
AUCTION

October 16

Elm Grove Township

Calhoun County



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

FRIDAY

OCT

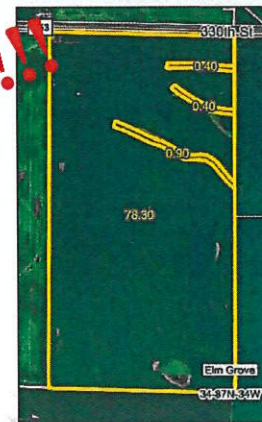
16

2020

10:00 a.m.

The Lake City Country Club
1300 E. Main Street
Lake City, IA

CALHOUN COUNTY
ELM GROVE TOWNSHIP
80 acres m/l



SOLD \$10,800/ac!!!

FARM LOCATION

2.5 mile east of Yetter, on south side of DF3

LEGAL DESCRIPTION

The East Half of the Northwest Quarter (E1/2 NW1/4) of Section Thirty-four (34), Township Eighty-seven (87) North, Range Thirty-four (34) West of the 5th P.M., Calhoun County, Iowa.

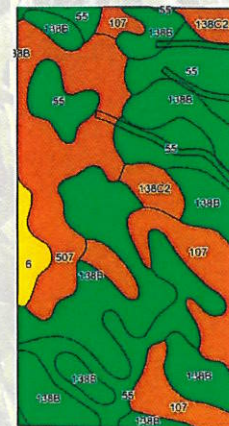
Walters Family Farm Owner/Seller

Here is a rare opportunity to own a highly productive farm with premium soils and great drainage. This farm has a long history with a now retired tenant who did an outstanding job with fertility and overall stewardship of the farm.

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.
- *Online bidding available at stalcupag.com the day of the sale. Register online 24 hours prior to auction.
- *Closing is December 1, 2020. Real estate taxes pro-rated to date of closing.
- *Possession is given at closing, subject to current tenant's lease expiring February 28, 2021.
- *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.

Cropland Acres	80.00
CRP	1.38 ac @ \$340.63/ac
Corn Base & PLC Yield	44.9 / 140
Soybean Base & PLC Yield	33.7 / 35
Real Estate Taxes	\$2,152
Lease	Open for 2021
Cropland CSR	80.7
Cropland CSR-2	86.6
Primary Soil	Clarion, Nicollet
Secondary Soils	Webster



For more information contact
Dan Niemeier or Nathan Deters
at Stalcup Ag Service (712) 732-4811
or evenings at (712) 229-7131 (Dan)



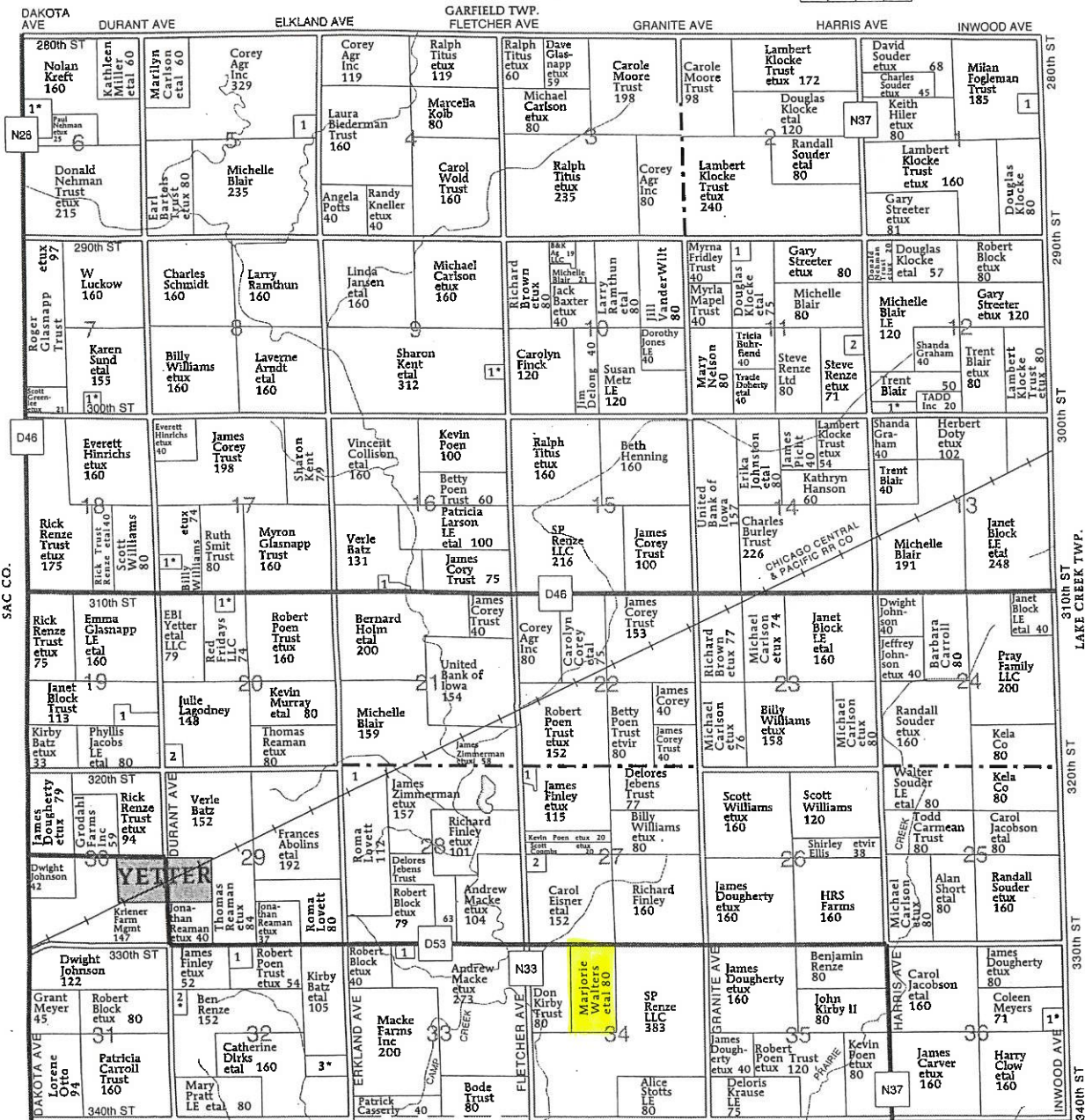
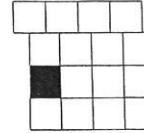
1705 North Lake Ave * PO Box 67
Storm Lake, IA 50588
(712) 732-4811 * Fax (712) 732-7371
www.stalcupag.com

T-87-N

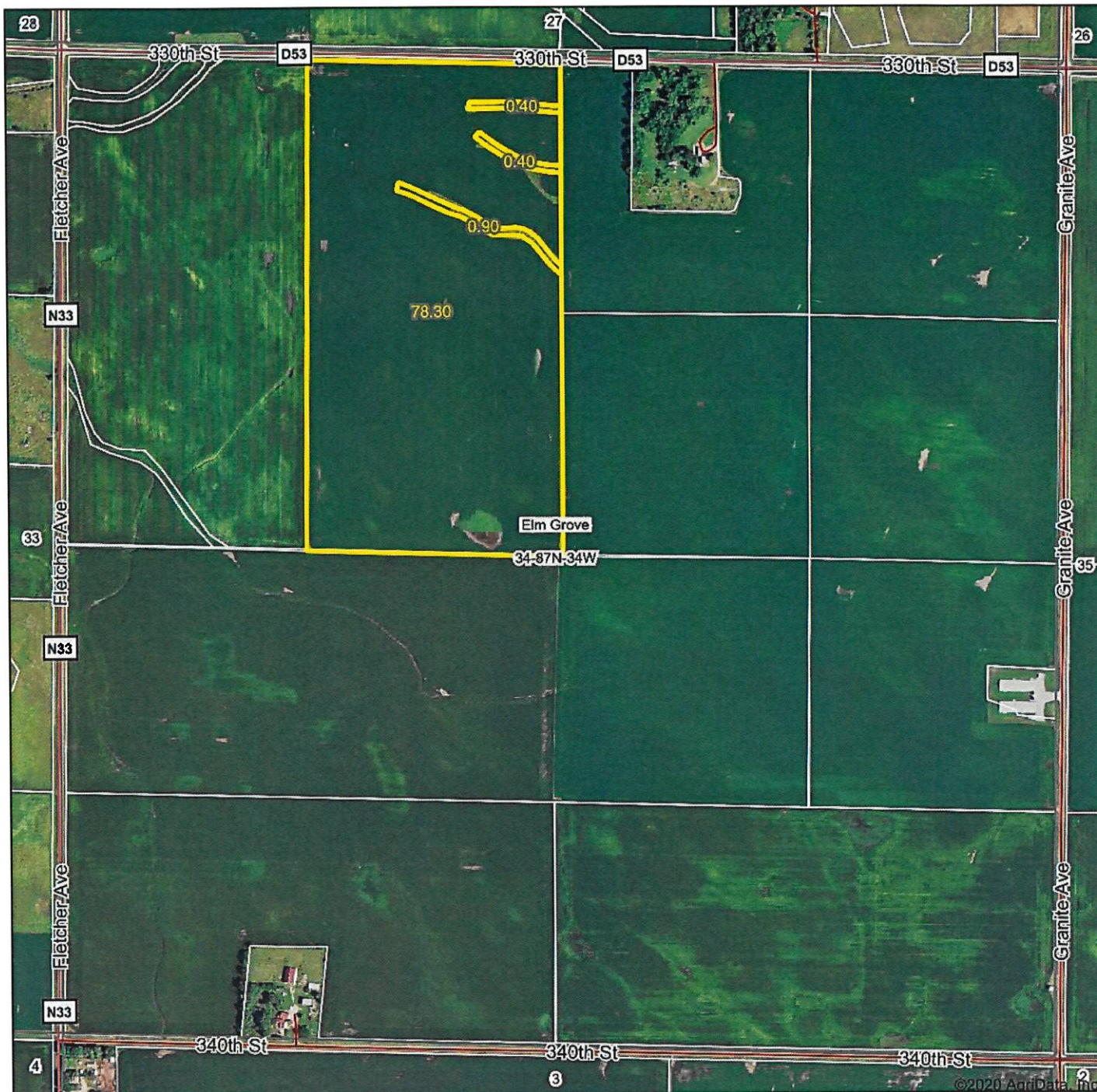
ELM GROVE PLAT

(Landowners)

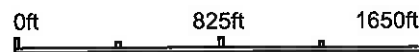
R-34-W



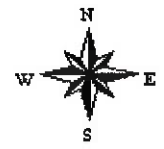
Aerial Map



Map Center: 42.303358, -94.794213



34-87N-34W
Calhoun County
Iowa

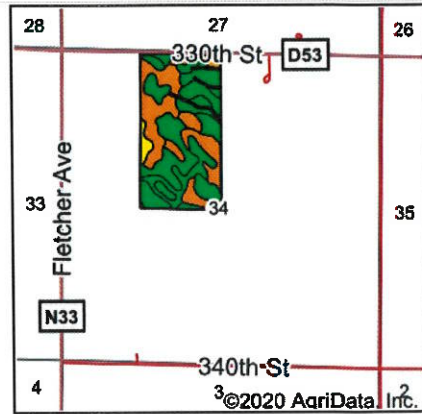
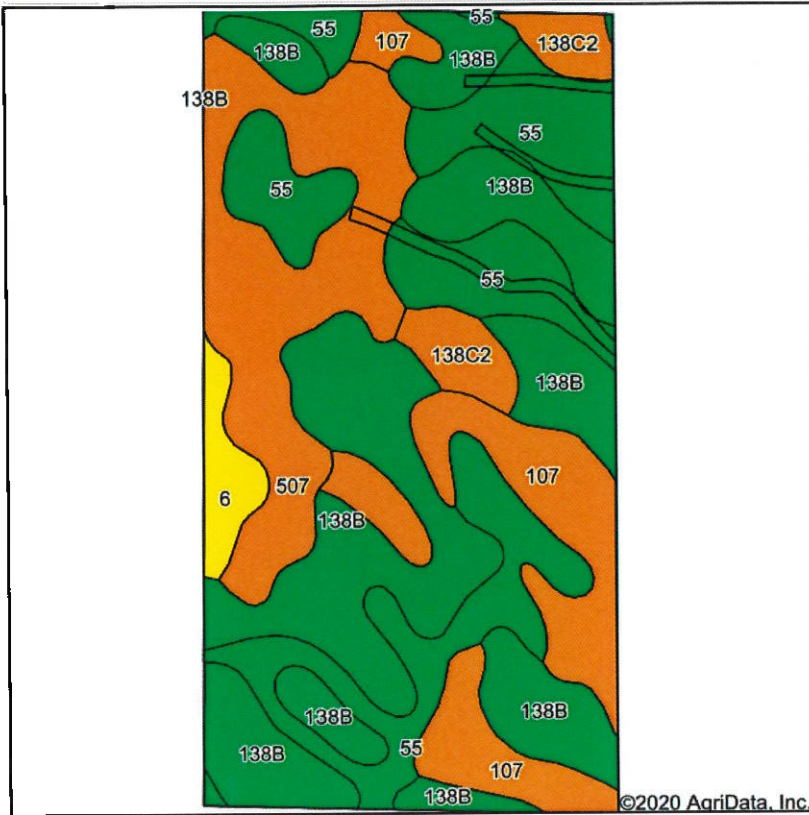


9/8/2020



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

Soils Map



State: Iowa
 County: Calhoun
 Location: 34-87N-34W
 Township: Elm Grove
 Acres: 80
 Date: 9/8/2020



Soils data provided by USDA and NRCS.

Area Symbol: IA025, Soil Area Version: 30

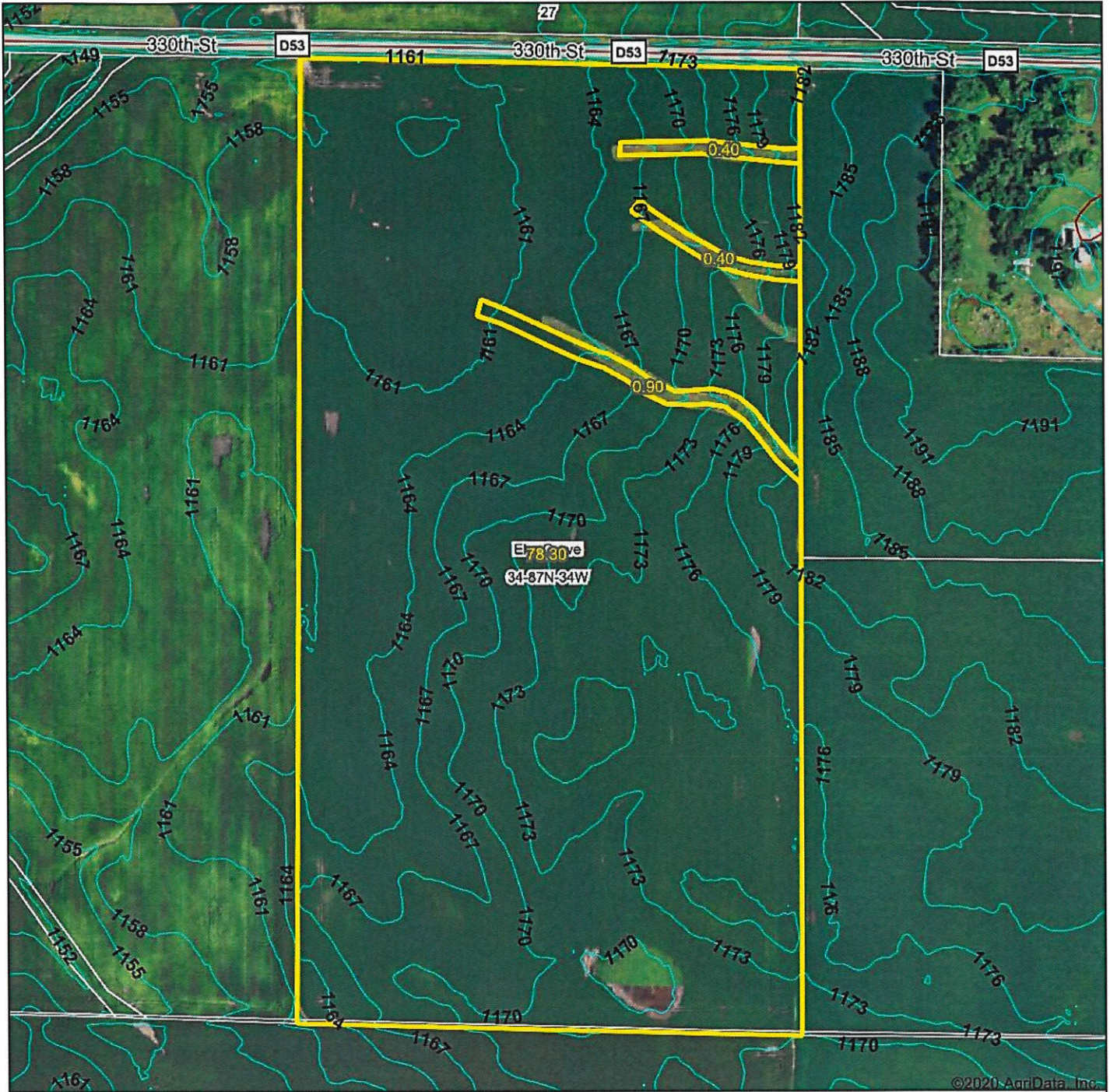
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	28.79	36.0%		Ile	89	80
55	Nicollet clay loam, 1 to 3 percent slopes	20.25	25.3%		Iw	89	88
507	Canisteo clay loam, 0 to 2 percent slopes	14.10	17.6%		IIw	84	78
107	Webster clay loam, 0 to 2 percent slopes	11.62	14.5%		IIw	86	83
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.23	4.0%		IIIe	83	63
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.01	2.5%		IIIw	59	57
Weighted Average						86.7	80.8

**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.

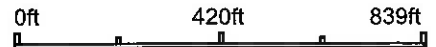
Topography Contours



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Source: USGS 3 meter dem
 Interval(ft): 3.0
 Min: 1,158.4
 Max: 1,183.7
 Range: 25.3
 Average: 1,168.6
 Standard Deviation: 6.4 ft



9/11/2020

34-87N-34W
Calhoun County
Iowa

Map Center: 42.306737, -94.796446