



Stalcup Ag Service

Farm Management • Appraisals • Consultations • Farm Real Estate

LAND FOR SALE

Cherokee County, Iowa
Cedar Township | Section 25

20 ACRES MORE OR LESS

FROM CHEROKEE, IA TAKE US-59 NORTH FOR 4.5, THEN EAST ON 470TH ST. FOR 1 MI., TURN NORTH ON OLD 21 ROAD FOR ½ MI., THEN EAST ON 465TH ST. FOR ½ MI.

FROM LARRABEE TAKE C-16 1 MI. EAST, TURN SOUTH ON R AVE. FOR 1.5 MI. THE PROPERTY IS DIRECTLY NORTHEAST OF R AVE & 465TH ST.

stalcupag.com | 712-732-4811

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

WRIGHT FARM

OWNER:

Wright Farm

LEGAL DESCRIPTION:

The South Half (S1/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW¼) of Section Twenty-five (25), Township Ninety-three (93) North, Range Forty (40) West of the 5th P.M.

FSA INFORMATION:

FSA Cropland Acres: 7.05 More or Less

Timber Acres: 12.89 More or Less

Corn Base: 4.60* acres

Corn PLC Yield: 161 bu/ac

Soybean Base: 2.30* acres

Soybean PLC Yield: 48 bu/ac

CSR2*: 87

Primary Soils: Galva, Sac

Secondary Soils: Storden

Real Estate Taxes: \$306/year

Lease: Subject to current lease through February 28, 2026

For additional information, please contact:



DAN NIEMEIER, AFM
Office: 712-732-4811
Evenings: 712-229-7131
dniemeier@stalcupag.com



CHAD HUSMAN, AFM
Office: 712-732-4811
Evenings: 712-291-5631
chusman@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 February 28, 2026. The sellers will retain the right to refuse any or all offers. 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.

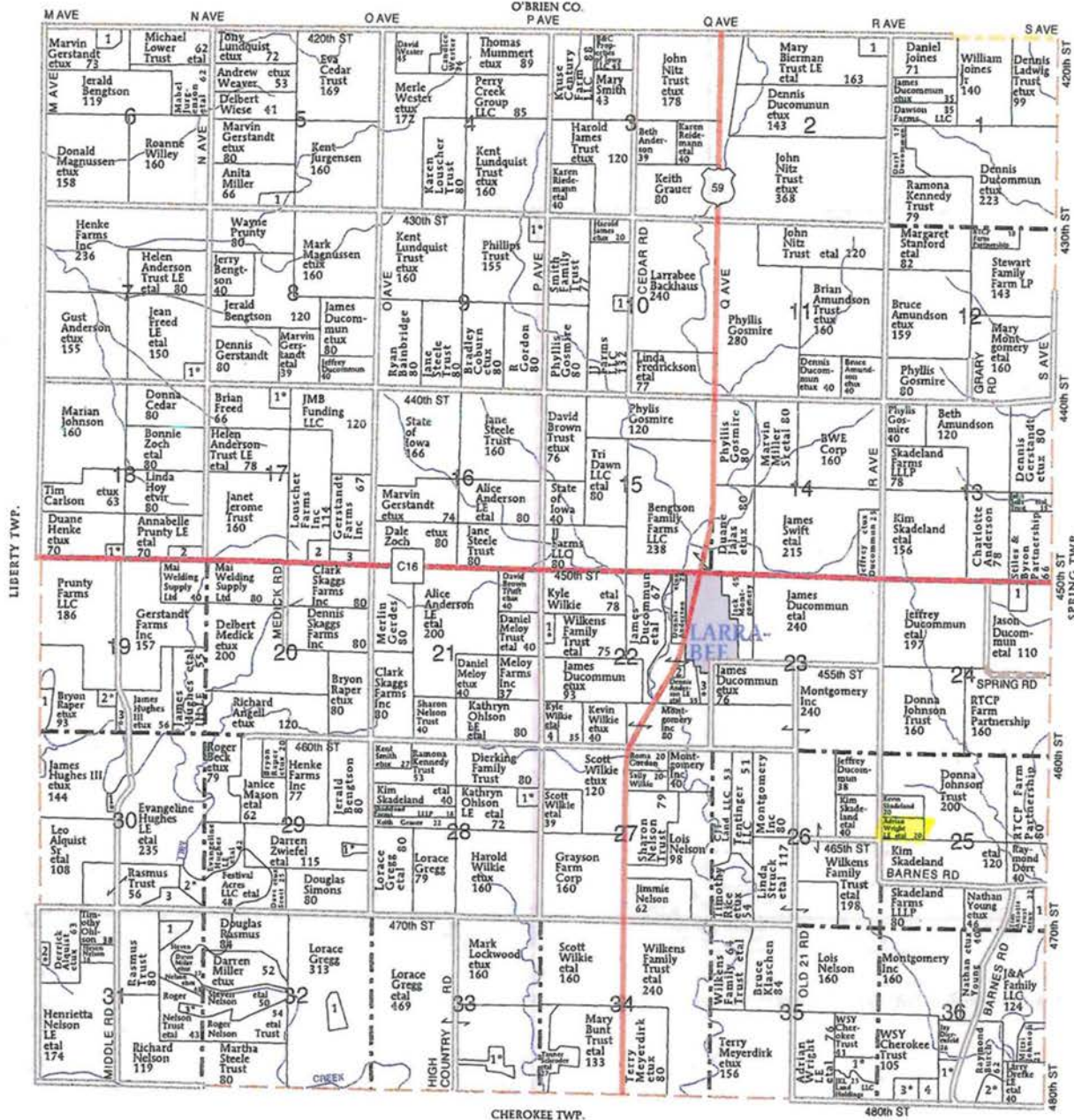
THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT NO RESPONSIBILITY THEREFORE IS ASSUMED BY THE OWNER OR BROKER.

PLAT MAP

T-93-N

CEDAR PLAT

R-40-W



CEDAR TOWNSHIP

SECTION 2

1. Bierman, Timothy 9

SECTION 5

1. Goosen, Cloyd 13

SECTION 6

1. Gerstandt, Ronald 8

SECTION 7

1. Freed, Brian etux 10

SECTION 9

1. Friedrichsen, Lynn etux 5

SECTION 10

1. James, Robert 8

SECTION 17

1. Fuhrman Trust, Michael etux 10

2. Busa, William 8

3. Smith, Kent 13

SECTION 18

1. Friedrichsen, Jeff etux 5

2. Prunty, Timothy 10

SECTION 19

1. Waggoner, Lynn 9

SECTION 22

2. Dobson, Luke etux 7

3. Busse, Dammion etux 10

SECTION 23

1. Laursen, Susan etal 5

2. Larrabee Inc 6

3. Kelly, Richard etux 7

4. Wilkie, Mark 5

SECTION 24

1. Ducommun, Jason 10

SECTION 25

1. J&A Family LLC 8

SECTION 28

1. Wilkie, Randy etux 7

SECTION 29

1. Zwiefel, Darren etux 5

SECTION 30

1. Hughes, Cory etux 10

2. Festuval Acres LLC 12

3. GUL Real Estate LLC 8

SECTION 31

1. Nelson Trust, Roger etal 13

2. Alquist, Leo etal 7

SECTION 32

1. Nelson, Steven etal 6

SECTION 33

1. Gregg, Vance 7

SECTION 34

1. Stowater, Lisa etir 9

SECTION 35

1. Jones, Brian etux 15

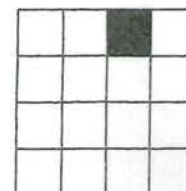
SECTION 36

1. Roberts, Alan etux 14

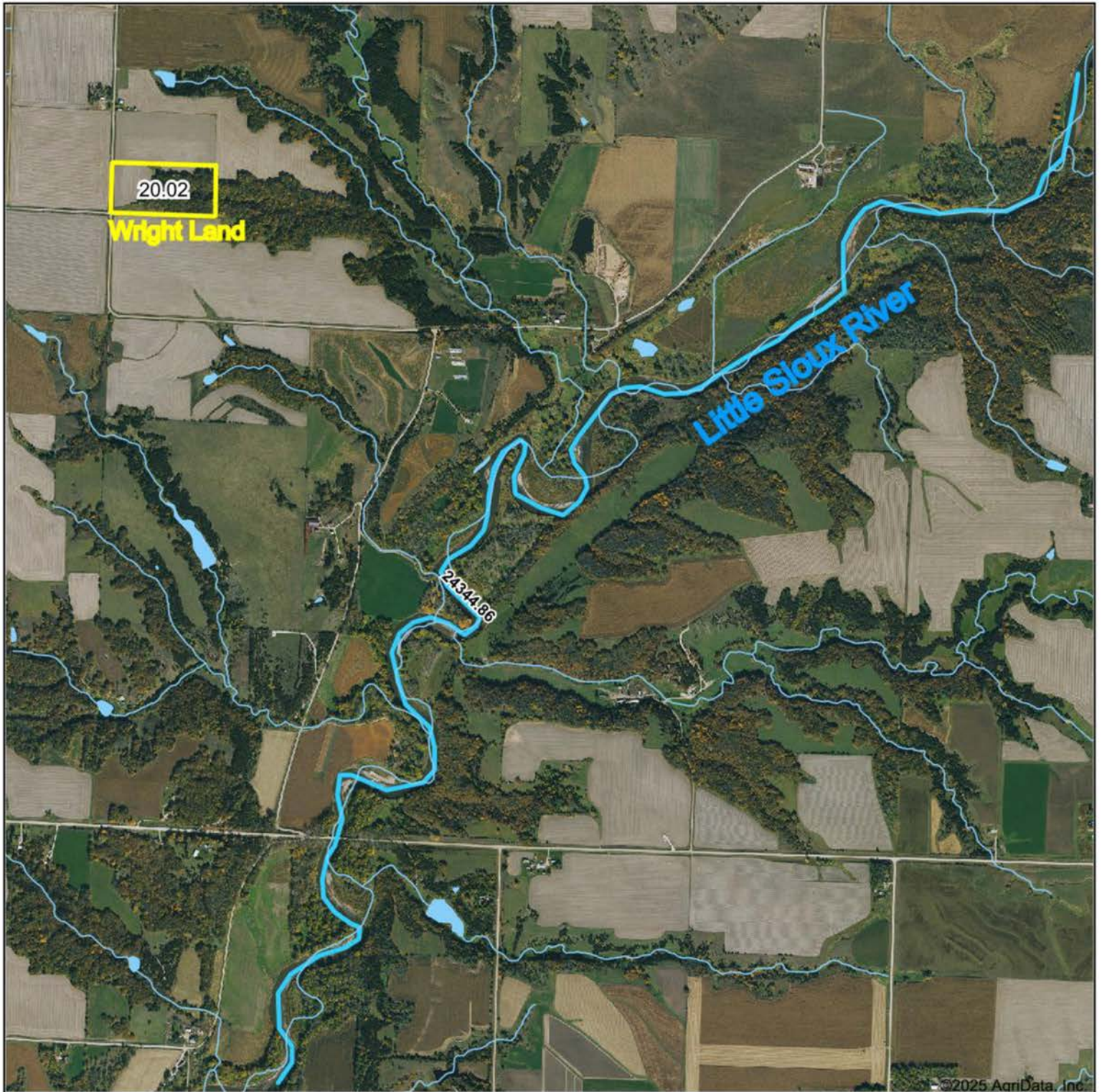
2. Janssen, David etal 8

3. Walker, Larry etux 7

4. Moon Trust, Warren 7



Wright Land is in watershed <1mi. to the Little Sioux River



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Boundary Center: 42.831239, -95.501516

0ft 2003ft 4007ft

Cherokee County
Iowa



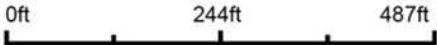
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5/22/2025

Wright Land, 20+/- acres



Boundary Center: 42.844429, -95.522162



25-93N-40W
Cherokee County
Iowa



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5/22/2025

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

Wright Land, 7.05 +/- Cropland Acres



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Boundary Center: 42.844573, -95.522143

0ft 291ft 582ft

25-93N-40W
Cherokee County
Iowa

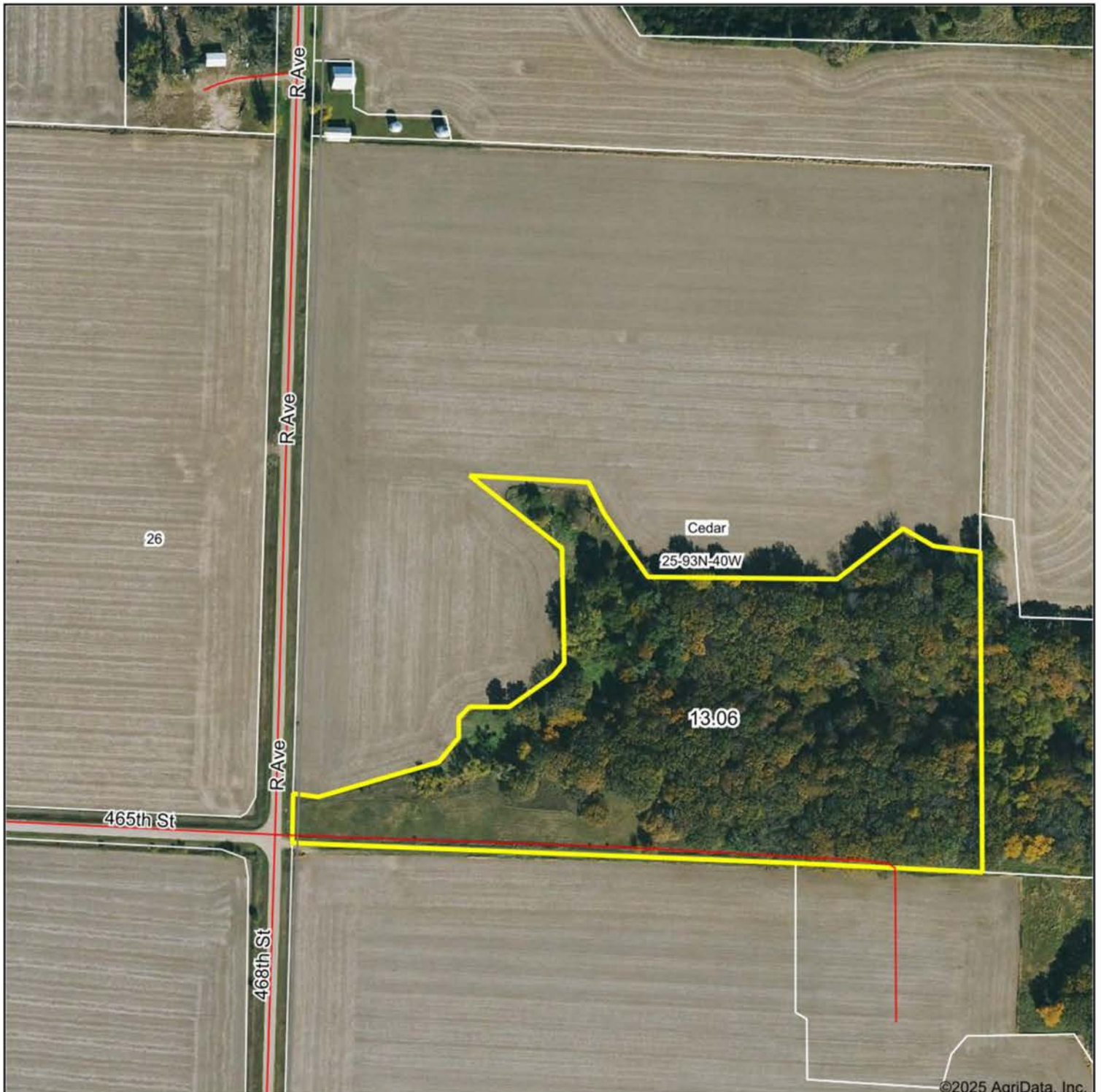


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5/22/2025

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

Wright Land, 13.06+/- Timber Acres



Boundary Center: 42.844488, -95.522099

0ft 295ft 589ft

25-93N-40W
Cherokee County
Iowa

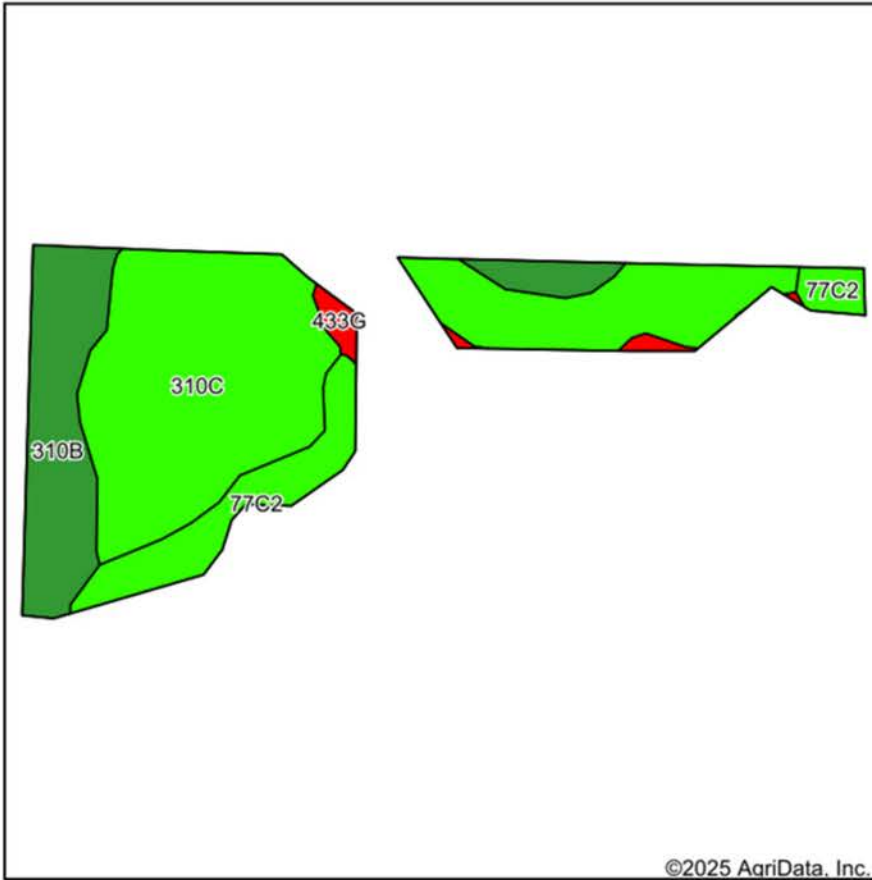


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5/22/2025

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

Wright Land, CSR2 on 7.05+/- Cropland Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cherokee**
 Location: **25-93N-40W**
 Township: **Cedar**
 Acres: **7.05**
 Date: **5/22/2025**



Area Symbol: IA035, Soil Area Version: 34

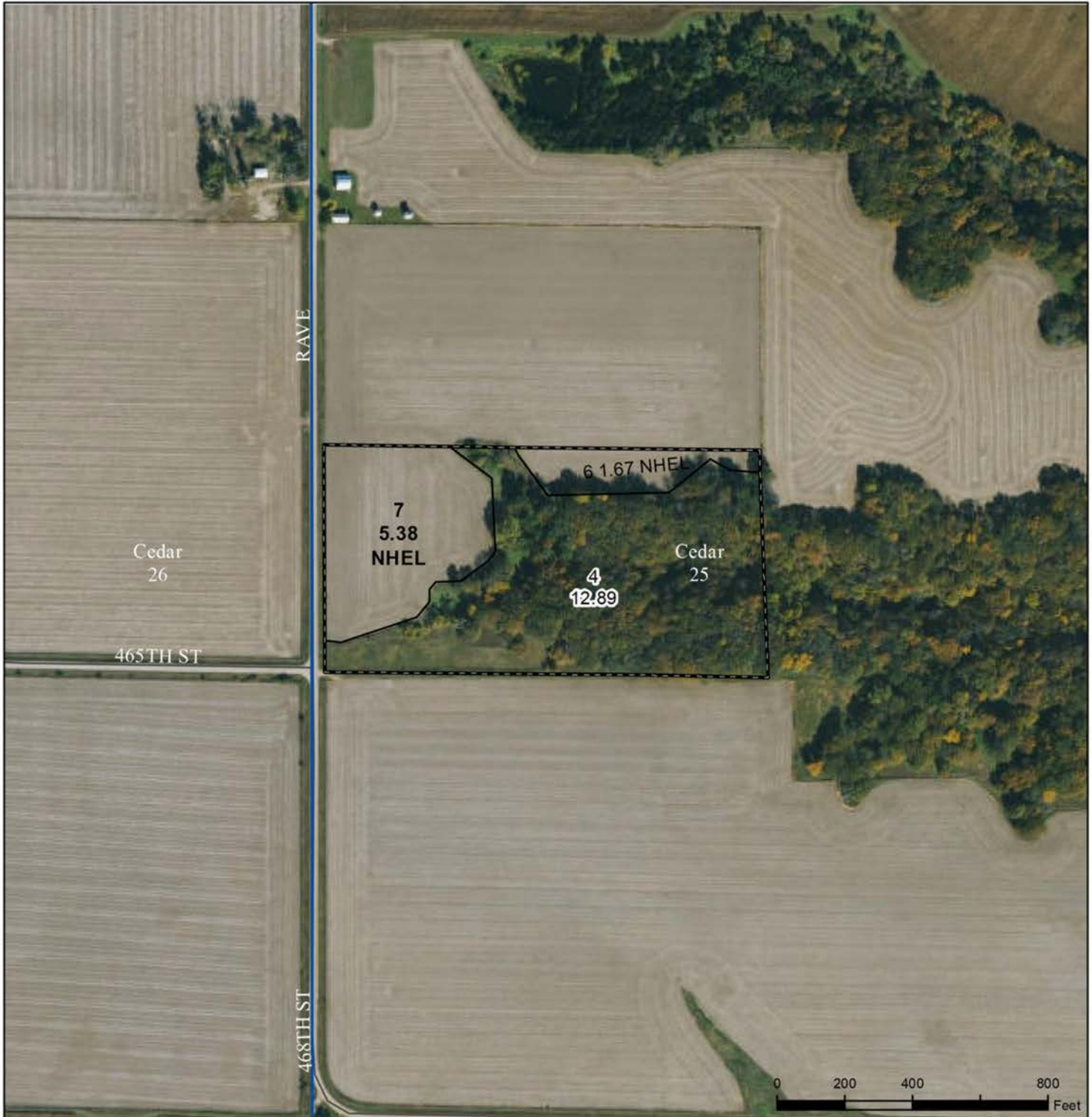
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
310C	Galva silty clay loam, 5 to 9 percent slopes	4.38	62.1%		87
310B	Galva silty clay loam, 2 to 5 percent slopes	1.56	22.1%		95
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	0.95	13.5%		88
433G	Storden loam, 25 to 50 percent slopes	0.16	2.3%		5
Weighted Average					87

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



United States
Department of
Agriculture

Cherokee County, Iowa



Legend

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

Wetland Determination Identifiers

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

Name: _____ Share: _____ % 2025 Program Year
Map Created April 14, 2025

Intended use: _____ Grain (yel/com) _____ Forage _____ Grazed

Tract Cropland Total: 7.05 acres

Non-Irrigated "Options only for certification maps and valid if filled in"

Farm 5529
Tract 11232

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IOWA
CHEROKEE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5529

Prepared : 5/14/25 4:21 PM CST

Crop Year : 2025

Operator Name : KEVIN SKADELAND

CRP Contract Number(s) : None

Recon ID : 19-035-2013-40

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
19.94	7.05	7.05	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	7.05	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	4.60	0.00	161	
Soybeans	2.30	0.00	48	
TOTAL	6.90	0.00		

NOTES

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Tract Number : 11232

Description : S2 SW4 NW4 Sec 25 Cedar

FSA Physical Location : IOWA/CHEROKEE

ANSI Physical Location : IOWA/CHEROKEE

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : BETH A HARDMAN, JON Q WRIGHT, DR GARY D WRIGHT

Other Producers : None

Recon ID : 19-035-2013-39

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
19.94	7.05	7.05	0.00	0.00	0.00	0.00	0.0

IOWA
CHEROKEE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 5529
Prepared : 5/14/25 4:21 PM CST
Crop Year : 2025

Tract 11232 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	7.05	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	4.60	0.00	161
Soybeans	2.30	0.00	48
TOTAL	6.90	0.00	

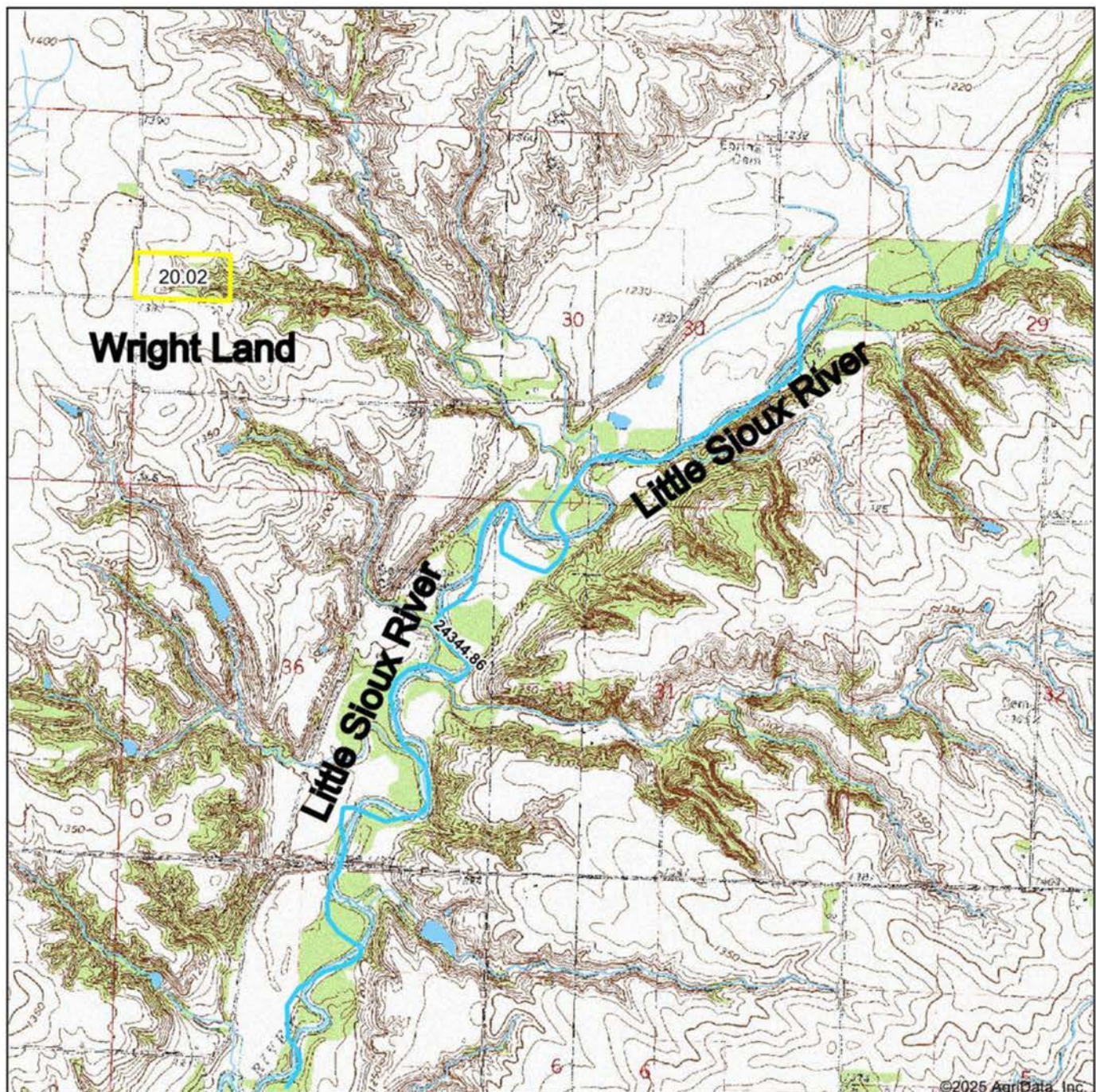
NOTES

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TOPOGRAPHY



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Ag Service

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Map Center: 42.834175, -95.502244

Cherokee County
Iowa

0ft 2202ft 4405ft

