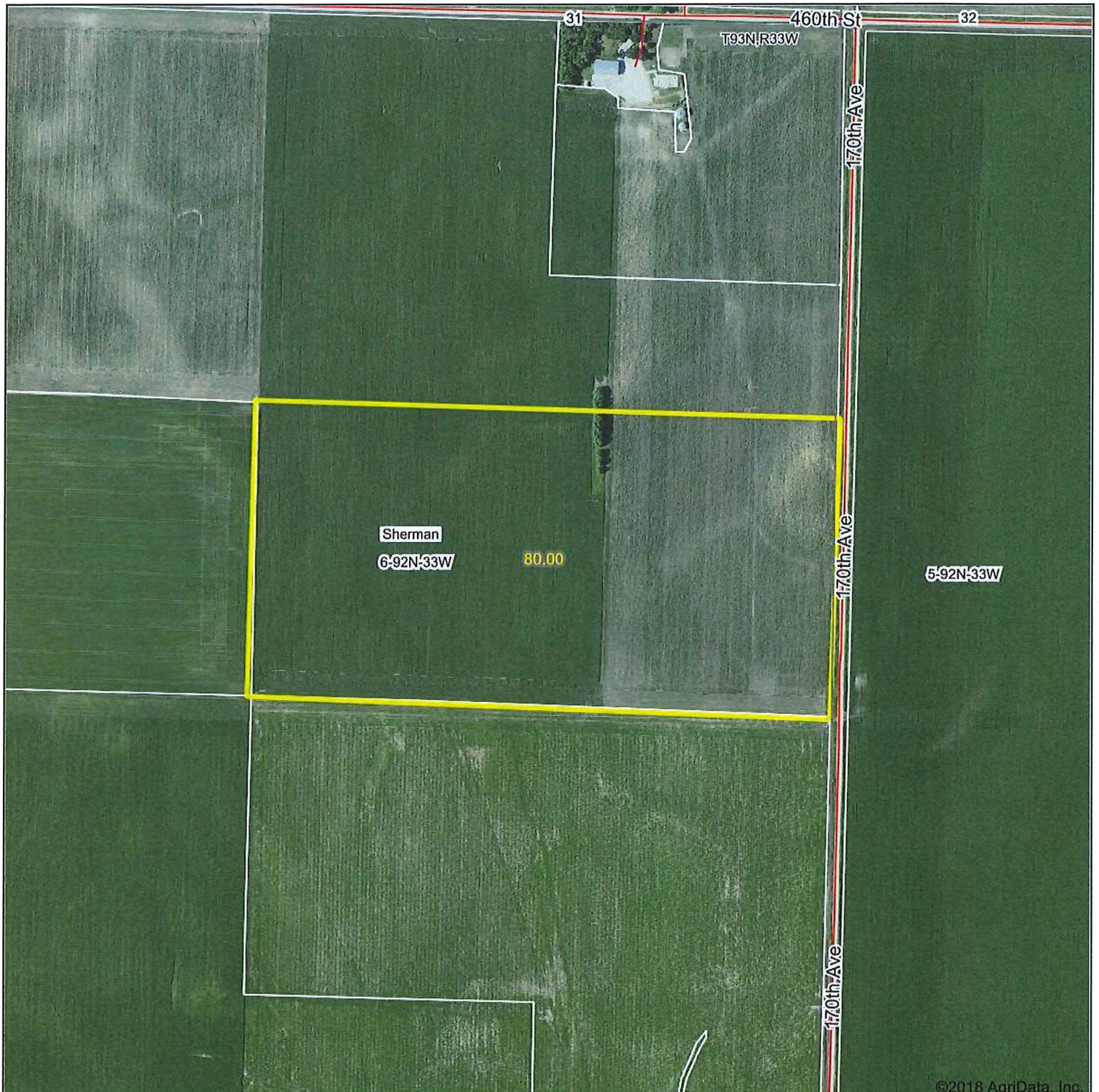
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	48.07	32.6%		IIw	84	76
55	Nicollet clay loam, 1 to 3 percent slopes	32.59	22.1%		Iw	89	86
138B	Clarion loam, 2 to 6 percent slopes	24.11	16.4%		IIe	89	78
107	Webster clay loam, 0 to 2 percent slopes	22.84	15.5%		Iw	86	81
6	Okoboji silty clay loam, 0 to 1 percent slopes	11.85	8.0%		IIw	59	55
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.40	3.0%		IIIe	83	62
4	Knoke silty clay loam, 0 to 1 percent slopes	1.49	1.0%		IIIw	56	51
108B	Wadena loam, 2 to 6 percent slopes	1.43	1.0%		IIe	52	48
95	Harps clay loam, 0 to 2 percent slopes	0.37	0.3%		Iw	72	60
34C2	Estherville sandy loam, 5 to 9 percent slopes, moderately eroded	0.24	0.2%		IVs	10	8
Weighted Average						83.4	76.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 2



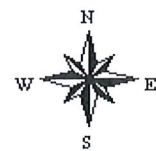
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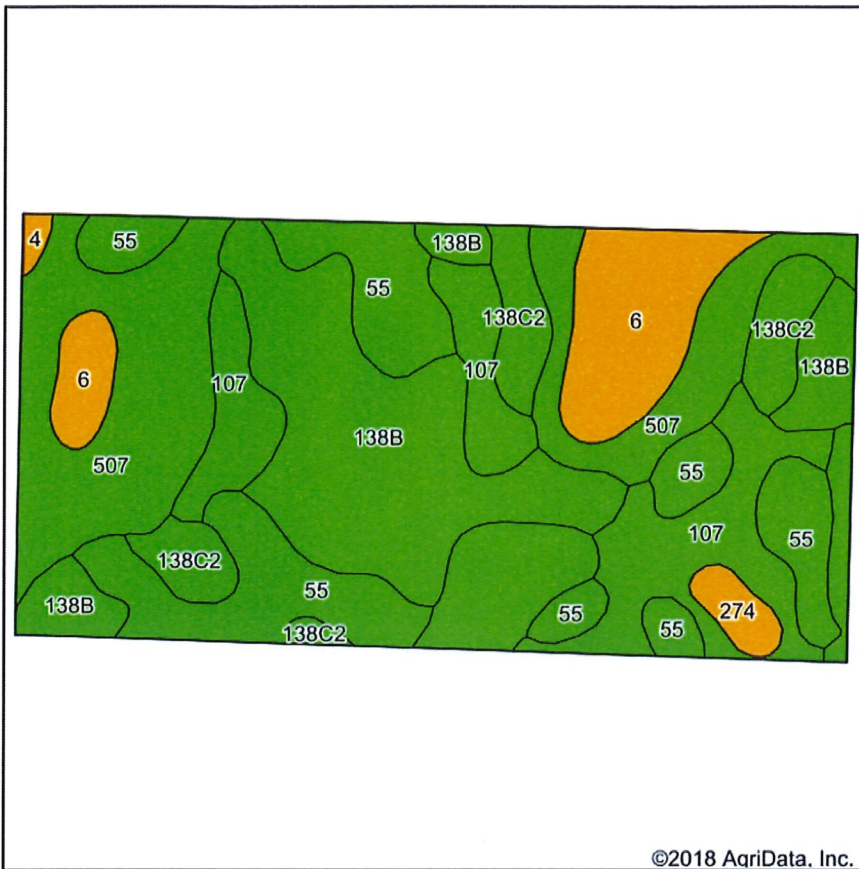
6-92N-33W
Pocahontas County
Iowa

0ft 696ft 1391ft

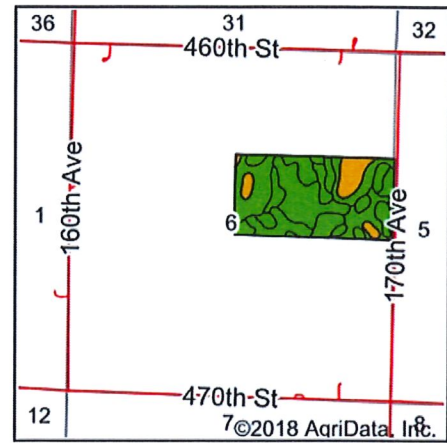


9/26/2018

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Pocahontas
Location: 6-92N-33W
Township: Sherman
Acres: 78.99
Date: 9/24/2018



Area Symbol: IA151, Soil Area Version: 24

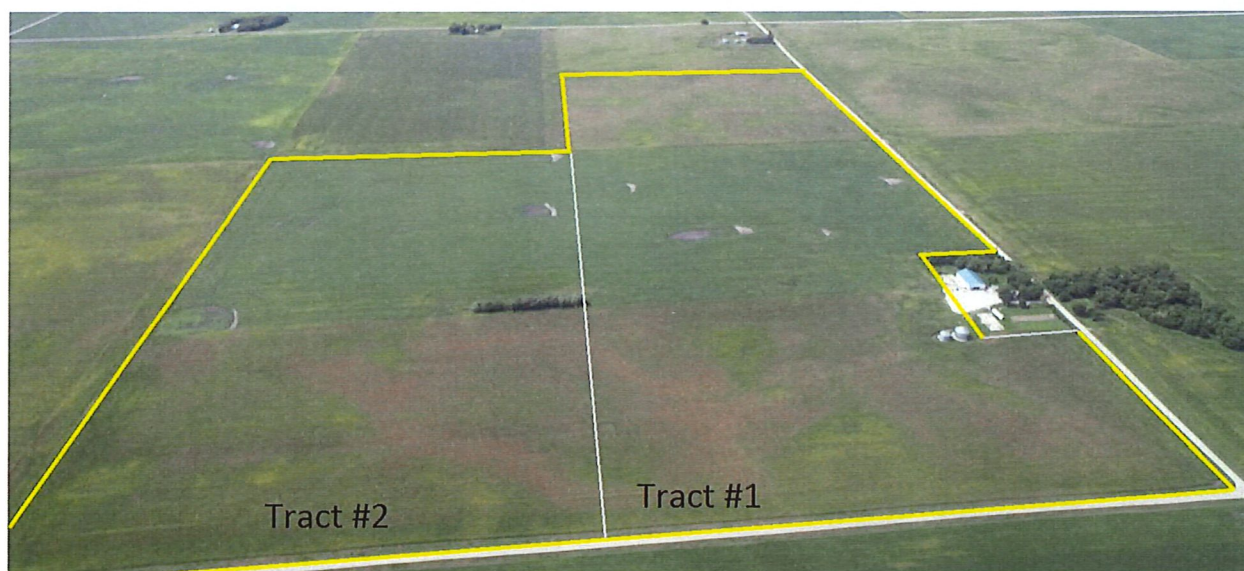
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	20.79	26.3%		IIw	84	76
138B	Clarion loam, 2 to 6 percent slopes	17.92	22.7%		Ile	89	78
55	Nicollet clay loam, 1 to 3 percent slopes	14.70	18.6%		Iw	89	86
107	Webster clay loam, 0 to 2 percent slopes	11.59	14.7%		IIw	86	81
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.26	9.2%		IIIw	59	55
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.36	6.8%		IIle	83	62
274	Rolfe silt loam, 0 to 1 percent slopes	1.08	1.4%		IIIw	57	55
4	Knoke silty clay loam, 0 to 1 percent slopes	0.29	0.4%		IIIw	56	51
Weighted Average						83.5	75.8

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

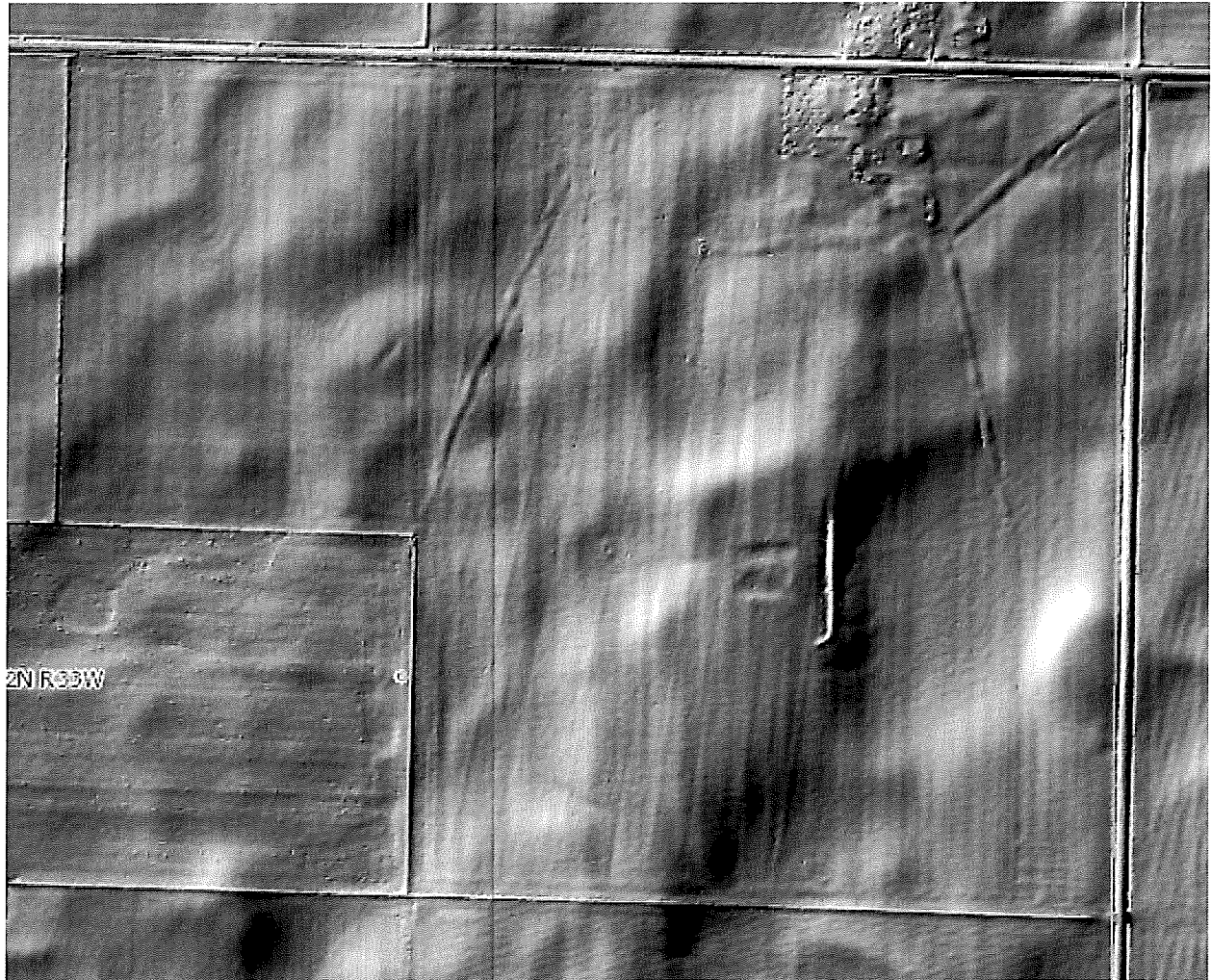
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

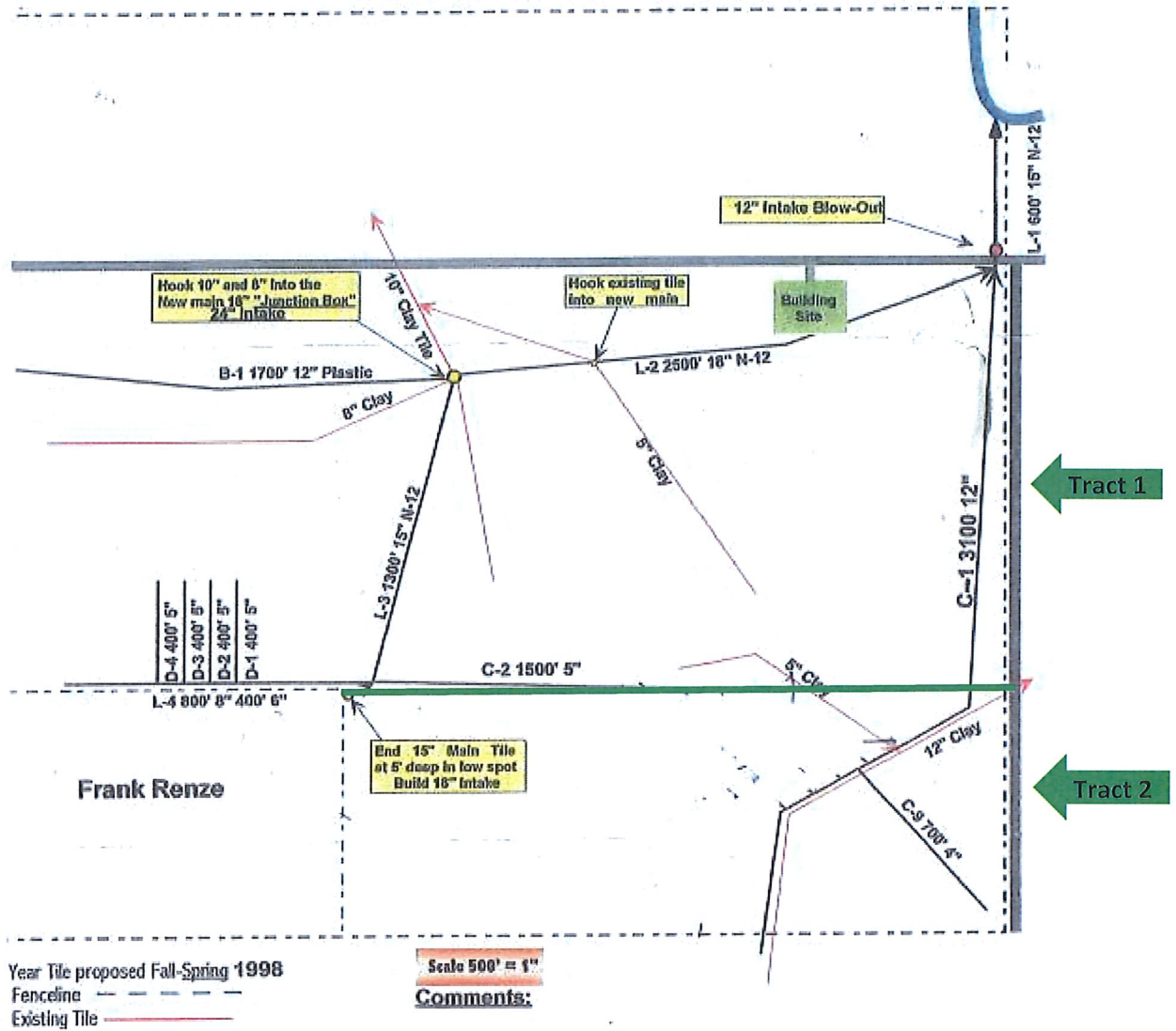
DARLOW SIDDALL TRACTS 1 & 2



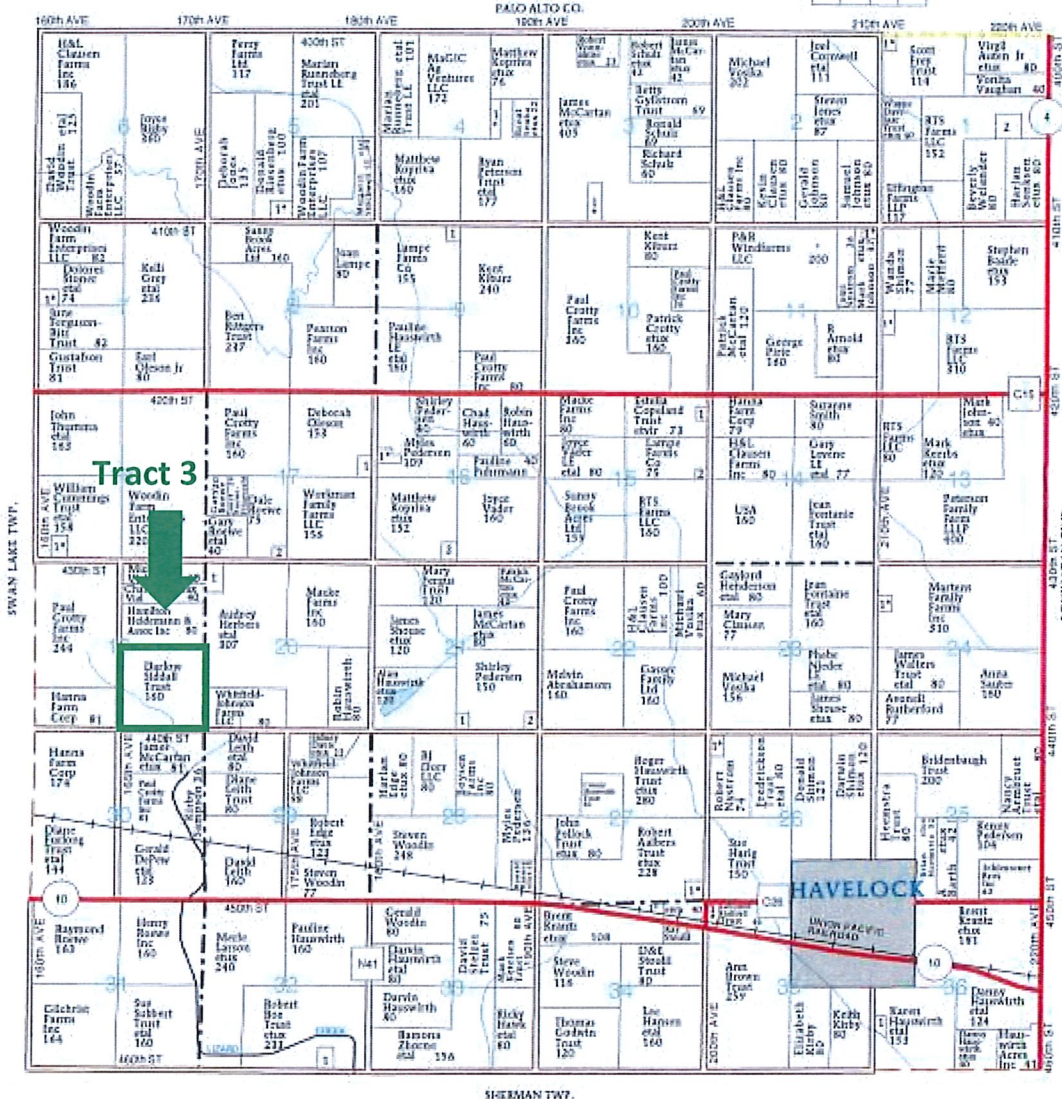
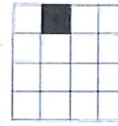
LIDAR Elevation Map – Darlow Siddall – Tracts 1 & 2



Tract 1 & 2 Tile Map



R-33-W



Tract 3



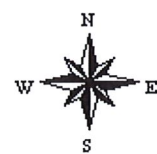
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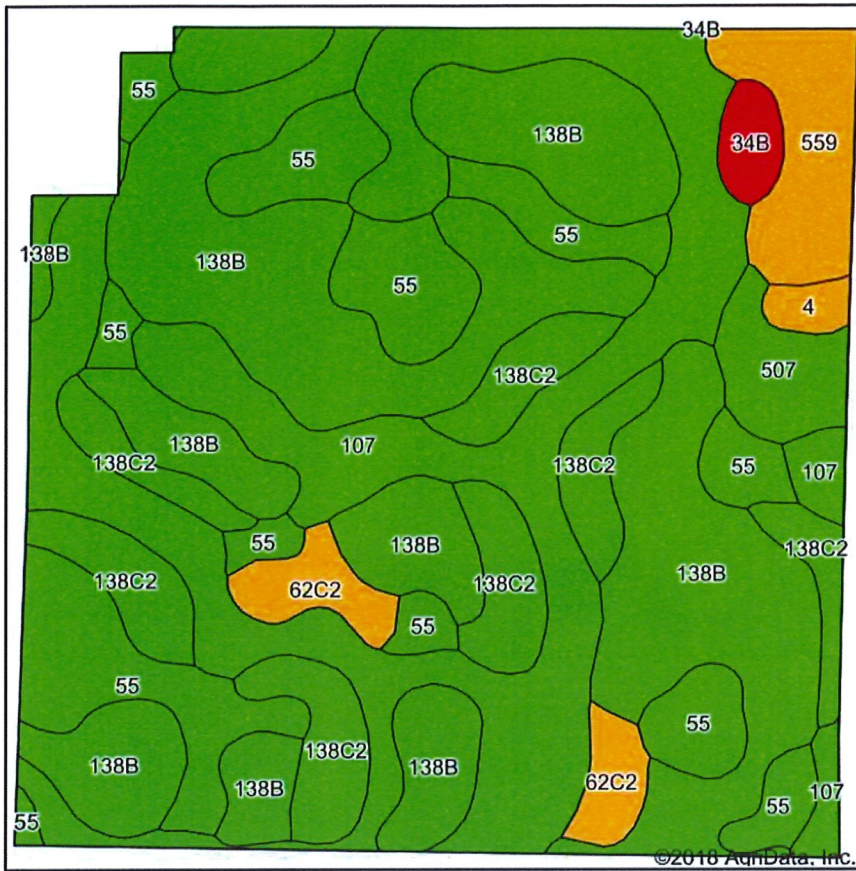
19-93N-33W
Pocahontas County
Iowa

0ft 830ft 1660ft

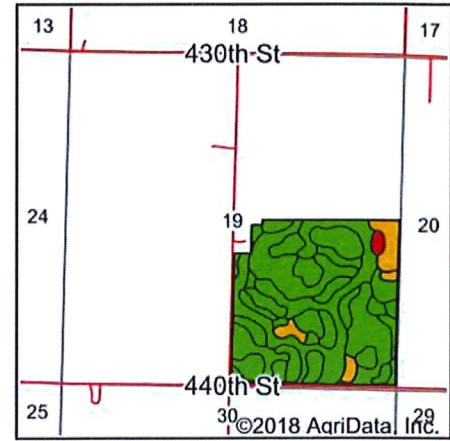


9/26/2018

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Pocahontas
Location: 19-93N-33W
Township: Cummins
Acres: 151.58
Date: 9/24/2018

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Maps Provided By:
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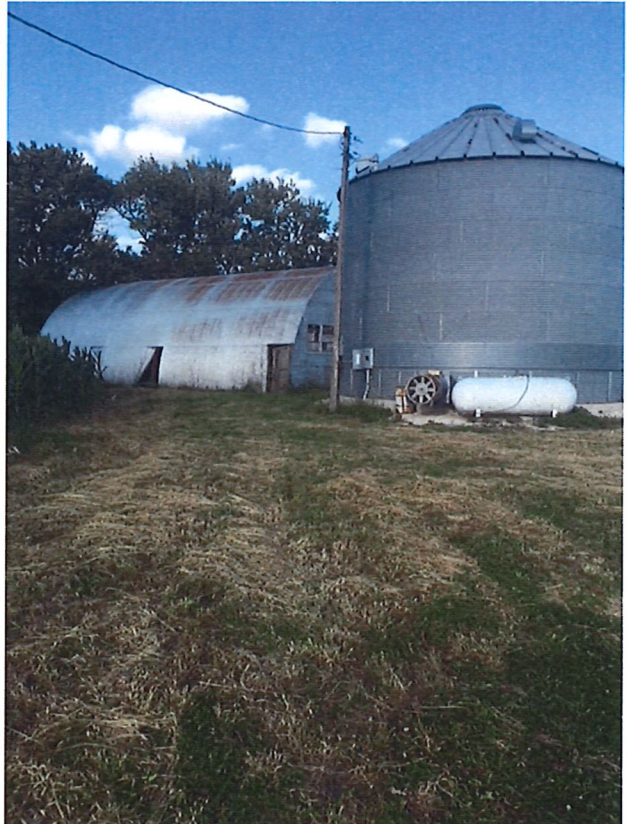
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	55.11	36.4%		Ile	89	78
107	Webster clay loam, 0 to 2 percent slopes	40.02	26.4%		IIw	86	81
55	Nicollet clay loam, 1 to 3 percent slopes	23.82	15.7%		Iw	89	86
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	16.84	11.1%		IIIe	83	62
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	5.77	3.8%		IIw	54	69
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	4.12	2.7%		IIIe	64	50
507	Canisteo clay loam, 0 to 2 percent slopes	3.45	2.3%		IIw	84	76
34B	Estherville sandy loam, 2 to 6 percent slopes	1.51	1.0%		IIIs	27	19
4	Knoke silty clay loam, 0 to 1 percent slopes	0.94	0.6%		IIIw	56	51
Weighted Average						84.6	76.4

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

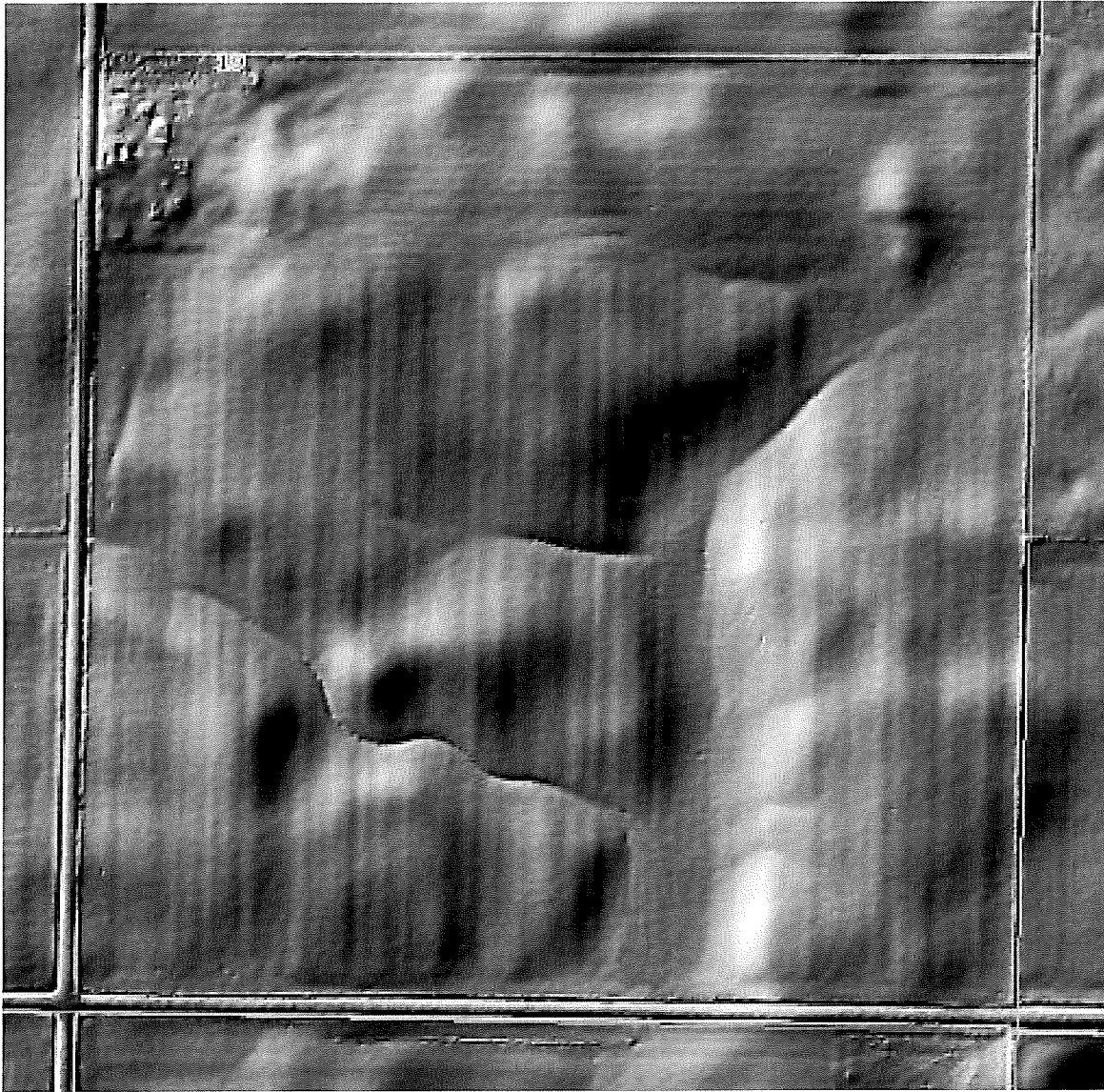
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

DARLOW SIDDALL TRACT 3



LIDAR Elevation Map – Darlow Siddall – Tract 3



Tract 3 Tile Map

