

Stalcup Ag Service

LAND AUCTION Osceola County, Iowa Wilson and Horton Townships

**TRACT 1:
149.29 AC +/-**

**LOCATION:
NORTHEAST CORNER OF
HWY 9 & HWY 59**

**TRACT 2:
132.74 SURVEYED AC**

**LOCATION:
1 MILE WEST OF
OCHEYEDAN ON HWY 9**

THURSDAY, OCTOBER 23, 2025 | 10:00AM
SIBLEY AMERICAN LEGION | 817 3RD AVE | SIBLEY, IA

OWNER:

Hake Trust

PROPERTY LOCATION:

Tract 1: Northeast corner of Hwy 9 & Hwy 59

Tract 2: 1 mile West of Ocheyedon on Hwy 9

LEGAL DESCRIPTION:

Tract 1: Southwest Quarter (SW ¼) of Section Thirty-six (36), Township One Hundred (100) North, of Range Forty-One (41), Less 2 tracts.

Tract 2: Southeast Quarter (SE ¼) of Section Thirty-Three (33), Township One Hundred (100) North, of Range Forty (40), Less 2 tracts.

FSA INFORMATION:

TRACT 1:

Gross Acres: 149.29 ac
Cropland Acres: 144.98 ac
Corn Base: 72.5 ac
Corn PLC Yield: 146 bu/ac
Soybean Base: 72.48 ac
Soybean PLC Yield: 42 bu/ac
CSR2: 81.7
Primary Soil: Clarion/Nicollet
Secondary Soils: Canisteo
Real Estate Taxes: \$4,238/year
Lease: Open for 2026

TRACT 2:

Gross Acres: 132.74 ac
Cropland Acres: 128.45 ac
Effective Cropland Acres: 117.05 ac
Corn Base: 72.1 ac
Corn PLC Yield: 146 bu/ac
Soybean Base: 44.95 ac
Soybean PLC Yield: 42 bu/ac
CSR2: 72.0
Primary Soil: Clarion-Storden
Secondary Soils: Webster/Nicollet
Real Estate Taxes: \$3,136/year*Estimated
Lease: Open for 2026
CRP: 11.4 Ac @ \$228.77/ac. Annual payment of \$2,608. Expires 9-30-2032

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. Closing is scheduled for December 1, 2025. Real estate taxes prorated to date of closing. Possession is given at closing with current tenant's lease expiring February 28, 2026. 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. 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.

For additional
information,
please contact:



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For online bidding visit:
stalcupag.com



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AERIAL MAP TRACT 1



AERIAL MAP TRACT 2

