



# *Stalcup* Ag Service

Farm Management • Appraisals • Consultations • Farm Real Estate

## LAND FOR SALE

Hardin County, Iowa  
Concord Township | Section 33

### 115 TAXABLE ACRES

FROM MCCALLSBURG:

½ MILE WEST ON E18 & 2 MILES NORTH ON 650TH AVE  
(TURNS TO E AVE IN HARDIN COUNTY)

FROM GARDEN CITY:

¼ MILE WEST ON 527TH & 2 ¼ MILES SOUTH ON E AVE.

[stalcupag.com](http://stalcupag.com) | 712-732-4811

PO Box 67 | 1705 N Lake Ave. | Storm Lake, IA 50588



# Haaland/Dehaan Revocable Trust

## OWNER:

David Haalan, Karen Cory  
& Virginia A. DeHaan Revocable Trust

## LEGAL DESCRIPTION:

The Northwest Quarter (NW  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ), and the South Half (S  $\frac{1}{2}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ), all in Section Thirty-three (33), Township Eightysix (86) North, Range Twenty-two (22) West of the 5th P.M., Hardin County, Iowa, except Parcel "A" in the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Thirty-three (33), Township Eighty-six (86) North, Range Twenty-two (22) West of the 5 P.M., Hardin County, Iowa, as shown on the "Plat of Survey" filed in the Office of the Recorder of Hardin County, Iowa, on the 27th day of September, 2006, and recorded in Book 2006 at page 3615.

## FSA INFORMATION:

Taxable Acres: 115 acres  
Farmland Acres: 114.6 acres  
Cropland Acres: 112.8 acres  
Tillable Acres: 103.2 acres  
CRP Acres: 9.6 acres  
Corn Base: 56.1 acres  
Corn PLC Yield: 164 bu/ac  
Soybean Base: 47.1 acres  
Soybean PLC Yield: 48 bu/ac  
CSR2: 86.4 (Active Cropland)  
Primary Soils: Clarion Loam & Nicollet Loam  
Secondary Soils: Harps Clay Loam, Webster Clay Loam, Canisteo Clay Loam, Okoboji Silty Clay Loam, and Webster-Nicollet Complex  
Real Estate Taxes: \$5,442/year  
Lease: Leased for 2025 crop year. Open for 2026

For additional information, please contact:



**LUKE PEARSON, AFM**  
Office: 712-732-4811  
Evenings: 712-229-8077  
lpearson@stalcupag.com



**TRAVIS NISSEN, ARA**  
Office: 712-732-4811  
Evenings: 712-541-5158  
tnissen@stalcupag.com

SCAN ME



# stalcupag.com



stalcupagservice



@stalcupagservice9241

**Terms:** The buyer(s) will be expected to pay 10% cash down payment upon acceptance of offer. Balance due at closing when clear and merchantable title will be given. Closing is scheduled 30 to 60 days after accepted offer. Real estate taxes prorated to date of closing. Possession is subject to current tenant's lease expiring March 1, 2026. 2025 cash rent is negotiable and 2025 CRP

Payment to go to buyer. The sellers will retain the right to refuse any or all bids. Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers. Stalcup Agricultural Service, Inc. Storm Lake, Iowa - Real Estate Broker in Iowa, Minnesota, Nebraska & South Dakota.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT NO RESPONSIBILITY THEREFORE IS ASSUMED BY THE OWNER OR BROKER.

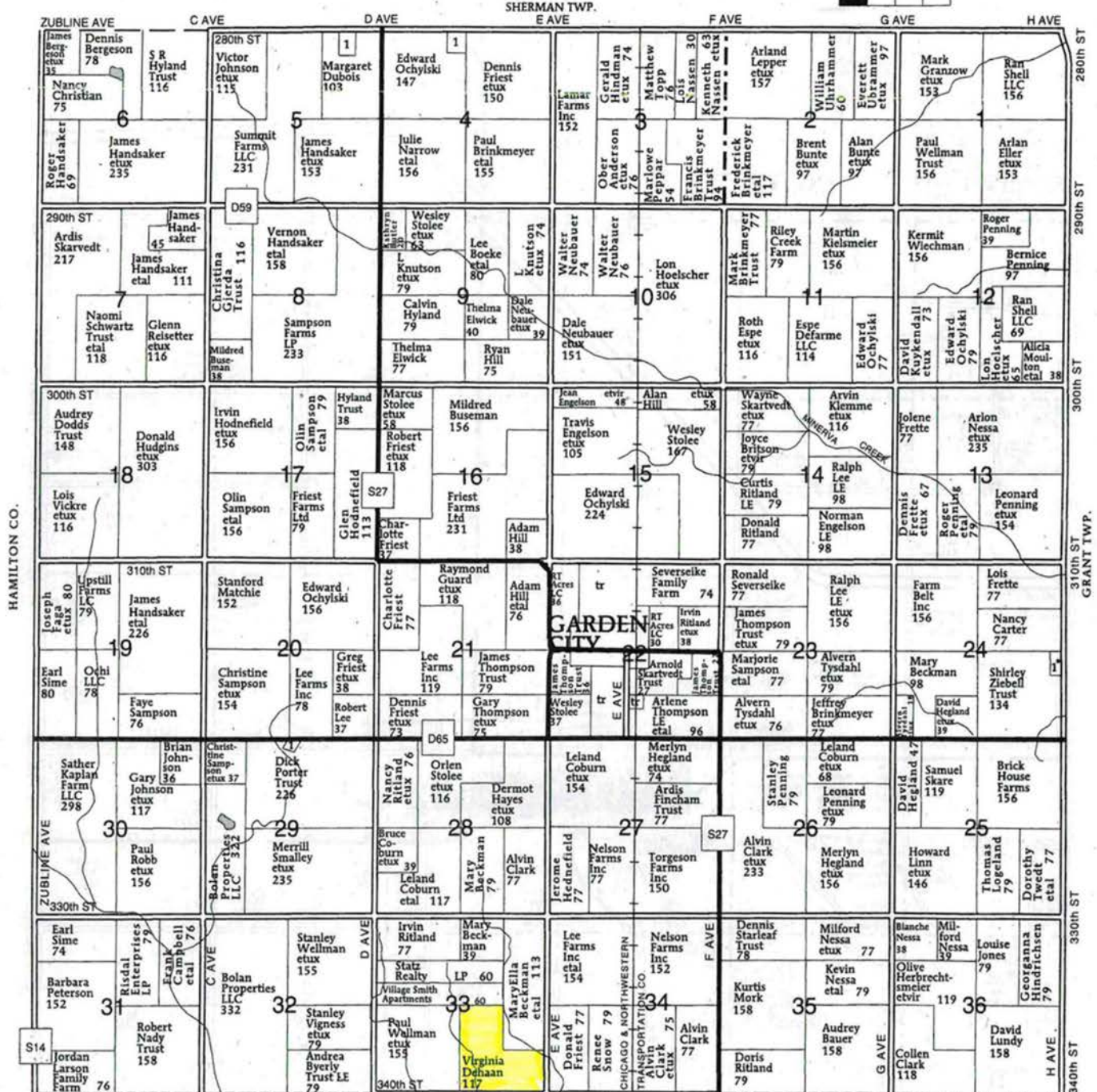
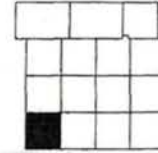
# PLAT MAP

T-86-N

# CONCORD PLAT

(Landowners)

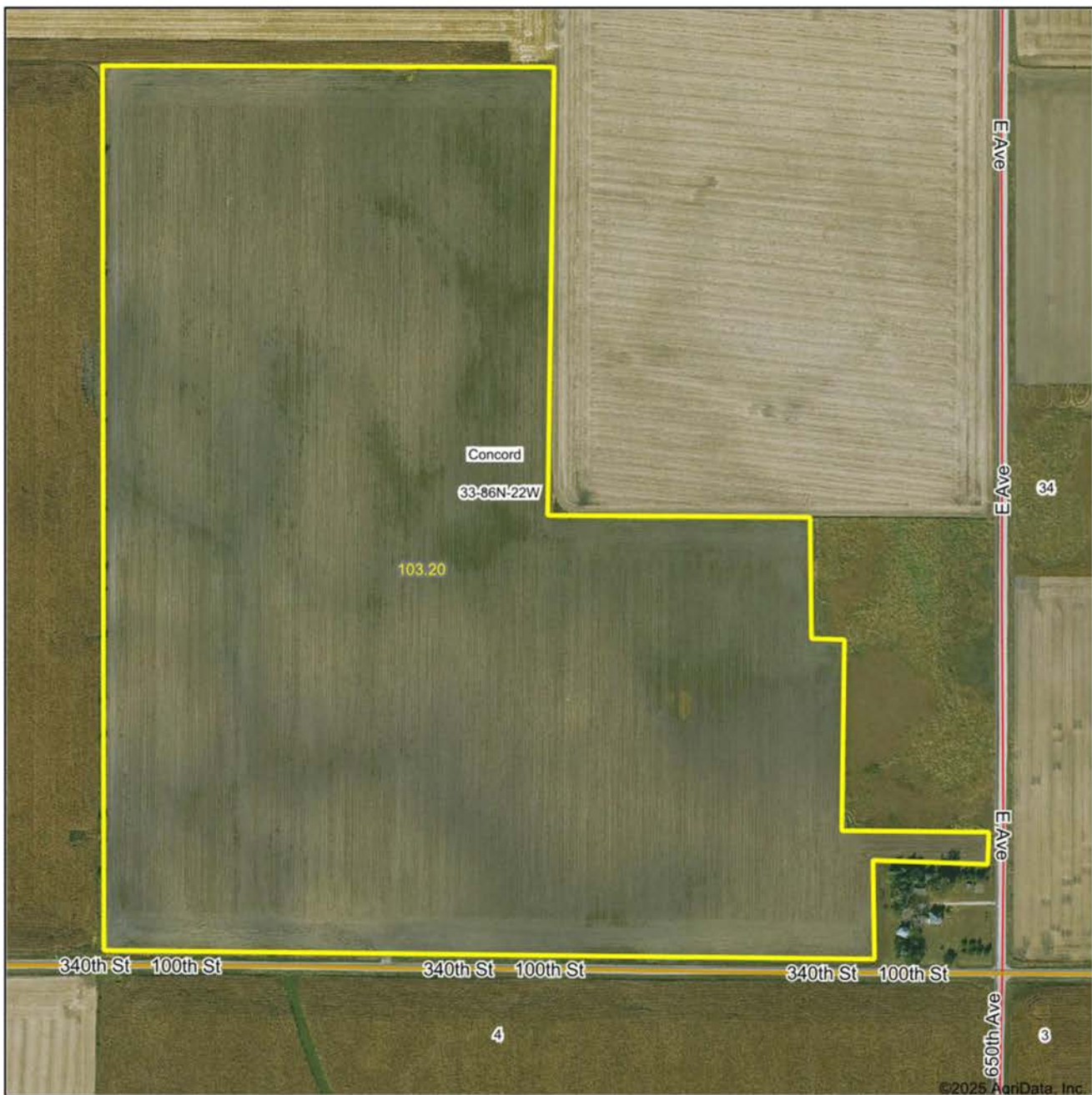
R-22-W



**STORY CO.**



# CROPPED ACRES



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)

Boundary Center: 42.212928, -93.409975

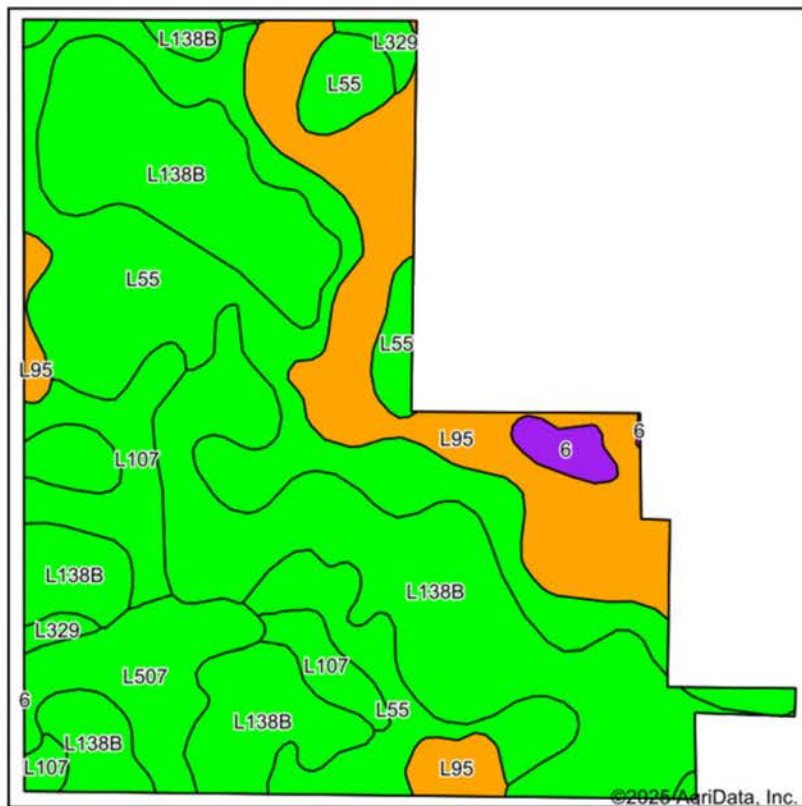
**33-86N-22W**  
**Hardin County**  
**Iowa**

0ft 453ft 906ft

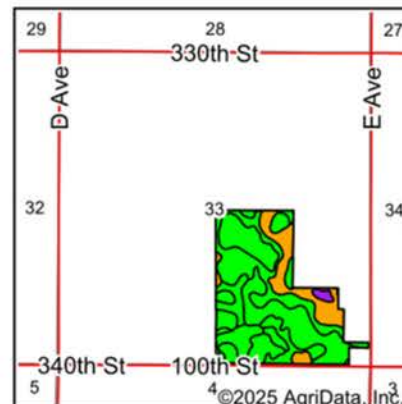


3/28/2025

# SOILS MAP - CROPPED ACRES



Soils data provided by USDA and NRCS.



State: Iowa  
County: Hardin  
Location: 33-86N-22W  
Township: Concord  
Acres: 103.2  
Date: 3/28/2025

**Stalcup**  
Ag Service

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA083, Soil Area Version: 31

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
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	41.76	40.5%		lle	220.8	64.0	0.0	88	
L55	Nicollet loam, 1 to 3 percent slopes	29.90	29.0%		le	0.0	0.0	0.0	91	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	16.78	16.3%		llw	0.0	0.0	0.0	75	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	6.71	6.5%		llw	0.0	0.0	0.0	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	5.72	5.5%		llw	0.0	0.0	0.0	87	
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	1.17	1.1%		llw	0.0	0.0	0.0	89	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.16	1.1%		lllw	185.6	53.8	11.7	59	59
Weighted Average					1.72	91.4	26.5	0.1	86.4	*-

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

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



# AERIAL MAP - WHOLE FARM



Boundary Center: 42.212945, -93.409982

33-86N-22W  
Hardin County  
Iowa

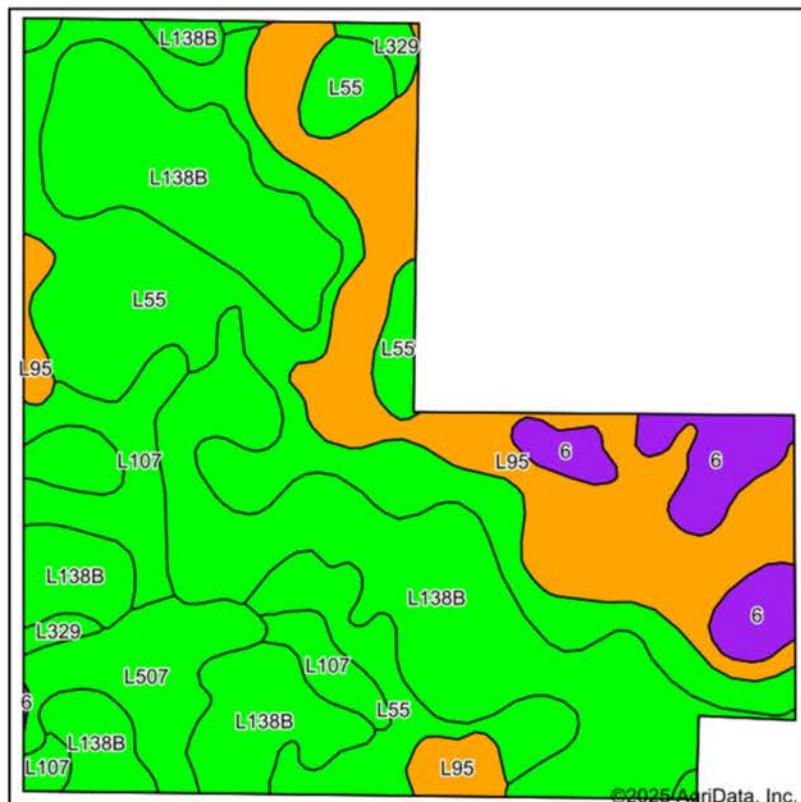
0ft 453ft 906ft



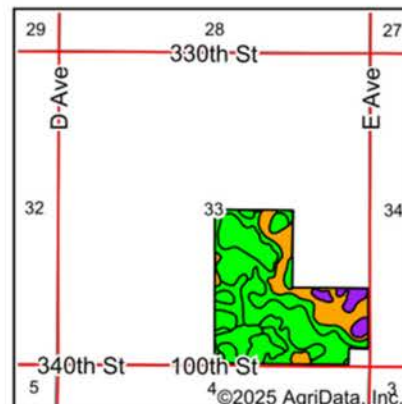
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

3/28/2025

# SOILS MAP - WHOLE FARM



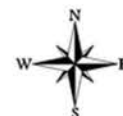
Soils data provided by USDA and NRCS.



State: Iowa  
County: Hardin  
Location: 33-86N-22W  
Township: Concord  
Acres: 114.6  
Date: 3/28/2025

**Stalcup**  
Ag Service

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA083, Soil Area Version: 31

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
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	42.31	36.9%		Ile	220.8	64.0	0.0	88	
L55	Nicollet loam, 1 to 3 percent slopes	31.03	27.1%		le	0.0	0.0	0.0	91	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	21.68	18.9%		Ilw	0.0	0.0	0.0	75	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	6.84	6.0%		Ilw	0.0	0.0	0.0	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	5.80	5.1%		Ilw	0.0	0.0	0.0	87	
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.66	4.9%		Illw	185.6	53.8	11.7	59	59
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	1.28	1.1%		Ilw	0.0	0.0	0.0	89	
Weighted Average					1.78	90.7	26.3	0.6	84.9	*-

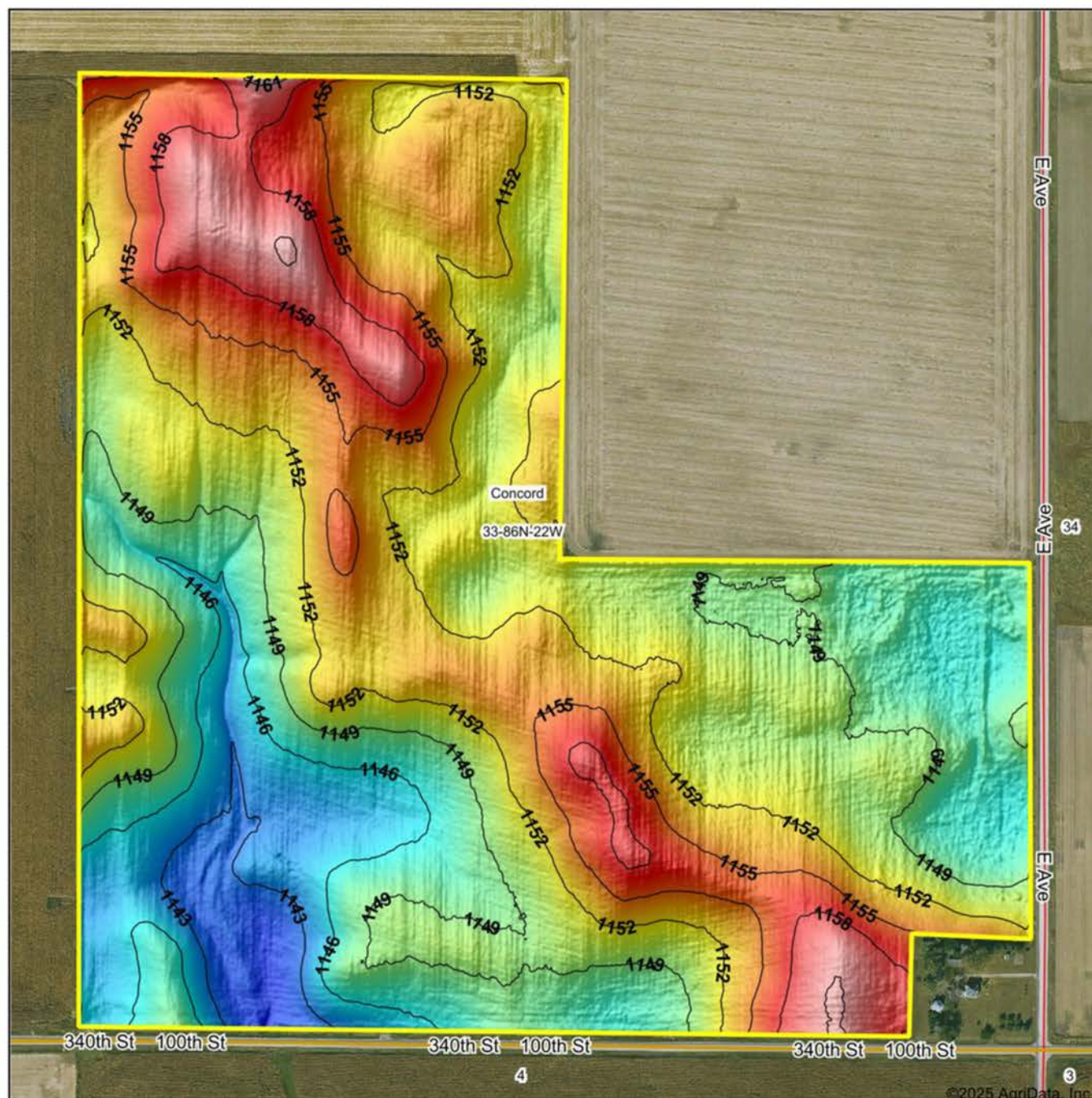
\*\*IA has updated the CSR values for each county to CSR2.

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

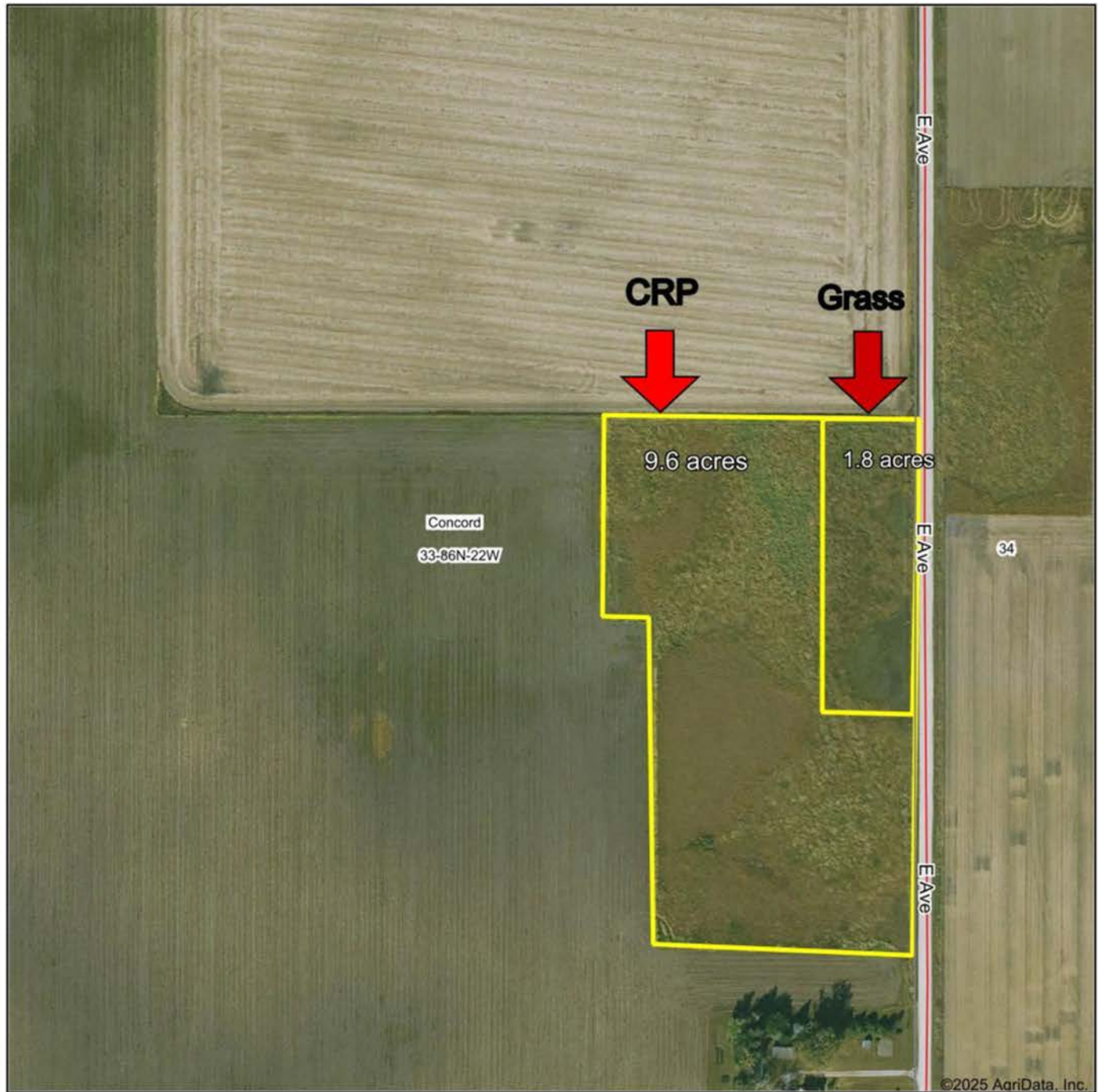


# TOPOGRAPHY HILLSHADE





# AERIAL - CRP & GRASSLAND



Boundary Center: 42.211630, -93.406091

0ft 265ft 530ft

33-86N-22W  
Hardin County  
Iowa



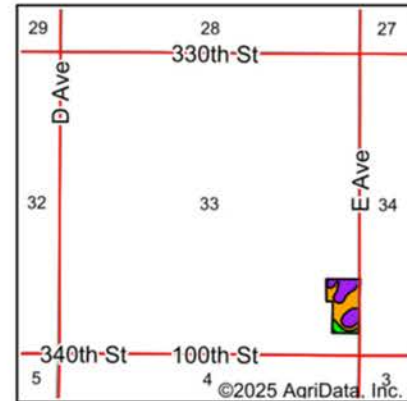
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

3/28/2025

# SOILS MAP - CRP & GRASSLAND



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Hardin**  
 Location: **33-86N-22W**  
 Township: **Concord**  
 Acres: **11.4**  
 Date: **3/28/2025**



Area Symbol: IA083, Soil Area Version: 31

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
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	5.37	47.1%		llw	0.0	0.0	0.0	75	
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.91	43.1%		lllw	185.6	53.8	11.7	59	59
L55	Nicollet loam, 1 to 3 percent slopes	1.05	9.2%		le	0.0	0.0	0.0	91	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	0.07	0.6%		lle	220.8	64.0	0.0	88	
Weighted Average					2.34	81.3	23.6	5	69.7	*.

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

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



IOWA  
HARDIN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7999

Prepared : 3/21/25 10:00 AM CST

Crop Year : 2025

Operator Name :  
CRP Contract Number(s) : 11785  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
114.60	112.80	112.80	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	103.20	0.00			9.60	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	56.10	0.00	164	
Soybeans	47.10	9.00	48	
<b>TOTAL</b>	<b>103.20</b>	<b>9.00</b>		

NOTES

Tract Number : 39

Description : SE1/4 SEC 33 CONCORD  
FSA Physical Location : IOWA/HARDIN  
ANSI Physical Location : IOWA/HARDIN  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : KAREN MARIE CORY, VIRGINIA A DEHAAN REV TRUST, DAVID ANTHONY HAALAND  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
114.60	112.80	112.80	0.00	0.00	0.00	0.00	0.0

IOWA  
HARDIN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7999  
Prepared : 3/21/25 10:00 AM CST  
Crop Year : 2025

Tract 39 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	103.20	0.00	9.60	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	56.10	0.00	164
Soybeans	47.10	9.00	48
<b>TOTAL</b>	<b>103.20</b>	<b>9.00</b>	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.





United States  
Department of  
Agriculture

## Hardin County, Iowa



### Legend

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

### Wetland Determination

- Restricted
- Limited
- Exempt from Conservation

### Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

2024 Program Year

Map Created April 16, 2024

Farm 7999

Tract 39

Tract Cropland Total: 112.80 acres

CCMS Menu

Search Contract

County Reports

Nationwide

Customer Search

## View Contract

<b>Contract Status:</b>	Approved	<b>Activity Type:</b>	No Activity
<b>Admin State:</b>	Iowa (19)	<b>Admin County:</b>	Hardin (083)
<b>Physical State:</b>	Iowa (19)	<b>Physical County:</b>	Hardin (083)
<b>Contract Number:</b>	11785	<b>Signup Number:</b>	57
<b>Program Type:</b>	CRP	<b>Signup Name:</b>	SU57 Farmable Wetlands Program
<b>Program Year:</b>	2023	<b>Signup Type:</b>	Continuous
<b>Contract Description:</b>	TERRA_IA083_F7999_T39_S1-15 Subcategory Type: FWP		

<b>Approval Date:</b>	09/21/2022	<b>Original Contract Start Date:</b>	10/01/2022
<b>Revised Contract Start Date:</b>	N/A	<b>Contract End Date:</b>	09/30/2037
<b>Contract Acres:</b>	9.60	<b>Re-enrolled Acres:</b>	9.60
<b>Cropland Acres:</b>	9.60	<b>Marginal Pastureland Acres:</b>	0.00
<b>Non-Cropland Acres:</b>	0.00	<b>HUC Code:</b>	070801050601
<b>Extended:</b>	No	<b>Approved For Early Termination:</b>	No
<b>Termination Criteria:</b>	N/A	<b>Contract Validity:</b>	Valid
<b>Payable Acres:</b>	9.60	<b>Cover Maintenance Performed By:</b>	N/A
<b>Does a C/S Agreement Exemption apply?</b>	No	<b>Water/Wind EI:</b>	1/1

### Rate Information and PL Rule

Effective Start Date	Effective End Date	Rental Rate per Acre	Annual Contract Payment	PL Rule	AGI Threshold
10/01/2022	09/30/2037	\$300.00	\$2,880	6-PL	\$900,000

### Farm/Tract and CLU Information

Farm Number	Tract Number	CLU	CLU Acres	Rental Reduction Code
7999	39	0006	1.30	None
7999	39	0005	2.00	None
7999	39	0003	6.30	None

### Producer Information

Producer Name	Address	City	State	Zip	Share	Deceased Producer Date
VIRGINIA A DEHAAN REV TRUST			IA		33.34 %	N/A
DAVID ANTHONY HAALAND			IA		33.33 %	N/A
KAREN MARIE CORY			IA		33.33 %	N/A

### Practice Information

Practice Code	CLU	SAFE Area	Practice Status	Practice Acres	Estimated Cost Share per Practice
CP28	0003	N/A		6.30	\$1,153
CP27	0005	N/A		2.00	\$366
CP27	0006	N/A		1.30	\$238

### Re-enrolled Acres Information

CLU	Expired Contract Number	Expired Signup Name	Expired Practice Code	Re-enrolled Acres
0006	19-083-1338A	36 FWP	CP27	1.30
0005	19-083-1338A	36 FWP	CP27	2.00
CLU	Expired Contract Number	Expired Signup Name	Expired Practice Code	Re-enrolled Acres
0003	19-083-1338A	36 FWP	CP28	6.30

**Predecessor-Successor Division(s) of Payment agreement**  
None





# NOTES



# NOTES