



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 & 3 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 | 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: \$4,018/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.

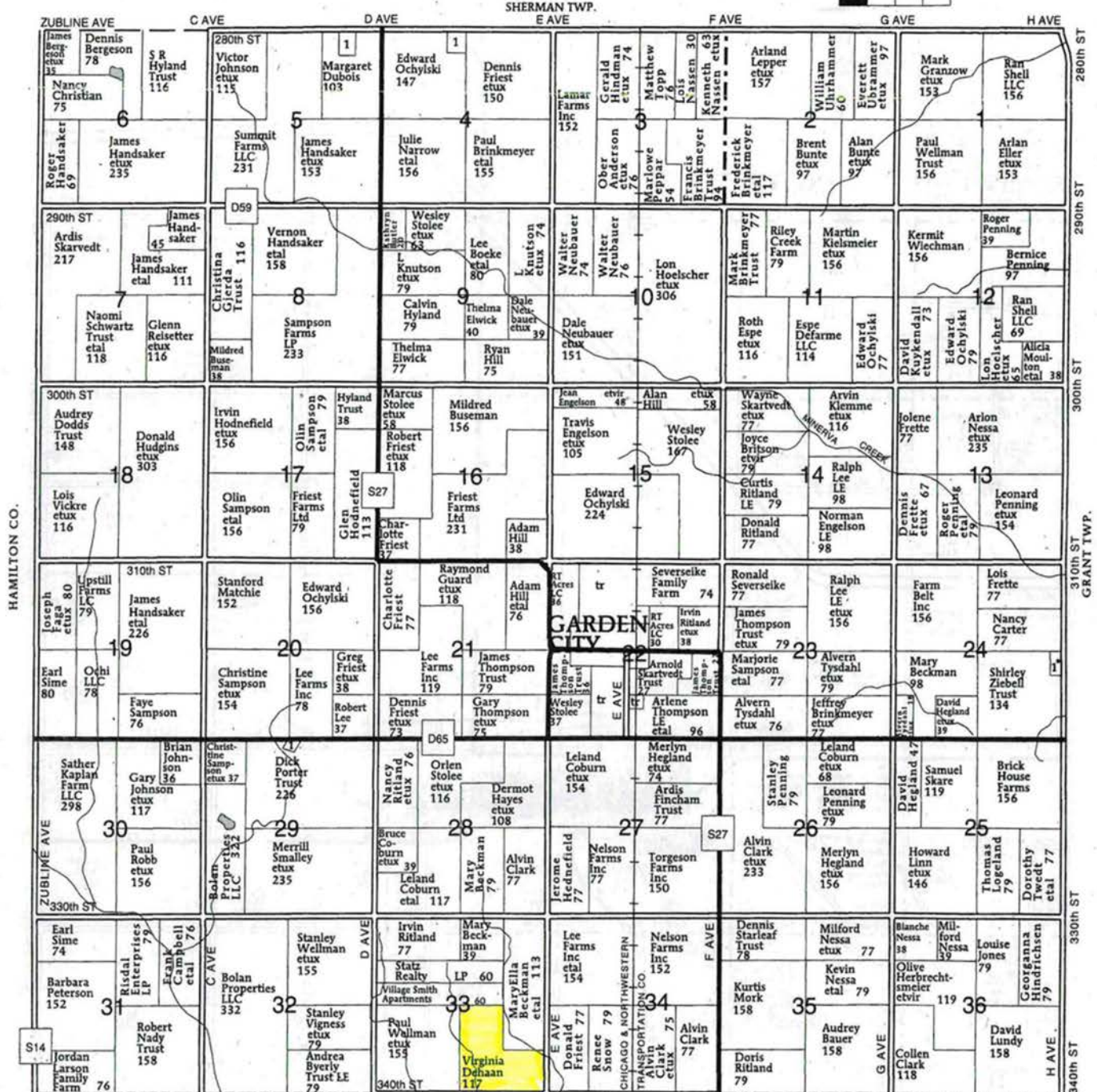
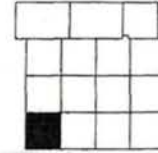
PLAT MAP

T-86-N

CONCORD PLAT

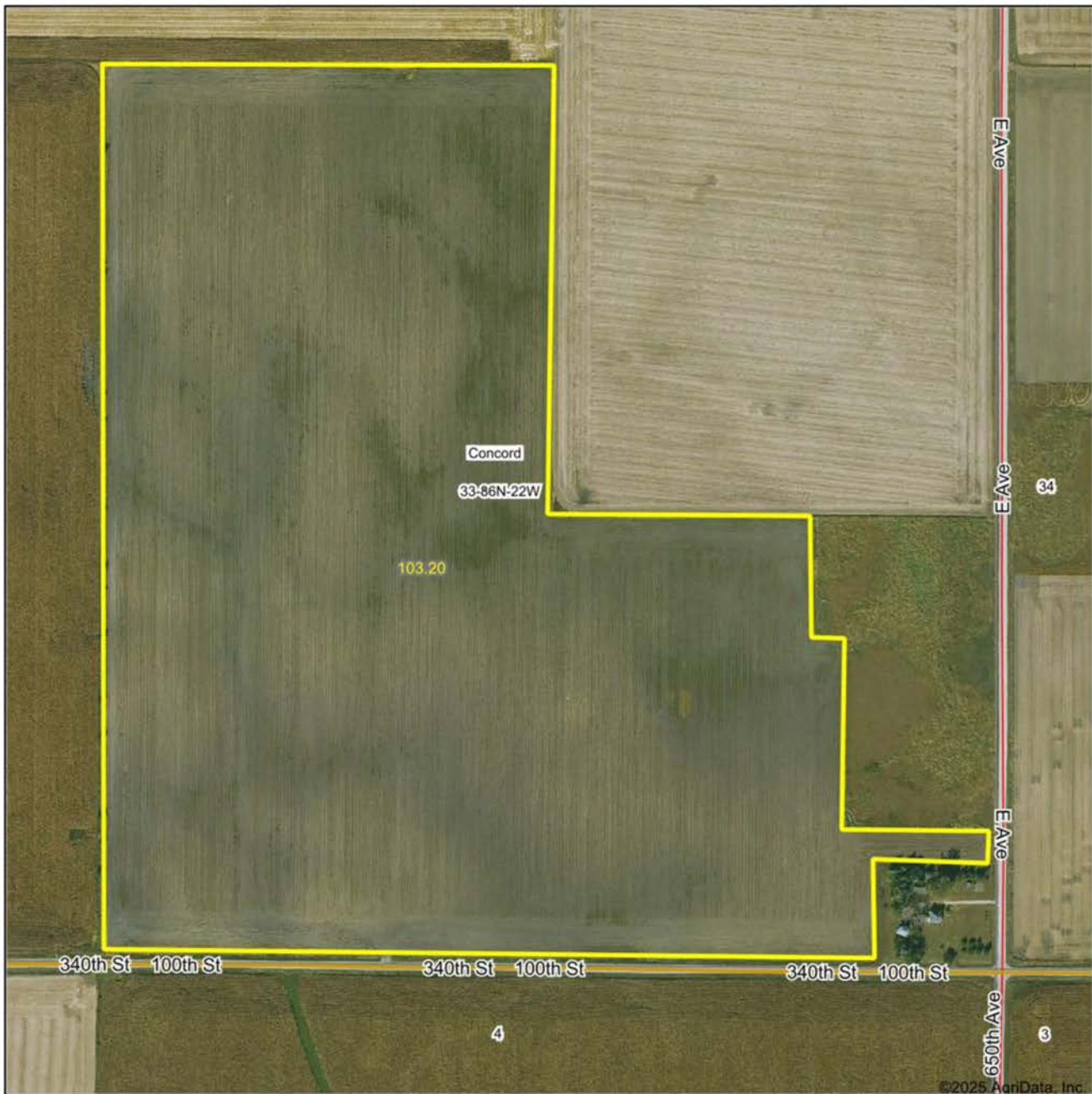
(Landowners)

R-22-W



STORY CO.

CROPPED ACRES



Boundary Center: 42.212928, -93.409975

0ft 453ft 906ft

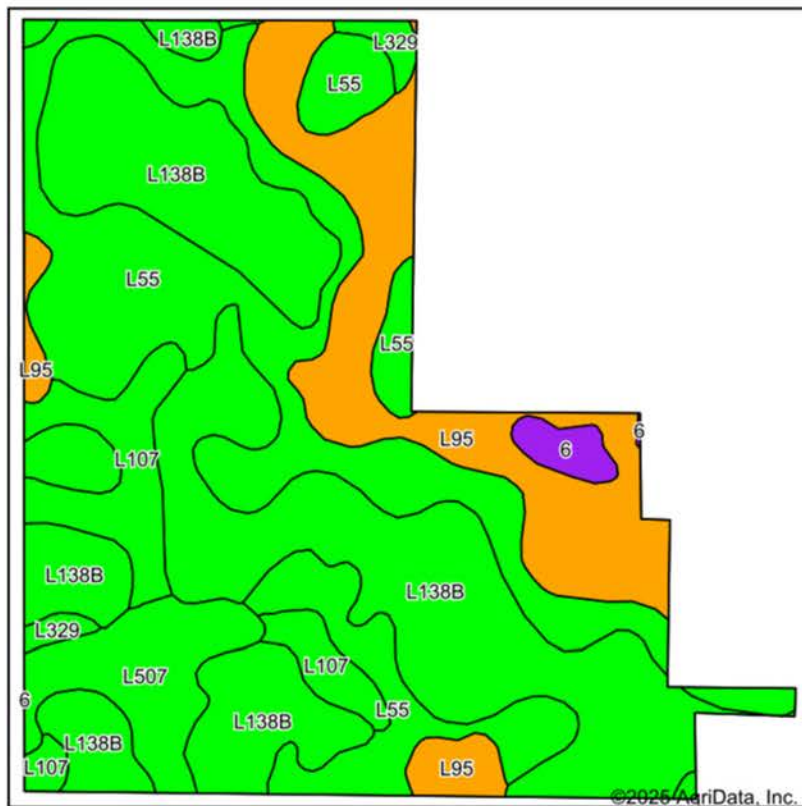
33-86N-22W
Hardin County
Iowa



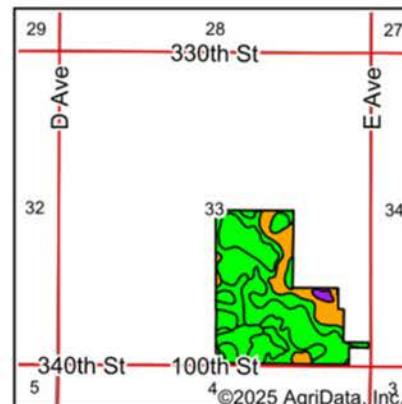
Maps Provided By:
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3/28/2025

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

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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%		Ile	220.8	64.0	0.0	88	
L55	Nicollet loam, 1 to 3 percent slopes	29.90	29.0%		Ie	0.0	0.0	0.0	91	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	16.78	16.3%		Ilw	0.0	0.0	0.0	75	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	6.71	6.5%		Ilw	0.0	0.0	0.0	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	5.72	5.5%		Ilw	0.0	0.0	0.0	87	
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	1.17	1.1%		Ilw	0.0	0.0	0.0	89	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.16	1.1%		Illw	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

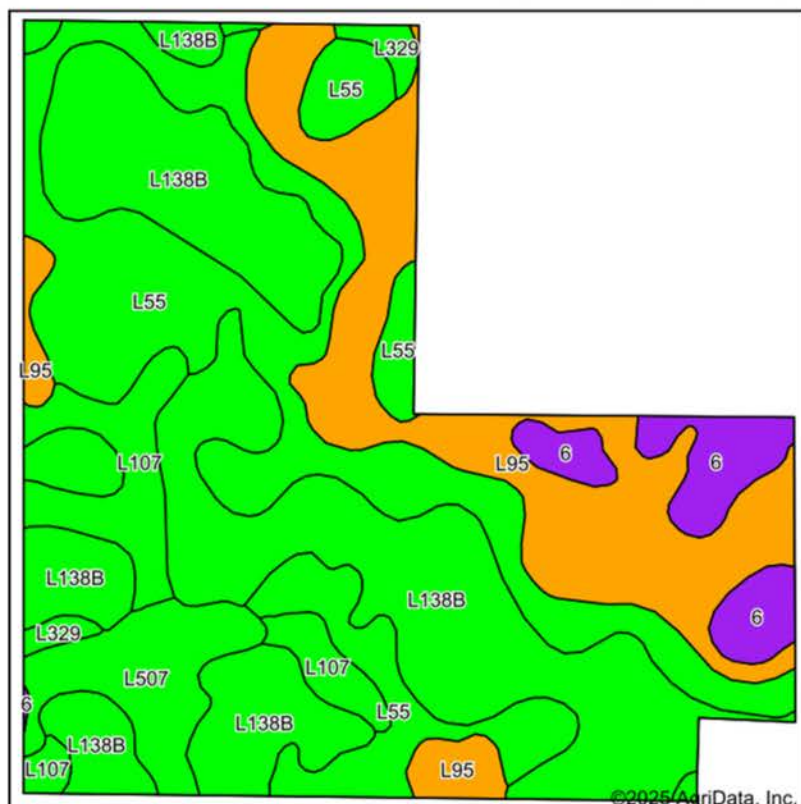
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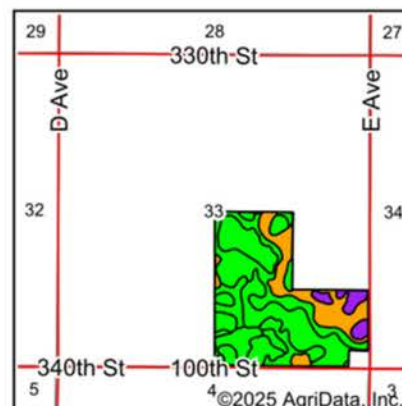
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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3/28/2025

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

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Area Symbol: IA083, Soil Area Version: 31

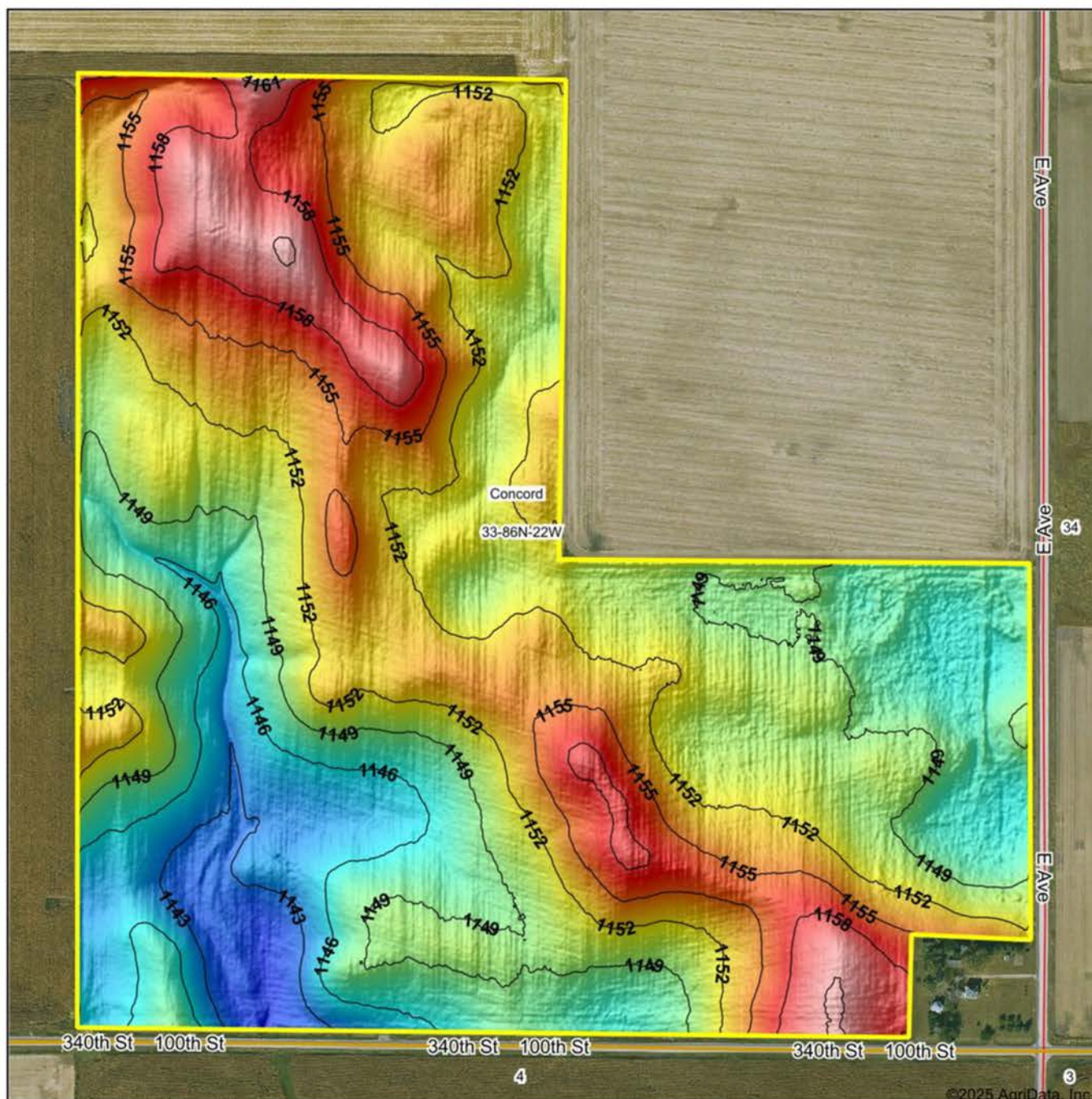
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	*i Water-Holding Inch	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	42.31	36.9%		Ile	220.8	64.0	0.0	88	
L55	Nicollet loam, 1 to 3 percent slopes	31.03	27.1%		le	0.0	0.0	0.0	91	
L95	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



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Ag Service

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Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,140.3
Max: 1,163.0
Range: 22.7
Average: 1,151.1
Standard Deviation: 4.17 ft

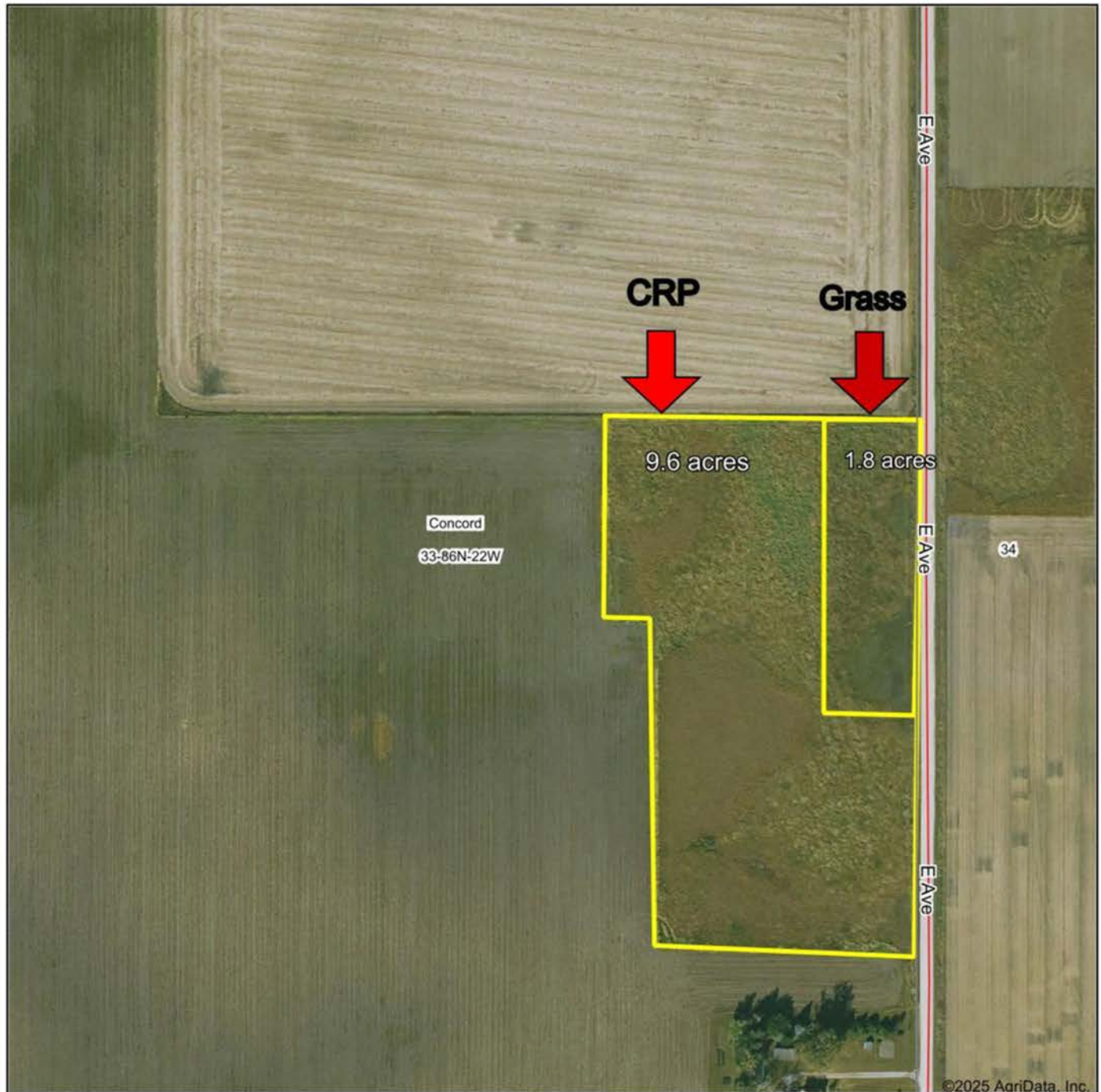


3/28/2025

33-86N-22W
Hardin County
Iowa

Boundary Center: 42.212945, -93.409982

AERIAL - CRP & GRASSLAND



Boundary Center: 42.211630, -93.406091

0ft 265ft 530ft

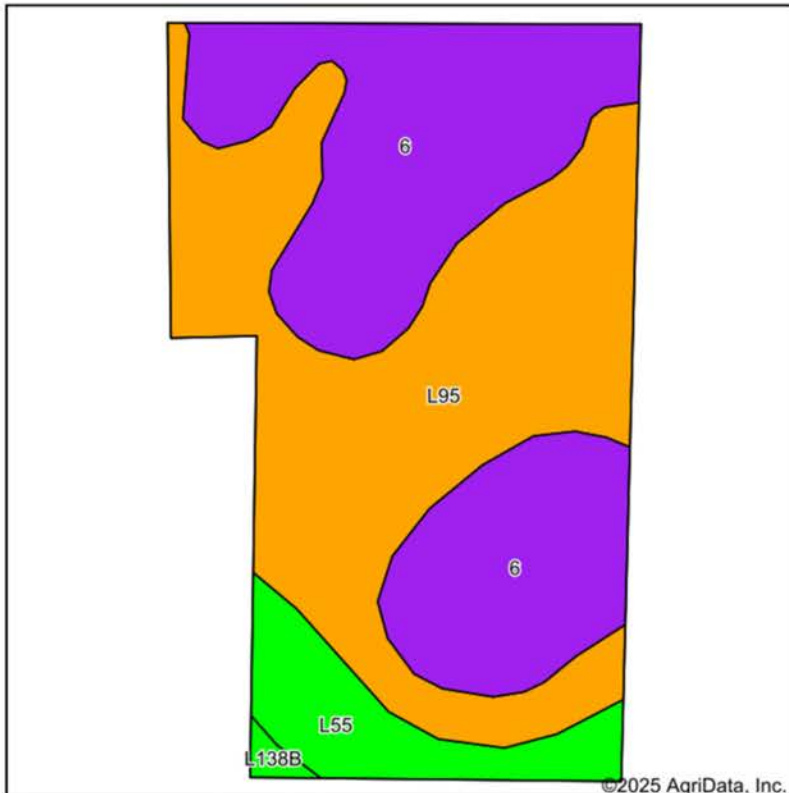
33-86N-22W
Hardin County
Iowa



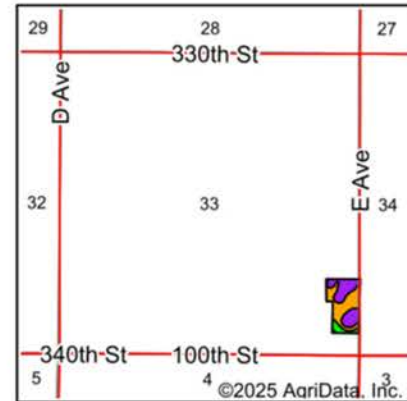
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3/28/2025

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	
TOTAL	103.20	9.00		

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
TOTAL	103.20	9.00	

NOTES

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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).

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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

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

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



