



Stalcup Ag Service

Farm Management • Appraisals • Consultations • Farm Real Estate

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

stalcupag.com
712-732-4811
PO Box 67 | 1705 N Lake Ave.
Storm Lake, IA 50588

Hake Trust Auction

OWNER:

Hake Trust

PROPERTY LOCATIONS:

Tract 1: Northeast corner of Hwy 9 & Hwy 59

Tract 2: 1 mile West of Ocheyedon on Hwy 9

LEGAL DESCRIPTIONS:

Tract 1: Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-six (36), Township One Hundred (100) North, of Range Forty-One (41), Less 2 tracts.

Tract 2: Southeast Quarter (SE $\frac{1}{4}$) 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

For additional information, please contact:



KENT K SMITH AFM
Office: 712-732-4811
Cell: 712-299-2091
kksmith@stalcupag.com



TRAVIS NISSEN ARA
Office: 712-732-4811
tnissen@stalcupag.com



SCAN ME



stalcupag.com



stalcupagservice



@stalcupagservice9241

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.

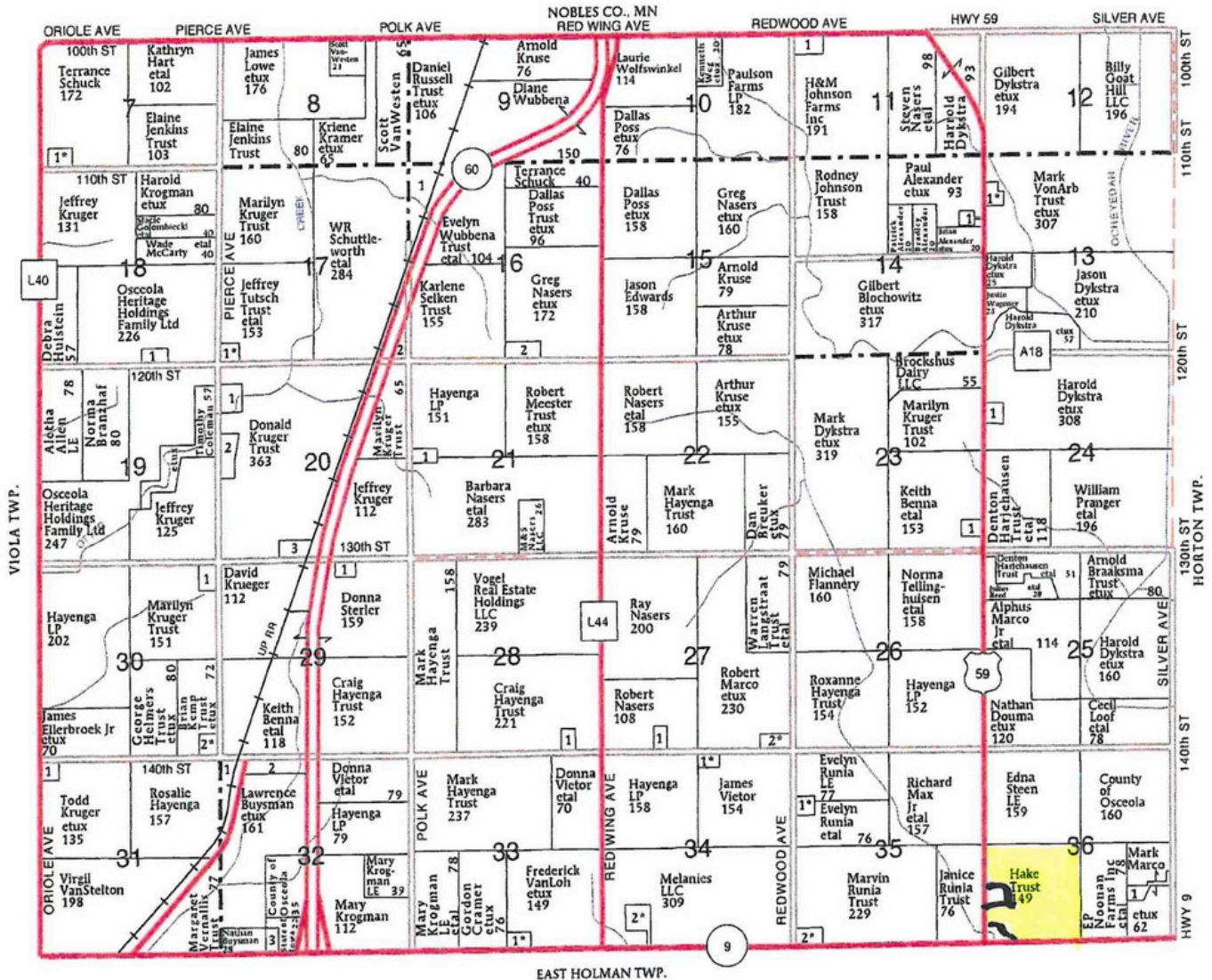
THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT NO RESPONSIBILITY THEREFORE IS ASSUMED BY THE OWNER OR BROKER.

PLAT MAP - WILSON - TRACT 1

T-100-N

WILSON PLAT

R-41-W



WILSON TOWNSHIP

SECTION 7

1. Petrich, Kevin et al 6

SECTION 11

1. Johnson, Marty 11

SECTION 13

1. Voss, Steve et al 11

SECTION 14

1. Alex Farms Inc 6

SECTION 16

1. County of Osceola 23

SECTION 17

1. KIN Pork Inc 10

SECTION 17

1. Williams, Kevin et al 7

SECTION 17

1. Dreesen, Brian 10

SECTION 18

1. JOK Farms Inc 10

SECTION 20

1. Clauson, Peter 11

2. Don Kruger Farms Ltd 8

3. Don Kruger Farms Ltd 15

SECTION 21

1. Sunrise Farms Rentals LLC 14

SECTION 23

1. Alex Farms Inc 6

SECTION 24

1. Bruuxvoort, Jamie 6

SECTION 27

1. NNK Pork Inc 8

2. Holbrook Jr, Jerry et al 9

SECTION 28

1. M&S Nasers LLC 8

SECTION 29

1. County of Osceola 5

SECTION 30

1. Lopau Jr, Marvin 6

2. Eddy, Arthur et al 8

SECTION 31

1. Todd Kruger Farms Inc 8

SECTION 32

1. Henrichs, Donna 11

2. Reed, Geneva 15

3. G Braaksma Inc 7

SECTION 33

1. DeBoer, Ned et al 8

SECTION 34

1. Loeis, Kenneth et al 5

2. Dake, Dustin et al 7

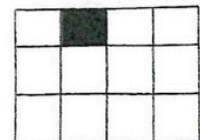
SECTION 35

1. Howard, Todd et al 5

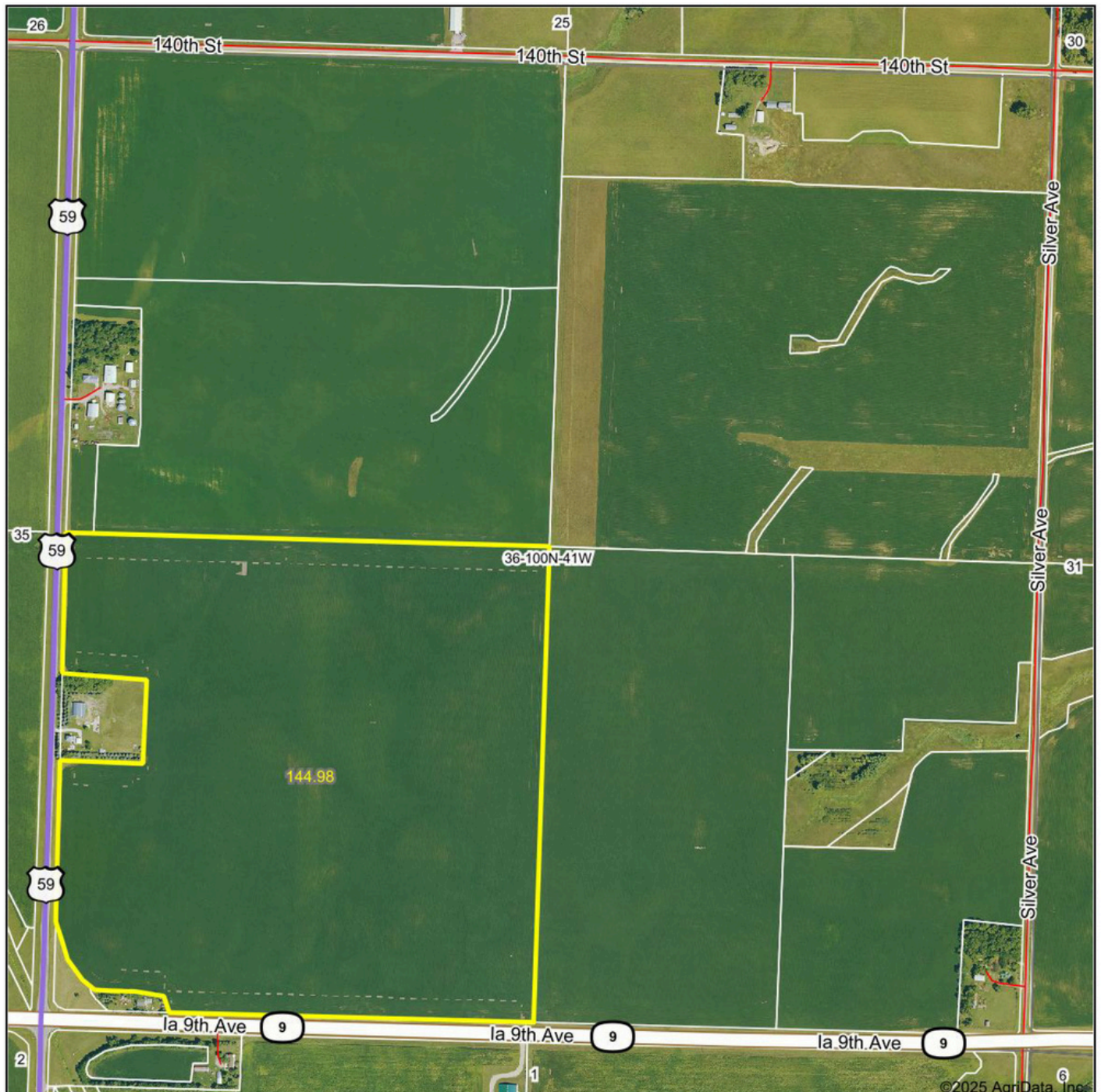
2. Runia, Marlin et al 9

SECTION 36

1. Osceola County Sportsmans Club 11



AERIAL MAP - TRACT 1



Boundary Center: 43.436503, -95.638167

0ft 834ft 1668ft

36-100N-41W
Osceola County
Iowa

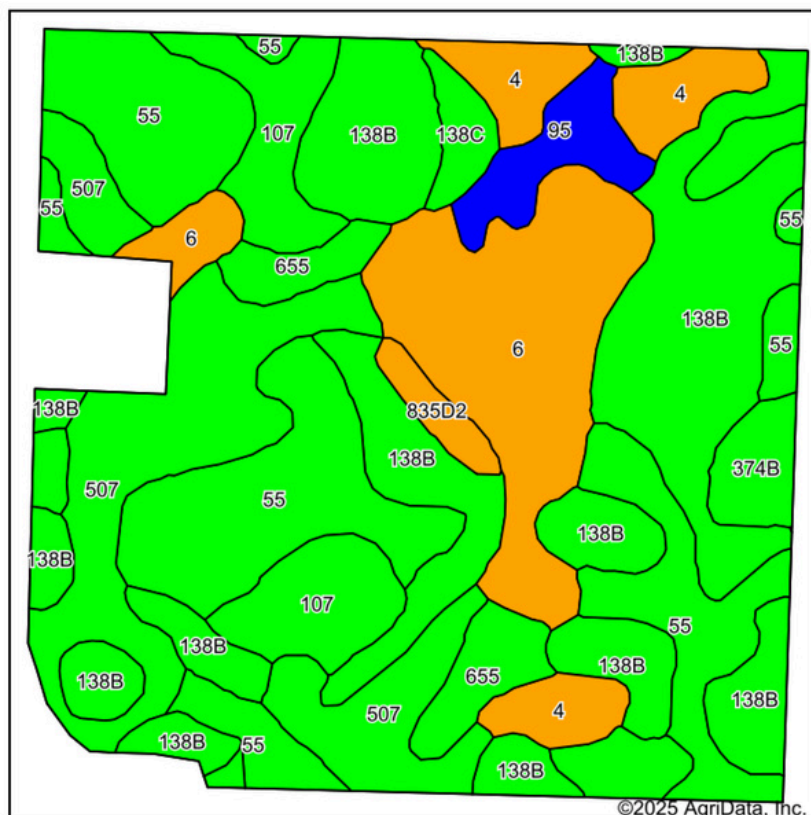


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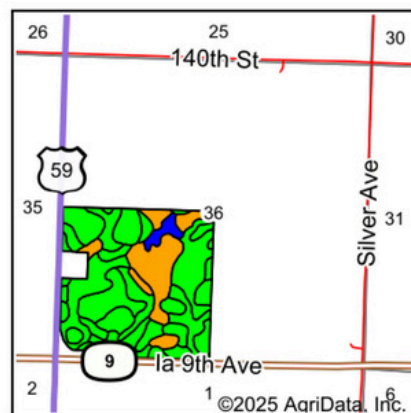
9/3/2025

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

SOILS MAP - TRACT 1



Soils data provided by USDA and NRCS.



State: Iowa
County: Osceola
Location: 36-100N-41W
Township: Wilson
Acres: 144.98
Date: 9/3/2025



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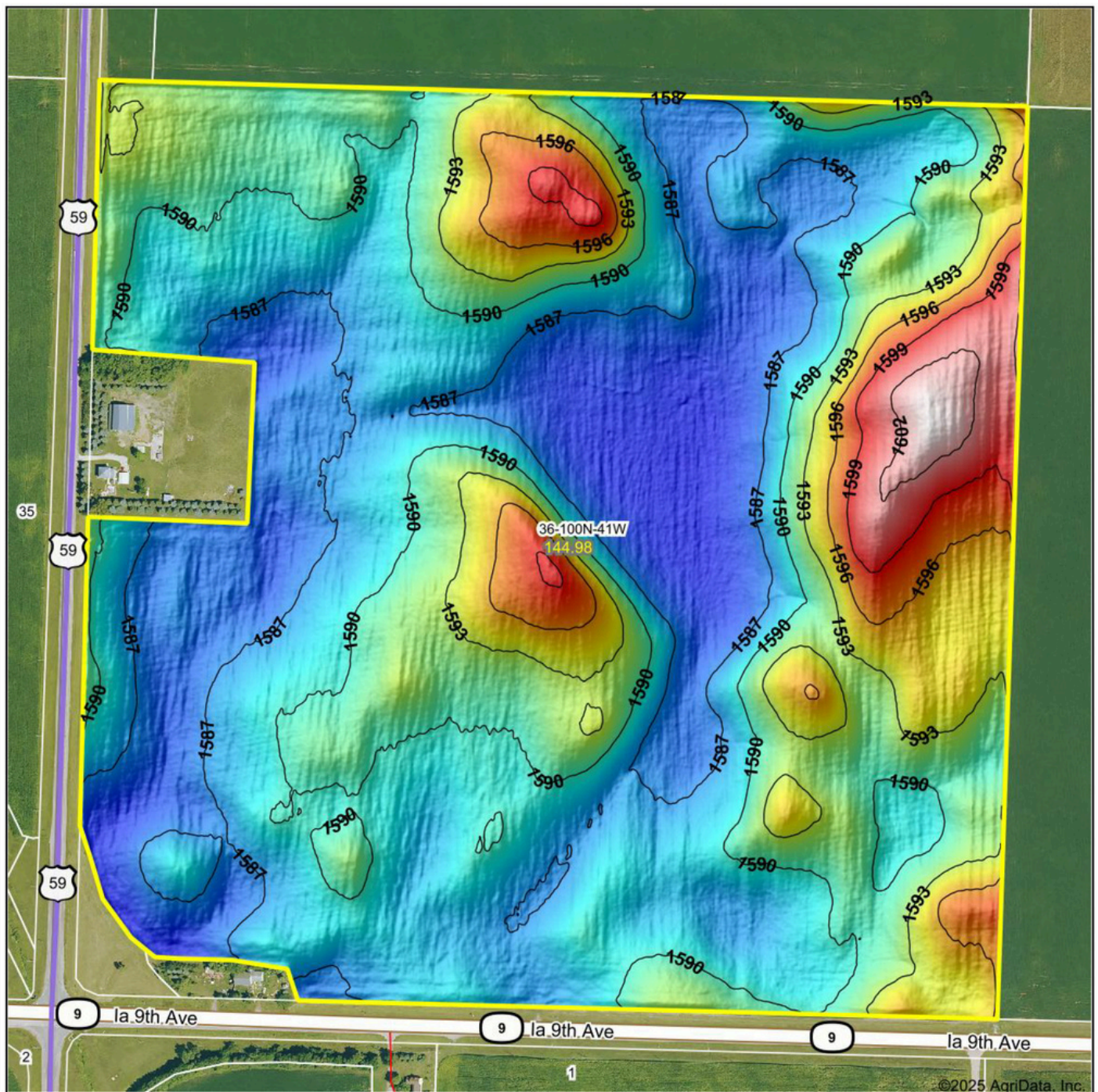
Area Symbol: IA143, Soil Area Version: 35										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	*i Water-Holding Inch	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	40.90	28.2%		Ile	225.6	65.4	11.3	89	73
55	Nicollet clay loam, 1 to 3 percent slopes	32.02	22.1%		Iw	233.6	67.7	10.5	89	73
507	Canisteo clay loam, 0 to 2 percent slopes	23.19	16.0%		IIw	224.0	65.0	10.0	84	71
6	Okoboji silty clay loam, 0 to 1 percent slopes	18.10	12.5%		IIIw	177.6	51.5	11.7	58	43
107	Webster clay loam, 0 to 2 percent slopes	9.25	6.4%		IIw	224.0	65.0	11.0	86	70
4	Knoke silty clay loam, 0 to 1 percent slopes	7.32	5.0%		IIIw	177.6	51.5	11.6	56	41
655	Crippin loam, 1 to 3 percent slopes	4.75	3.3%		Ie	233.6	67.7	11.3	91	71
95	Harps clay loam, 0 to 2 percent slopes	3.72	2.6%		IIw	198.4	57.5	11.1	72	57
374B	Okabena silty clay loam, 1 to 5 percent slopes	2.48	1.7%		Iw	80.0	23.2	0.0	91	73
138C	Clarion loam, 6 to 10 percent slopes	1.76	1.2%		IIIe	209.6	60.8	11.3	84	67
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.49	1.0%		IVe	80.0	23.2	0.0	53	35
Weighted Average					1.94	214	62	10.6	81.7	66.2

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

*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- TRACT 1



Stalcup
Ag Service

Maps Provided By:

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

Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,584.2

Max: 1,604.0

Range: 19.8

Average: 1,590.1

Standard Deviation: 3.94 ft

0ft 434ft 867ft



9/3/2025

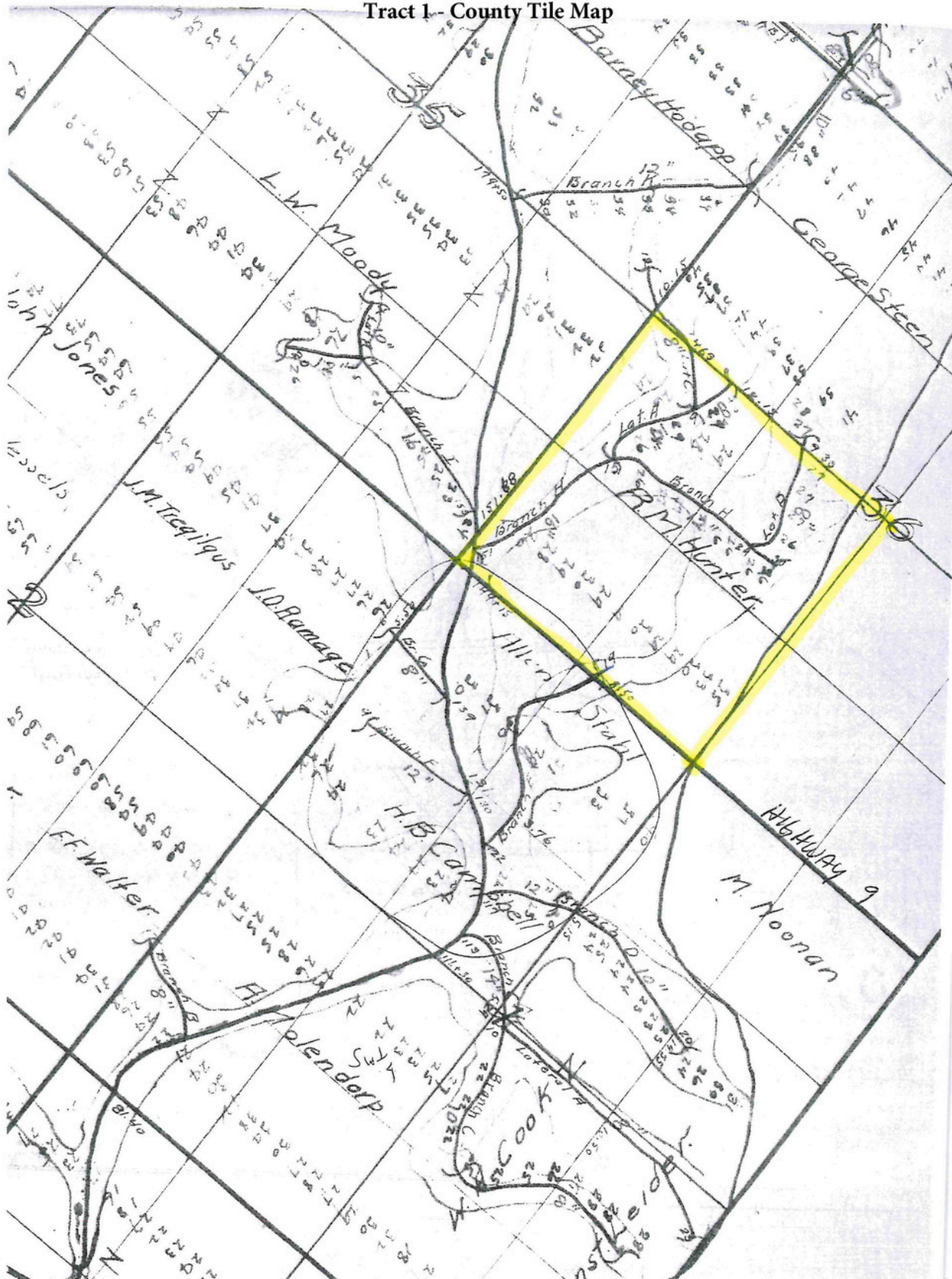
36-100N-41W
Osceola County
Iowa

Boundary Center: 43.436503, -95.638167

COUNTY TILE MAP - TRACT 1

This is a historical county tile map of Tract 1. The map shows a grid of land parcels, many of which are labeled with owner names. A prominent yellow rectangle highlights a specific area in the center-right of the map. The map includes several roads, with Highway 9 running diagonally across the lower right. Other roads and features include:

- Parcel Owners:** L.W. Moody, J.M. Traylor, J.O. Bama, H.B. Corn, M. Noonan, George Steen, B.M. Hunter, F.F. Walker, H. Blomberg, and M. Cook.
- Roads:** Highway 9, and several unnamed roads and branches.
- Other Features:** A river or stream runs through the center of the map, and various smaller parcels and lots are labeled with numbers and letters.



654 N.M.

St. Mary's

250 ft

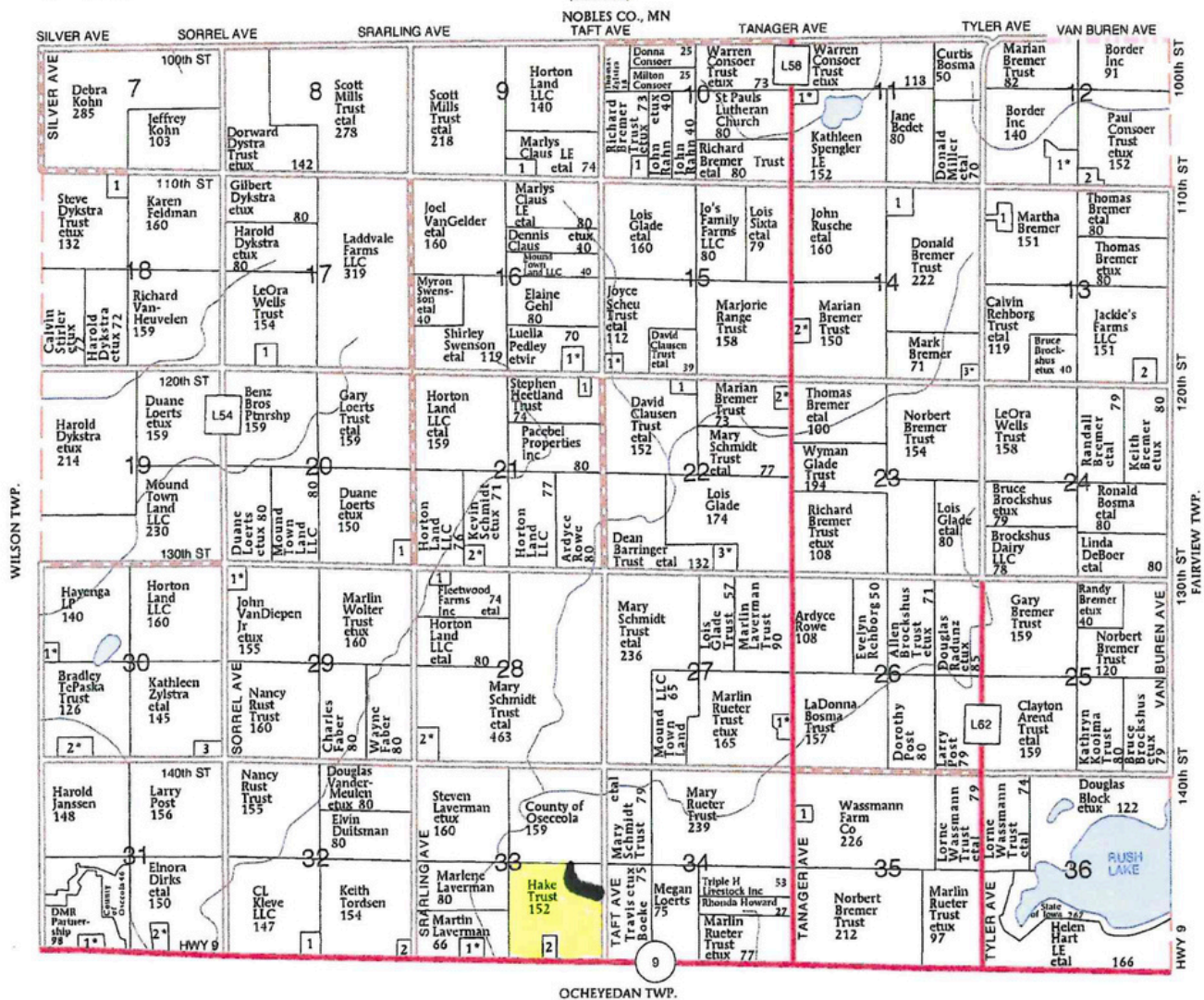
July 9

PLAT MAP - HORTON - TRACT 2

T-100-N

HORTON PLAT

R-40-W



HORTON TOWNSHIP

SECTION 9

1. West Timbers Inc 6

SECTION 10

1. Bremer, Bruce 7

SECTION 11

1. Consoer, Phyllis et al 7

SECTION 12

1. Markus, Donald et al 15

SECTION 13

1. Bremer, Mark 3
2. Dake, Duane 8

SECTION 14

1. Bremer, Mark 15

2. VanHeuvelen, Shawn et al 8

3. Bremer, Mark et al 9

SECTION 15

1. Paplow, Paul et al 7

SECTION 16

1. Haack, Douglas et al 9

SECTION 17

1. VanGelder, Jason 5

SECTION 18

1. Markus, Rodney 10

SECTION 20

1. Loerts, Jordan 10

SECTION 21

1. Pacebel Properties Inc 5

2. Winters, Steven et al 9

SECTION 22

1. Kahler, Deborah 7

2. Kahler, Allen et al 5

3. Barringer, Michael et al 11

SECTION 27

1. Bremer, Randy et al 3

SECTION 28

1. Bates, James 6

2. Schmidt, Kevin et al 15

SECTION 29

1. Doeden, Marshall et al 5

SECTION 30

1. Pranger, William et al 5

2. Norenberg, Dennis et al 18

3. Zylstra, Craig 15

SECTION 31

1. Kieve, Troy et al 6
2. Wingate, Dustin et al 9

SECTION 32

1. Marco, Jerred 9

2. Hesabeck, Trent 6

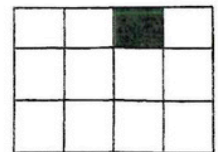
SECTION 33

1. Laverman, Steven et al 12

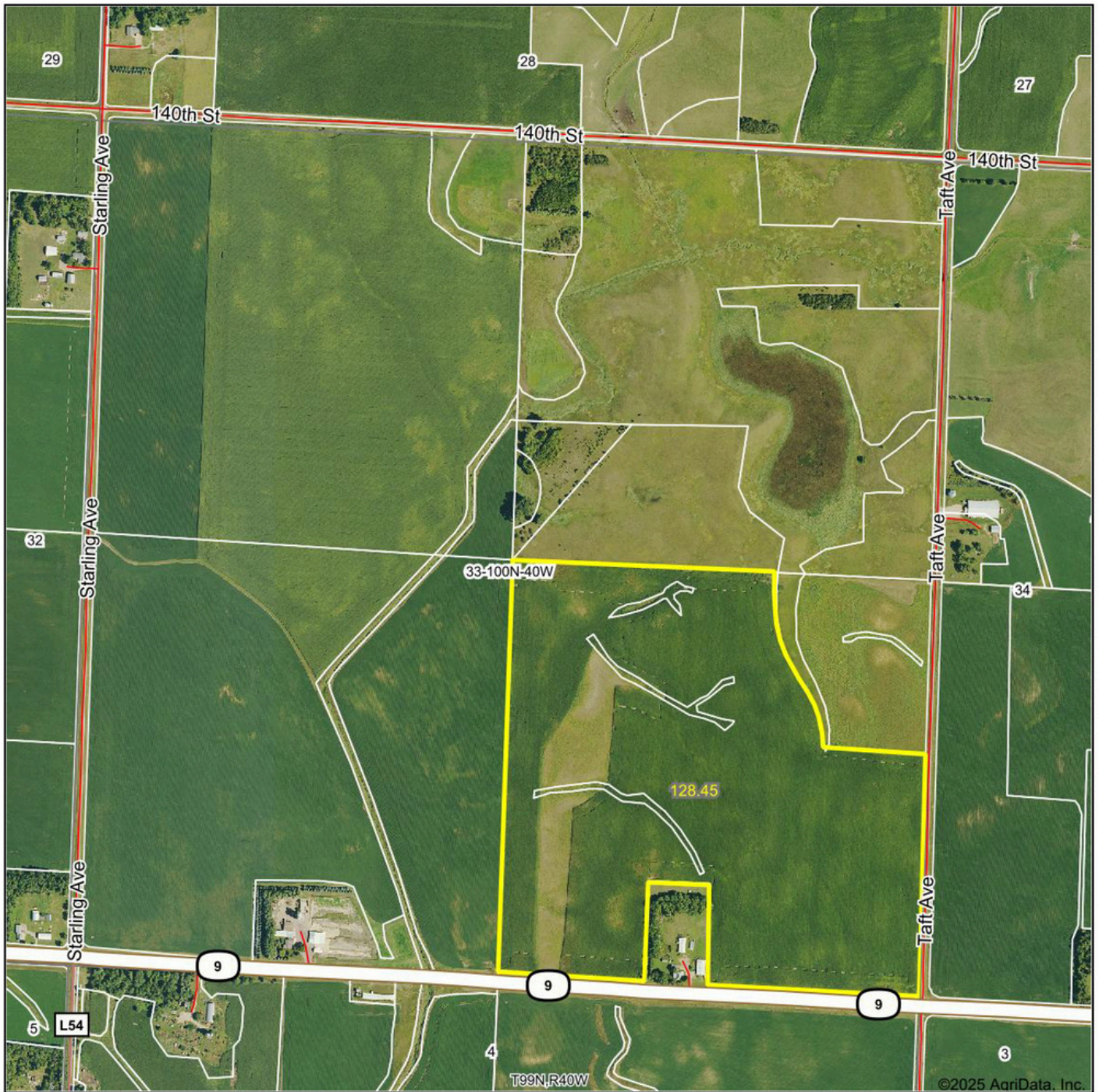
2. Petersen, Jamey 6

SECTION 35

1. Brockshus, Dylan 11



AERIAL MAP - TRACT 2



Boundary Center: 43.435602, -95.569434

0ft 965ft 1930ft

33-100N-40W
Osceola County
Iowa

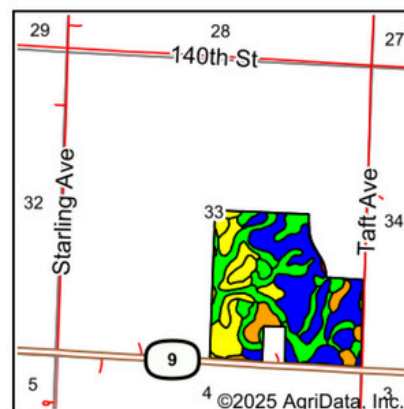
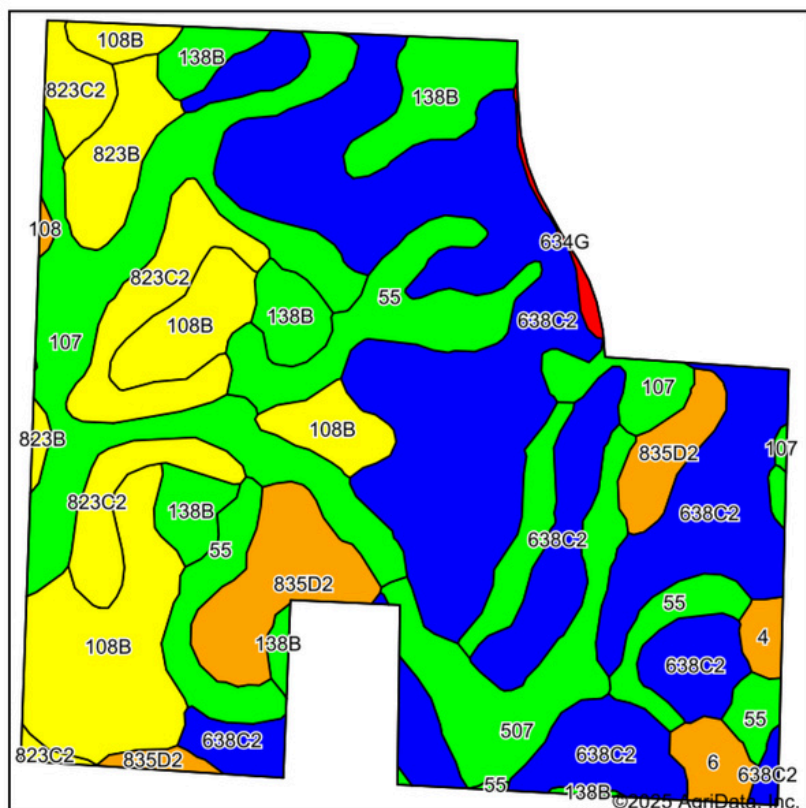


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9/3/2025

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

SOILS MAP - TRACT 2



State: Iowa
County: Osceola
Location: 33-100N-40W
Township: Horton
Acres: 128.45
Date: 9/3/2025

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Soils data provided by USDA and NRCS.

Area Symbol: IA143, Soil Area Version: 35											
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	
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	46.13	35.9%		IIIe	176.0	51.0	11.2	75	52	
107	Webster clay loam, 0 to 2 percent slopes	16.76	13.0%		IIw	224.0	65.0	11.0	86	70	
108B	Wadena loam, 2 to 6 percent slopes	14.00	10.9%		Ile	80.0	23.2	5.6	52		
55	Nicollet clay loam, 1 to 3 percent slopes	13.56	10.6%		Iw	233.6	67.7	10.5	89	73	
823C2	Ridgeport sandy loam, 5 to 9 percent slopes, moderately eroded	9.13	7.1%		IIIe	80.0	23.2	0.0	44	29	
138B	Clarion loam, 2 to 6 percent slopes	8.31	6.5%		Ile	225.6	65.4	11.3	89	73	
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	7.59	5.9%		IVe	80.0	23.2	0.0	53	35	
507	Canisteo clay loam, 0 to 2 percent slopes	6.57	5.1%		IIw	224.0	65.0	10.0	84	71	
823B	Ridgeport sandy loam, 2 to 5 percent slopes	3.49	2.7%		IIIe	80.0	23.2	0.0	50	35	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.50	1.2%		IIIw	177.6	51.5	11.7	58	43	
4	Knoke silty clay loam, 0 to 1 percent slopes	0.80	0.6%		IIIw	177.6	51.5	11.6	56	41	
634G	Belview-Omsrud complex, 18 to 40 percent slopes	0.46	0.4%		VIe	80.0	23.2	0.0	8	6	
108	Wadena loam, 0 to 2 percent slopes	0.15	0.1%		IIIs	80.0	23.2	5.6	56		
Weighted Average					2.50	168	48.7	8.6	72	*-	

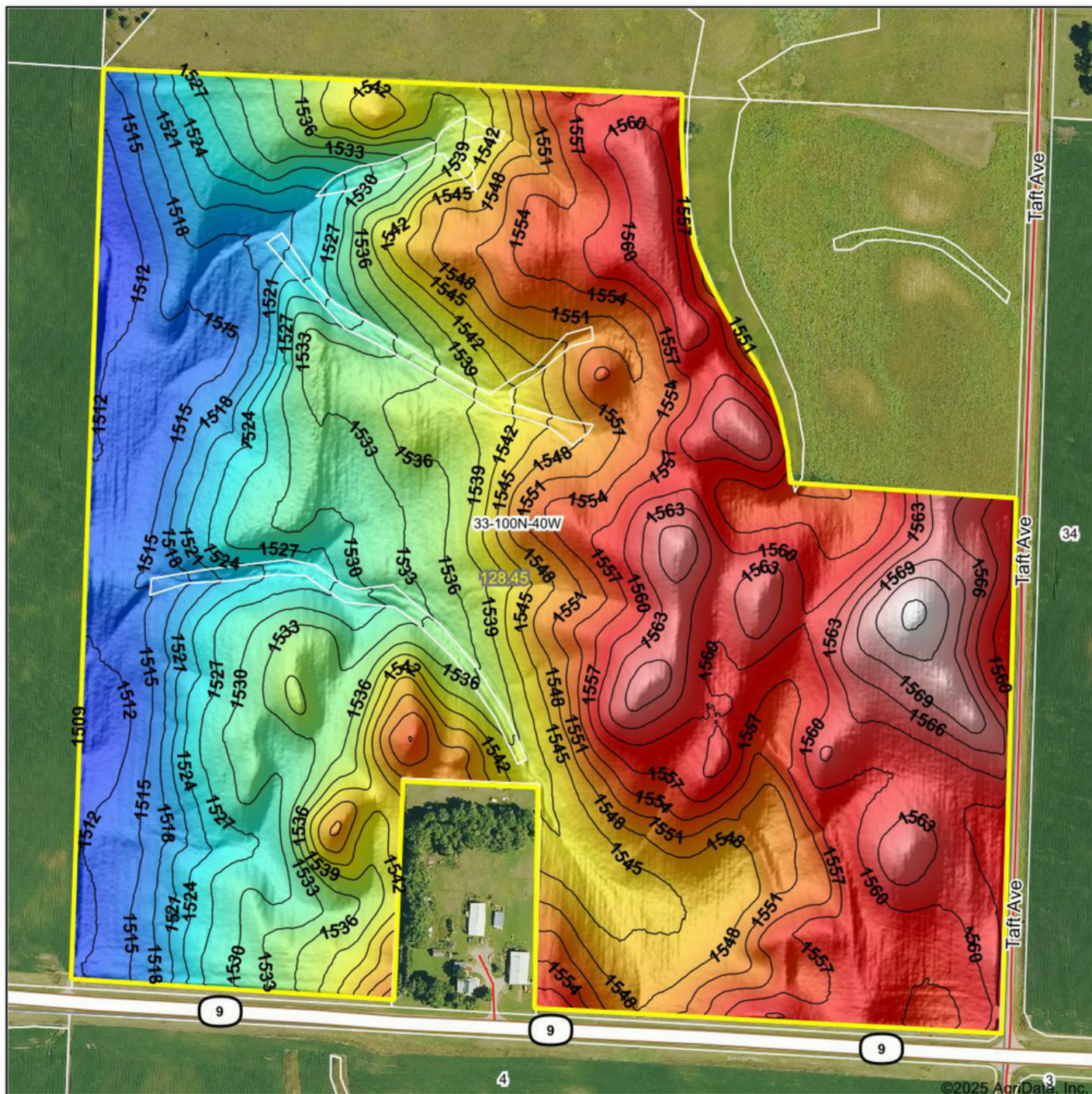
**IA has updated the CSR values for each county to CSR2.

*- 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

Soils data provided by USDA and NRCS.

TOPOGRAPHY HILLSHADE- TRACT 2



Source: USGS 1 meter dem
Interval(ft): 3

0ft 437ft 874ft

Stalcup
Ag Service

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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

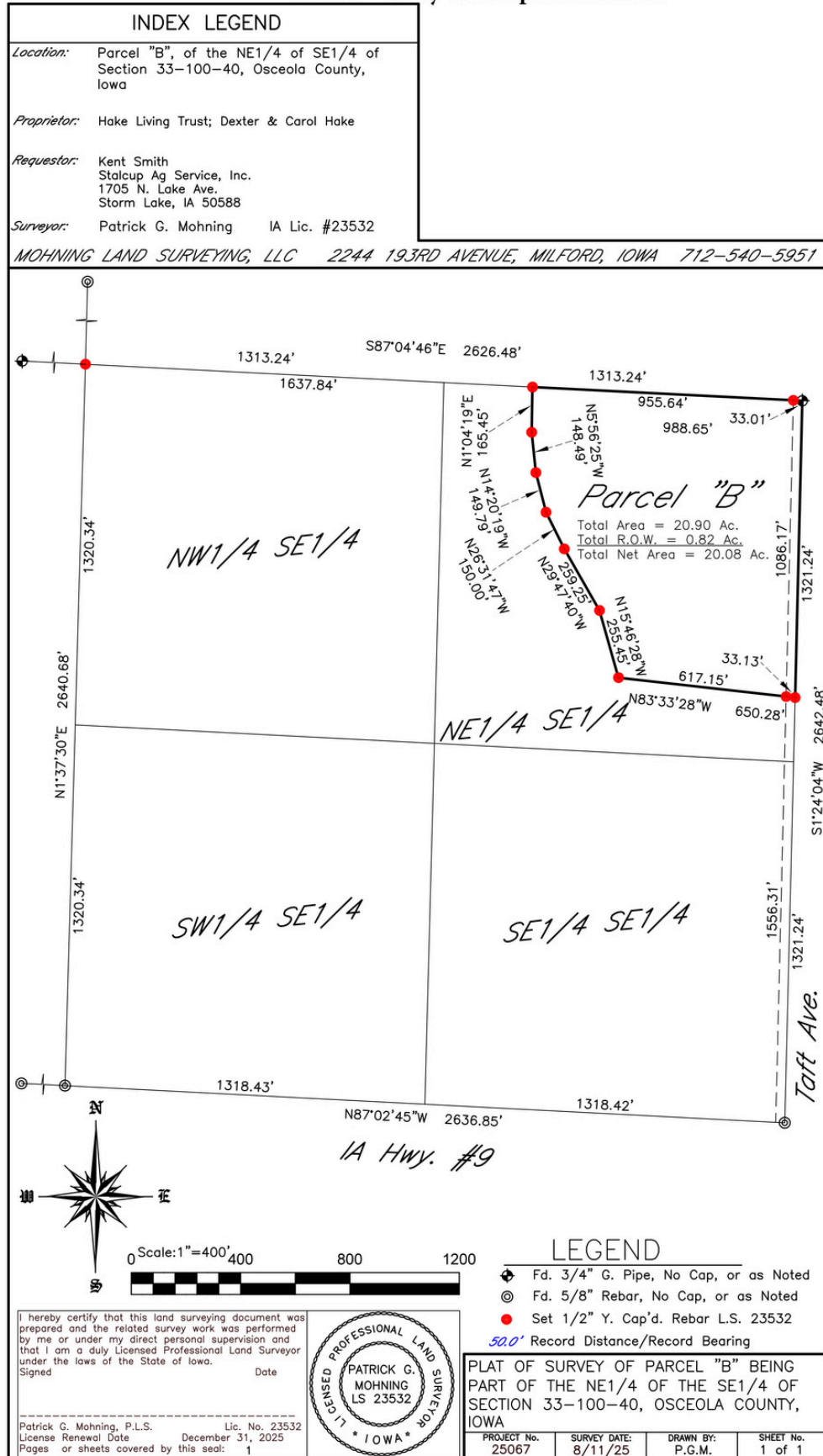
Min: 1,507.9
Max: 1,575.6
Range: 67.7
Average: 1,542.2
Standard Deviation: 16.73 ft



33-100N-40W
Osceola County
Iowa

Boundary Center: 43.435602, -95.569434

SURVEY OF EXCEPTION IN NESE - TRACT 2



CRP-1 (01-08-24)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 19 143		2. SIGN-UP NUMBER 57	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11626A		4. ACRES FOR ENROLLMENT 11.40	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) OSCEOLA COUNTY FARM SERVICE AGENCY 1672 NORTHWEST BLVD SIBLEY, IA51249-7501				6. TRACT NUMBER 1248		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2022 TO: (MM-DD-YYYY) 09-30-2032	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 754-2587				8. SIGNUP TYPE: SAFE - Iowa Gaining Ground			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.							
9A. Rental Rate Per Acre \$ 228.77		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 2,608.00		A. Tract No.		B. Field No.		C. Practice No.	
9C. First Year Payment \$		1248		0001		CP38E-25	
(Item 9C is applicable only when the first year payment is prorated.)		1248		0002		CP38E-25	
		1248		0003		CP38E-25	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
[REDACTED]		[REDACTED] %					
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) HAKE LIVING TRUST 12830 VISCAINO RD LOS ALTOS HILLS, CA94022-2520		(2) SHARE 0.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.							
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.							

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, audiotope, 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 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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

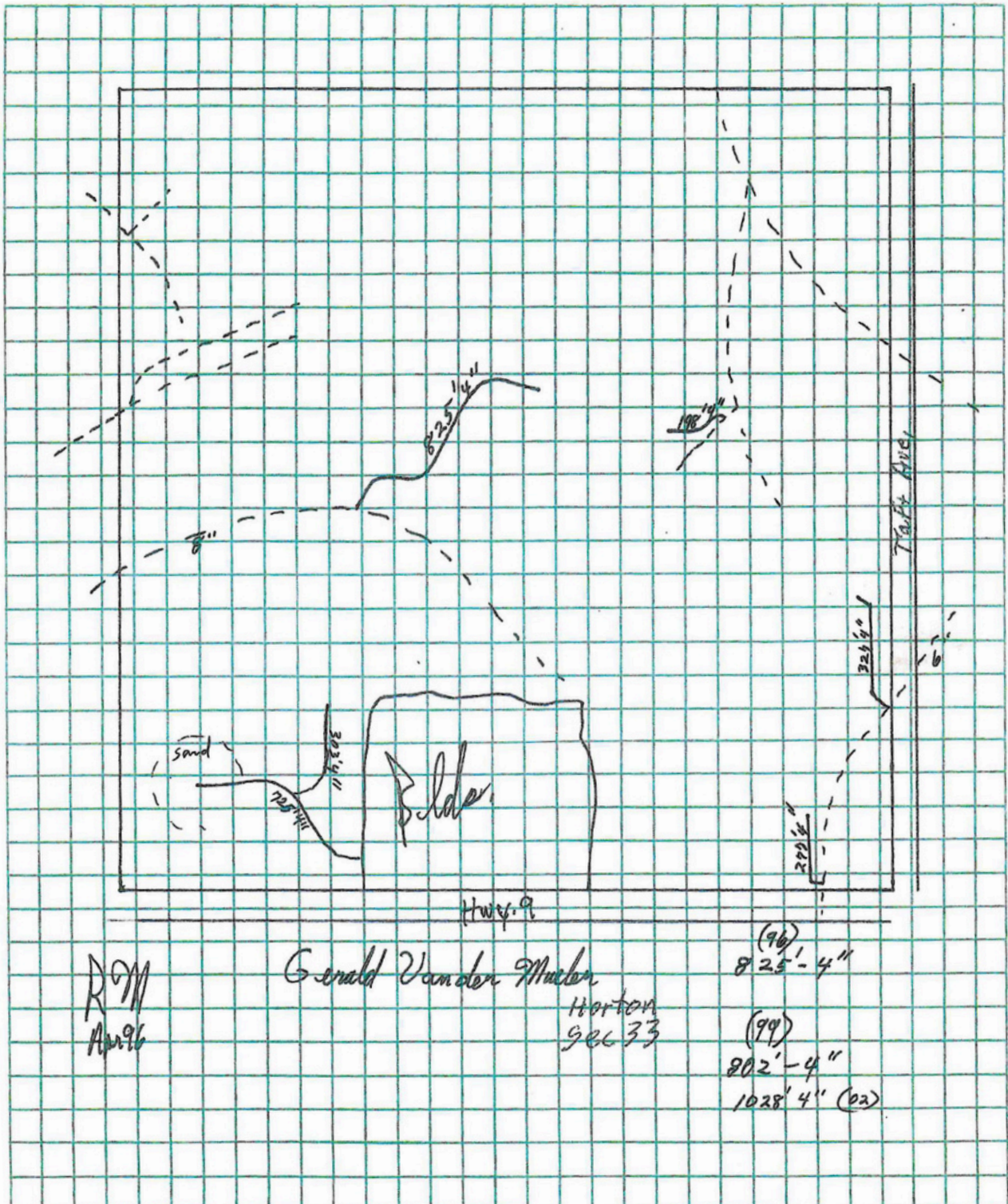
TILE MAP - TRACT 2



MEGA, INC.

For Your Tiling Needs

Ocheyedan, Iowa 51354 • Phone 712/758-3503



TILE MAP - TRACT 2



MEGA, INC.

For Your Tiling Needs

Ocheyedan, Iowa 51354 • Phone 712/758-3503

