
**SEALED BID/
PRIVATE AUCTION**

Bids Due: 4:00pm September 8, 2020
Private Auction: 10:00am Sept. 10

**Diamond Township
Cherokee County**



712-732-4811

www.stalcupag.com

SEALED BID/PRIVATE AUCTION

Sealed Bids Due: 4:00 p.m.

Tuesday, September 8, 2020

All reasonable bids will be invited to a

Private Auction at 10:00 a.m.

Thursday, September 10, 2020

FARM LOCATION

1 mile west and 1 1/2 miles south of Hanover

LEGAL DESCRIPTION

E1/2 SE1/4 of Section 25-30-39 E1/2 Lot 1 in NE1/4 SE1/4 containing 6.87 acres.

Margaret C. Radke Revocable Trust
Owner/Seller

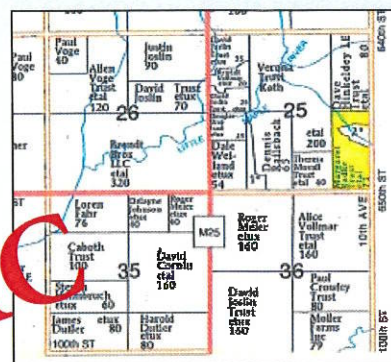
This is an excellent farm in the Hanover area that has been in the Radke family for 3 generations. This farm is high on the landscape and slopes mostly northwest. Ethanol plants, feed mills and livestock feeding are close by. This is a great opportunity to purchase 73 acres as an investment or to add onto your existing operation.

Terms

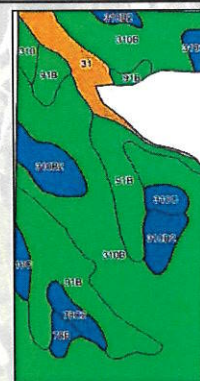
- *Written, signed bids are due to the office of Stalcup Ag Service by 4:00 p.m., Tuesday, September 8, 2020.
- *All reasonable bids will be invited to a private auction on September 10, 2020 at 10:00 a.m.
- *Sellers will retain the right to refuse any or all bids.
- *Location of private auction will be: Stalcup Ag Service, 1705 N Lake Ave., Storm Lake, IA.
- *All bidding parties invited to the private auction will have the opportunity to raise their bid.
- *The buyer(s) will be expected to pay 10% cash down payment day of private auction and the balance at closing when clear and merchantable title will be given.
- *Closing is October 15, 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.
- *Stalcup Ag Service, Inc. and its representatives are agents for the seller.

For more information contact:
Kent Smith or Luke Pearson
at Stalcup Ag Service (712) 732-4811
or evenings at (712) 299-2091 (Kent)
Email: kksmith@stalcupag.com
Attorney for seller is Mark T. Cornish

CHEROKEE COUNTY
DIAMOND TOWNSHIP
73.13 acres m/l



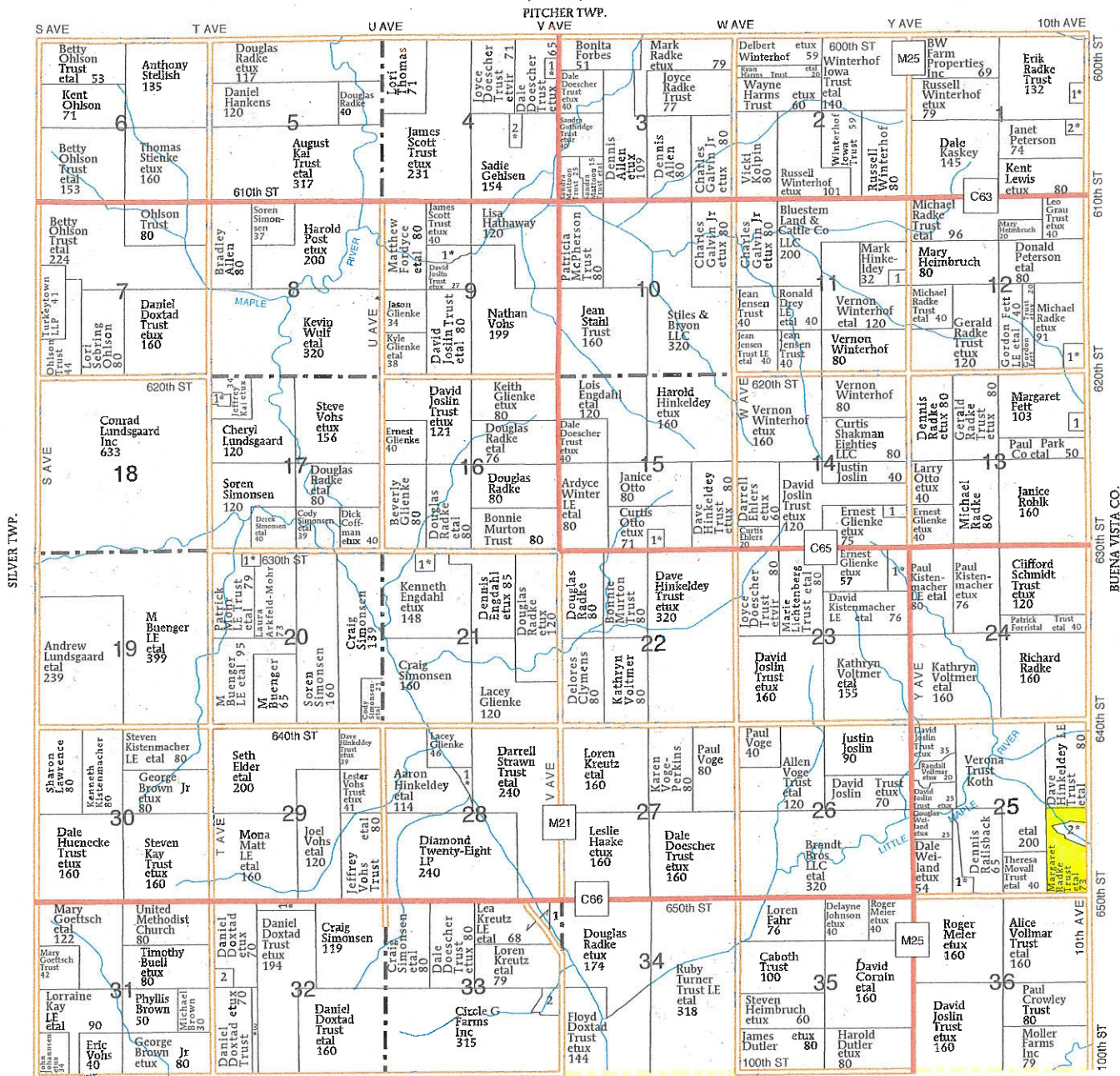
Cropland Acres	69.43 acres
Corn Base & PLC Yield	34.7 / 143
Soybean Base & PLC Yield	32.9 / 48
Real Estate Taxes	\$2,266
Lease	Open for 2021
Cropland CSR	71.6
Cropland CSR-2	93.2
Primary Soils	Galva, Primghar
Secondary Soils	Afton, Sac



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

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

(Landowners)



IDA CO.

DIAMOND TOWNSHIP**SECTION 1**

1. Stender, David etux 6
2. Huseman, Daniel etux 6

SECTION 4

1. Doescher Trust, Joyce etux 5
2. Guthridge Trust, Sandra etal 6

SECTION 9

1. Fordyce, Dan etux 13

SECTION 11

1. Huseman, Ben 8

SECTION 12

1. Lichtenberg, Eldon etux 9

SECTION 13

1. Mortenson, Mary 7

SECTION 14

1. Frahm, Randy 5

SECTION 15

1. Hinkeldey Trust, Dave etux 7

SECTION 17

1. Volkert, Steve etal 7

SECTION 20

1. Kai, Jeffrey etux 6

SECTION 21

1. Engdahl, Dennis etux 7

SECTION 23

1. Bartholomew Trust, James etux 23

SECTION 25

1. Vogt, Curtis etux 15
2. Galvin, Michael etux 7

SECTION 28

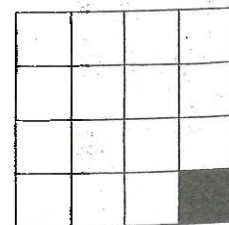
1. Glienke, Lacey etux 6

SECTION 32

1. Doxad, James etux 6
2. Sokolowski, Joseph 10
3. Doxad Trust, Daniel etal 10

SECTION 33

1. County of Cherokee 9
2. Borchers Trust 5





United States
Department of
Agriculture

Cherokee County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 69.43 acres

2020 Program Year

Map Created March 20, 2020

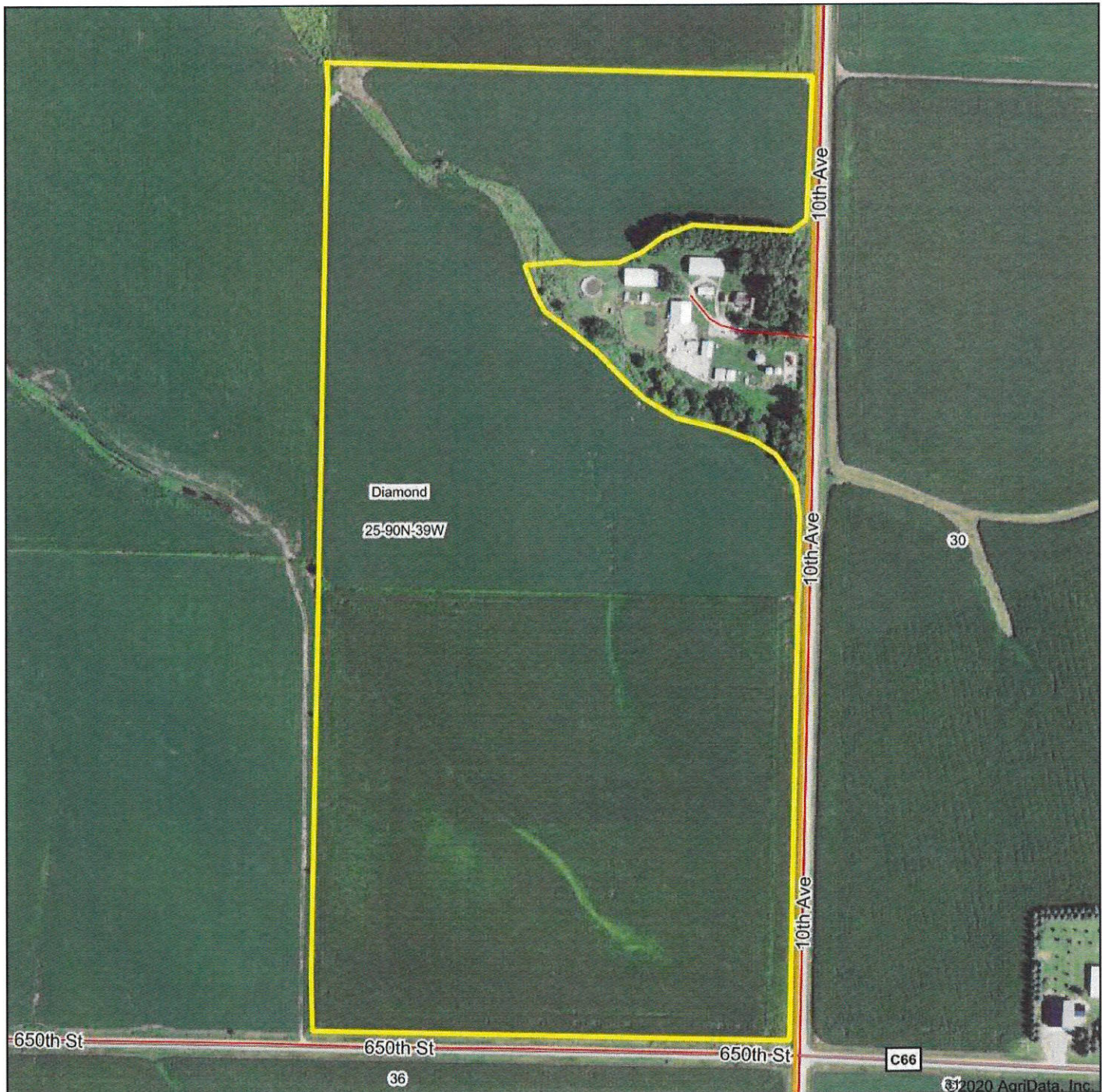
Farm 4547

Tract 2741

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USDA is an equal opportunity provider, employer, and lender.

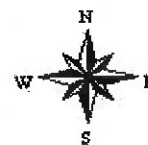
Aerial Map



Map Center: 42.580055, -95.390616

25-90N-39W
Cherokee County
Iowa

0ft 419ft 839ft

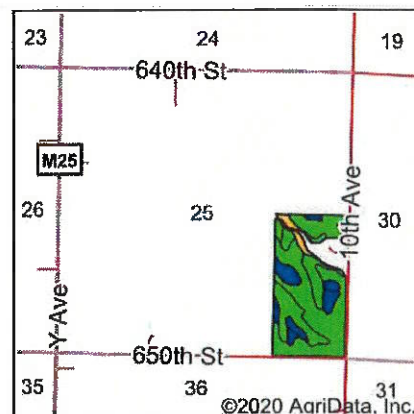


7/21/2020

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cherokee**
 Location: **25-90N-39W**
 Township: **Diamond**
 Acres: **69.43**
 Date: **7/20/2020**

Stalcup
 Ag Service

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA035, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn	*j Soybeans	CSR2**	CSR
310B	Galva silty clay loam, 2 to 5 percent slopes	37.69	54.3%	■	Ile	232	67.3	95	71
91B	Primghar silty clay loam, 2 to 5 percent slopes	16.07	23.1%	■	Ile	232	67.3	95	79
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	5.88	8.5%	■	Ile	227.2	65.9	90	69
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.14	4.5%	■	Ilw	204.8	59.4	80	73
310C	Galva silty clay loam, 5 to 9 percent slopes	2.22	3.2%	■	Ille	216	62.6	87	56
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	1.58	2.3%	■	Ille	211.2	61.2	82	50
310	Galva silty clay loam, 0 to 2 percent slopes	0.99	1.4%	■	I	240	69.6	100	76
78B	Sac silty clay loam, 2 to 5 percent slopes	0.94	1.4%	■	Ile	232	67.3	89	67
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	0.92	1.3%	■	Ille	211.2	61.2	84	54
Weighted Average						229.2	66.5	93.2	71.6

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

*j 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.

4 Year Crop History



Owner/Operator:

Date: 7/20/2020

Address:

Farm Name:

Address:

Field ID:

Phone:

Acct. #:

Crop Year: 2019

Crop Year: 2018



■ Corn
■ Soybeans



■ Soybeans
■ Corn

Crop Year: 2017

Crop Year: 2016



■ Corn
■ Soybeans



■ Soybeans
■ Corn

Map Center: 42.580104, -95.390604

State: IA

County: Cherokee

Legal: 25-90N-39W

Township: Diamond

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By

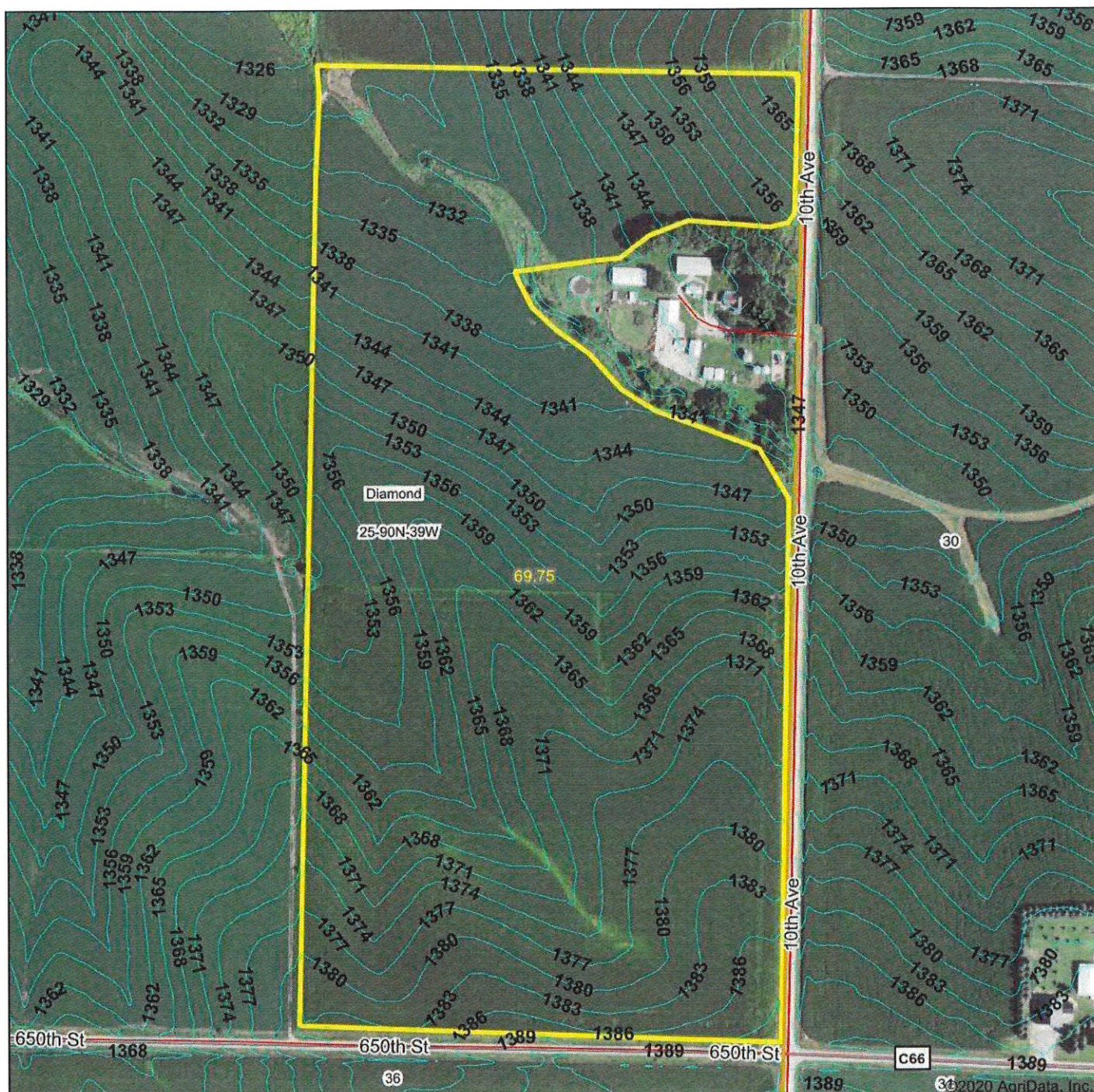


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Topography Contours



Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,327.0

Max: 1,385.4

Range: 58.4

Average: 1,357.0

Standard Deviation: 15.42 ft

0ft 419ft 837ft

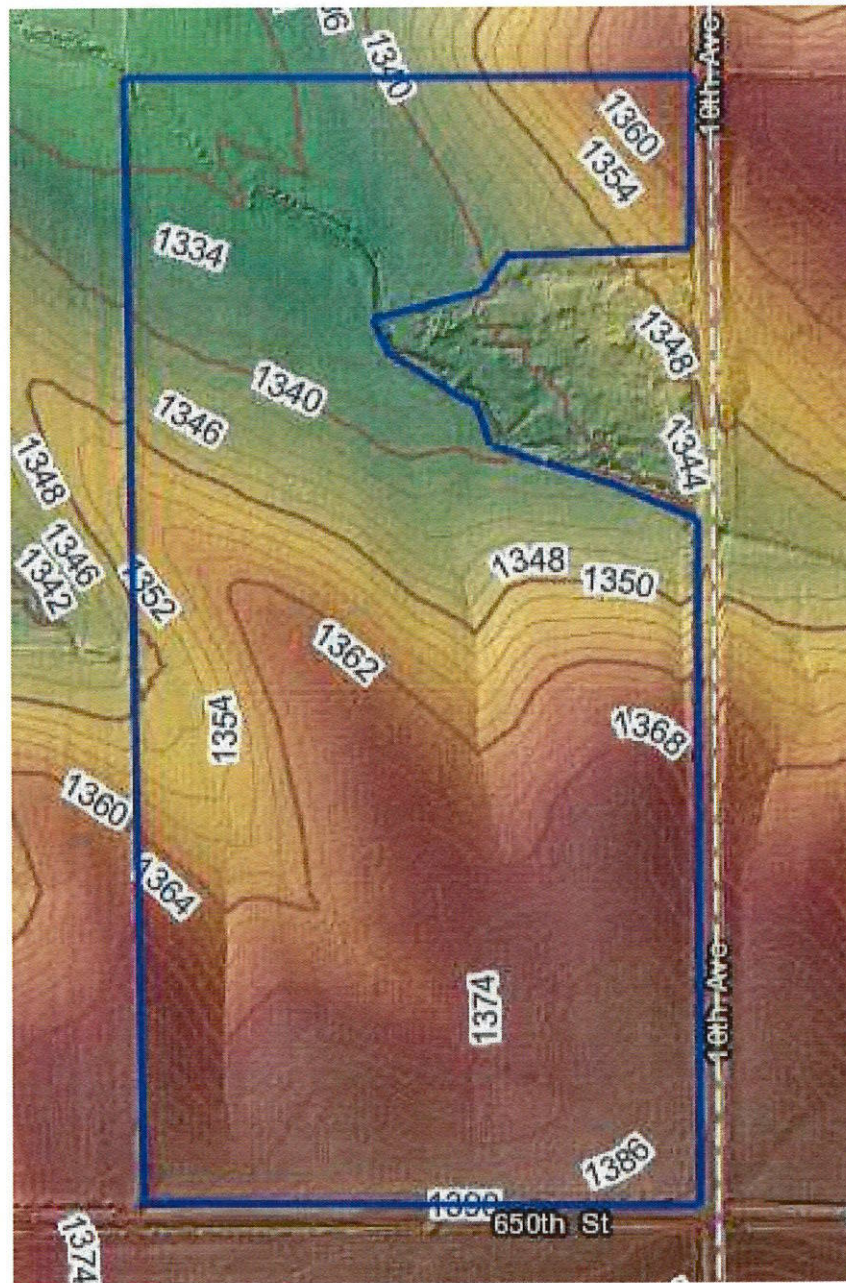


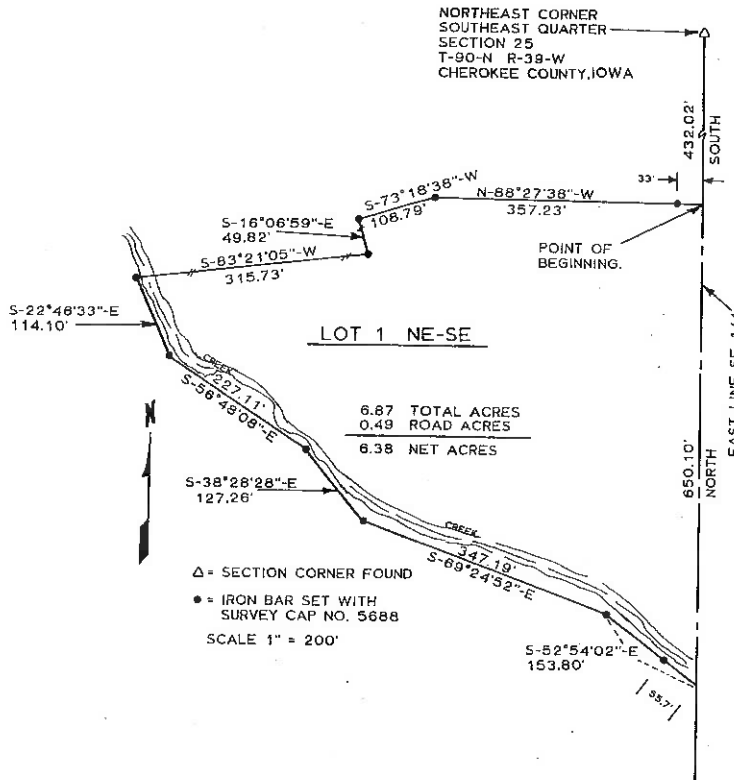
7/20/2020

Map Center: 42.580104, -95.390604

25-90N-39W
Cherokee County
Iowa

LiDAR Color Hill shade Map





DESCRIPTION

AT THE REQUEST OF WAYNE RADKE WE HAVE SURVEYED THE FOLLOWING PARCEL:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, T-90-N R-39-W OF THE 5TH. P.M., CHEROKEE COUNTY, IOWA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Commencing at the Northeast (NE) corner of the Southeast Quarter (SE 1/4) of said Section 25; Thence on an assumed bearing of South, along the East line of said Southeast Quarter (SE 1/4), 432.02 feet to the Point Of Beginning; Thence North 88° 27' 38" West, 357.23 feet; Thence South 73° 18' 38" West, 108.79 feet; Thence South 16° 06' 59" East, 49.82 feet; Thence South 83° 21' 05" West, 315.73 feet to the West bank of the creek; Thence following along the West and South bank of the creek South 22° 46' 33" East, 114.10 feet; Thence South 56° 48' 08" East, 227.11 feet; Thence South 38° 28' 28" East, 127.26 feet; Thence South 69° 24' 52" East, 347.19 feet; Thence South 52° 54' 02" East, 153.80 feet to the East line of said Southeast Quarter (SE 1/4); Thence North, along the East line of said Southeast Quarter (SE 1/4), 650.10 feet to the Point Of Beginning.

The above described parcel contains 6.87 Acres, more or less, and is subject to all easements of record. This parcel shall hereafter be known as Lot 1 of the NE 1/4 of the SE 1/4 of Section 25, T-90-N R-39-W of the 5th. P.M., Cherokee County, Iowa.

I hereby certify that this survey, plat and description was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

April 9, 1986

Charles A. Tapley
Charles A. Tapley, Land Surveyor
Iowa Registration No. 5688

