



Stalcup Ag Service

Farm Management • Appraisals • Consultations • Farm Real Estate

LAND AUCTION

Cherokee County, IA

Spring Township | Section 24

80 +/- ACRES

PROPERTY LOCATION: FROM LARRABEE, IOWA GO 8 MILES EAST ON C16. FROM AURELIA, IOWA GO 10 MILES NORTH ON M21 AND 2 MILES EAST ON C16. FROM PETERSON, IOWA GO 1 MILE WEST ON HIGHWAY 10, 4 MILES SOUTH ON M27 AND 1 MILE WEST ON C16.

THURSDAY, OCTOBER 29, 2026 | 10:00AM
LARRABEE COMMUNITY CENTER
101 N MAIN ST. | LARRABEE, IA

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

Saupe Land Auction

LAND COMMENTS:

Nearly all tillable, gently rolling farm with productive soils that is conveniently located within 10 miles of a feed mill (Larrabee), within 30 miles of multiple ethanol plants and 20 miles of a soybean crush plant (Alta).

PROPERTY LOCATIONS:

From Larrabee, Iowa go 8 miles East on C16.

From Aurelia, Iowa go 10 miles North on M21 and 2 miles East on C16.

From Peterson, Iowa go 1 mile West on Highway 10, 4 miles South on M27 and 1 mile West on C16.

LEGAL DESCRIPTIONS:

The East Half of the Northeast Quarter (E 1/2 NE 1/4), Section Twenty-four (24), Township Ninety-three (93), Range Thirty-nine (39) West of the 5th P.M. Cherokee County, Iowa.

FSA INFORMATION:

Gross Acres: 80 acres

Cropland Acres: 76.13 acres

Corn Base: 49.3 acres

Corn PLC Yield: 180 bu/ac

Soybean Base: 26.8 acres

Soybean PLC Yield: 51 bu/ac

CSR: 70.5

CSR2: 93.9

Primary Soils: Galva, Sac, Primghar

Secondary Soils: Marcus

Taxes: \$2,490/year

Lease: Open for 2027 crop year

For additional information, please contact:



Luke Pearson AFM
Office: 712-732-4811
Evenings: 712-229-8077
lpearson@stalcupag.com



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



stalcupag.com



stalcupagservice



@stalcupagservice9241

Terms: 10% cash down payment day of sale. Balance due at closing on December 4, 2026. Real estate taxes prorated to date of closing. Possession is given at closing. Announcements the day of the sale will supersede all other announcements. The seller 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.

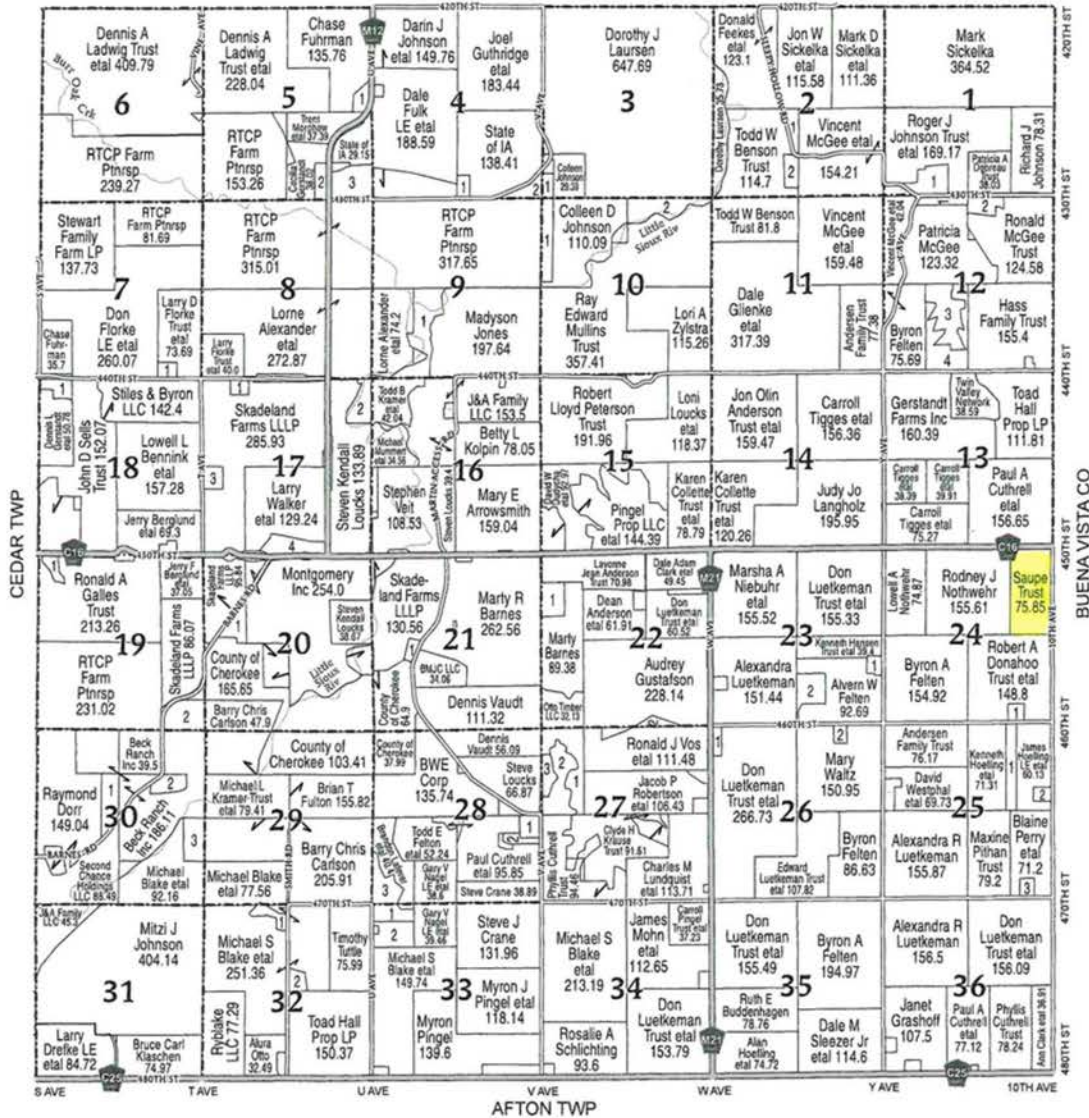
PLAT MAP

T-93-N

SPRING PLAT

R-39-W

(Landowners)
OBRIEN CO



SPRING TOWNSHIP

SECTION 1

1 ANDERSON, CODY JAMES ETAL 20.76

SECTION 2

1 JONES, TYLER ETAL 9.05
2 ZALAZNIK, LISA A 9.82

SECTION 3

1 FUHRMAN, CHASE 6.09

SECTION 4

1 CHRISTENSEN, GARY R 6.13
2 RTCP FARM PTNSP 10.05

SECTION 5

1 FUHRMAN TRUST, PATRICIA J 7.99
2 MAGNUSSEN, EVAN M 10
3 LADWIG TRUST, DENNIS A ETAL 27.9

SECTION 7

1 FUHRMAN, MICHAEL 6.21

SECTION 9

1 KRAMER, TODD S ETAL 43.84

SECTION 10

1 FUHRMAN, CHASE 21.01
2 LAURSEN, DOROTHY J 29.25

SECTION 12

1 ANDERSON, CODY JAMES ETAL 8.04
2 ALFRED PINGEL, JANICE 11.93
3 LAFFERTY, BRANDON ETAL 35.95
4 TUTTLE, TIMOTHY C 42.78

SECTION 17

1 WILKIE, KYLE ETAL 5.8
2 STATE OF IA 12.57
3 SKADELAND, KIM A ETAL 9.57

SECTION 4

4 GUTHRIDGE, TERRY 20.69

SECTION 13

1 STIEF, MARK C ETAL 10.44

SECTION 19

1 SPEARS, JASON 6.74
2 CARLSON, BARRY CHRIS 24.51

SECTION 20

1 LG EVERIST INC 13.44

SECTION 21

1 LESSMEIER, KYLE ETAL 5

SECTION 22

1 BARNES, WESTIN R ETAL 17.17
2 VOS, RONALD J ETAL 5.31

SECTION 23

1 YUNGBLUTH, ADAM ETAL 5.71

SECTION 20

2 GUSTAFSON, NEIL 19.96

SECTION 24

1 DONAHOO, RYAN M ETAL 6.36

SECTION 25

1 HOEFLING, GARY D ETAL 19.87
2 WOLCOTT, MARSHA 5.43
3 WOLFF, TONYA K 5.8

SECTION 26

1 LUETKEMAN, WILLIAM JOHN ETAL 6.03
2 TUTTLE, WYATT L 6.03

SECTION 27

1 OTTO TIMBER LLC 26.45
2 OR TIMBER LLC 31.6
3 MCMAJOR ENTERPRISES LLC 10

SECTION 28

1 JARMUZEK, TREVOR MICHAEL 9.64

SECTION 2

2 DIUSCHER, TRAVIS 6.23
3 KOHN, MARTIN P ETAL 19.68

SECTION 30

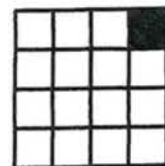
1 COUNTY OF CHEROKEE 19.86
2 FUHRMAN, MICHAEL 11.86
3 FULTON, BRIAN T 19.36

SECTION 32

1 DREFKE, MICHAEL KEVIN 9.03
2 BOOTH, ADAM M 7.69

SECTION 33

1 KOHN, MARTIN P ETAL 13.8
2 CUTHRELL, PAUL ETAL 21.75



450th St

C16

450th St

C16

450th St

10th Ave

10th Ave

10th Ave

Spring

24-93N-39W

76.13

13

18

19

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A horizontal number line with three tick marks. The first tick mark is labeled '0ft', the second is labeled '456ft', and the third is labeled '913ft'.

24-93N-39W
Cherokee County
Iowa



9/11/2026

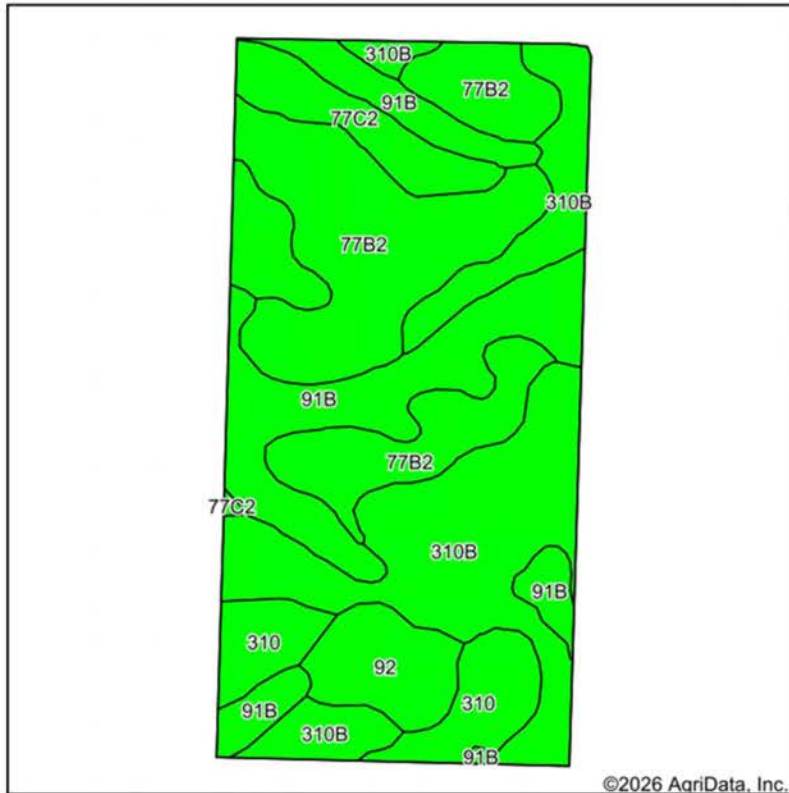
Maps Provided By:

 **surety®**
CUSTOMIZED ONLINE MAPPING

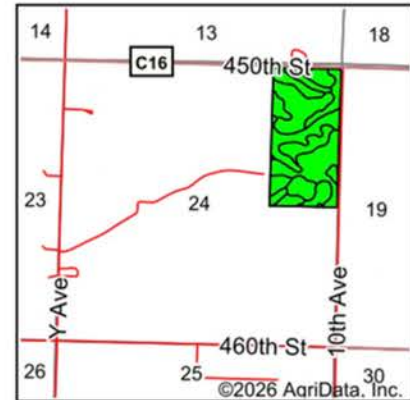
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Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



Soils data provided by USDA and NRCS.



State: Iowa
County: Cherokee
Location: 24-93N-39W
Township: Spring
Acres: 76.13
Date: 9/11/2026

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Maps Provided By:
surety
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Area Symbol: IA035, 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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	22.12	29.0%		lle	232.0	67.3	12.3	95	71	75	74	75
77B2	Sac silty clay loam, loam substratum, 2 to 5 percent slopes, eroded	22.12	29.1%		lle	227.2	65.9	10.5	92	67	73	72	73
91B	Primghar silty clay loam, 2 to 5 percent slopes	15.39	20.2%		lle	232.0	67.3	11.7	95	79	78	74	78
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	6.51	8.6%		llle	211.2	61.2	10.5	88	52	73	71	72
310	Galva silty clay loam, 0 to 2 percent slopes	5.77	7.6%		I	240.0	69.6	12.3	100	76	77	75	77
92	Marcus silty clay loam, 0 to 2 percent slopes	4.22	5.5%		llw	230.4	66.8	12.1	94	76	75	74	75
Weighted Average					2.01	229.3	66.5	11.5	93.9	70.5	*n 75	*n 73.2	*n 74.9

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

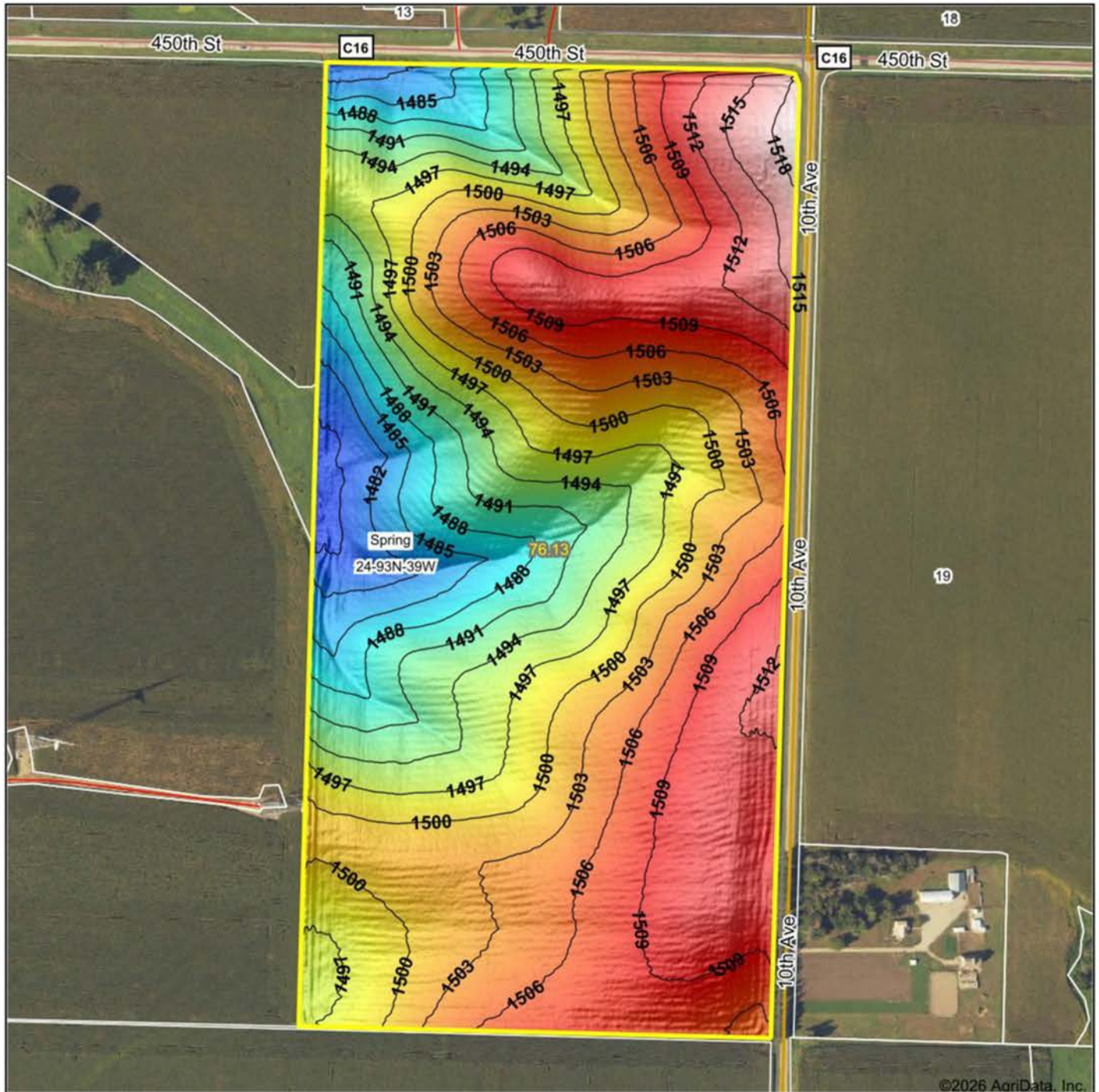
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY HILLSHADE



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Low Elevation High



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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: 1,476.4

Max: 1,519.8

Range: 43.4

Average: 1,500.0

Standard Deviation: 8.79 ft

0ft 419ft 837ft



9/11/2026

24-93N-39W
Cherokee County
Iowa

Boundary Center: 42.861696, -95.390599

SURVEY MAP

4 Year Crop History



Owner/Operator:

Date:

Address:

Farm Name:

Address:

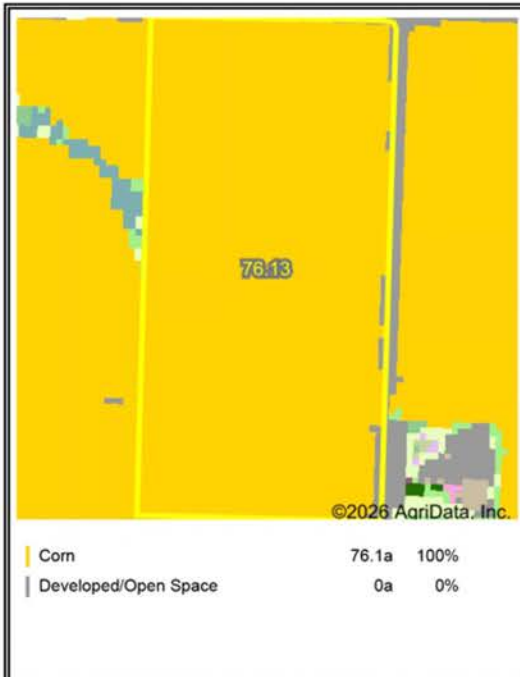
Field ID:

Phone:

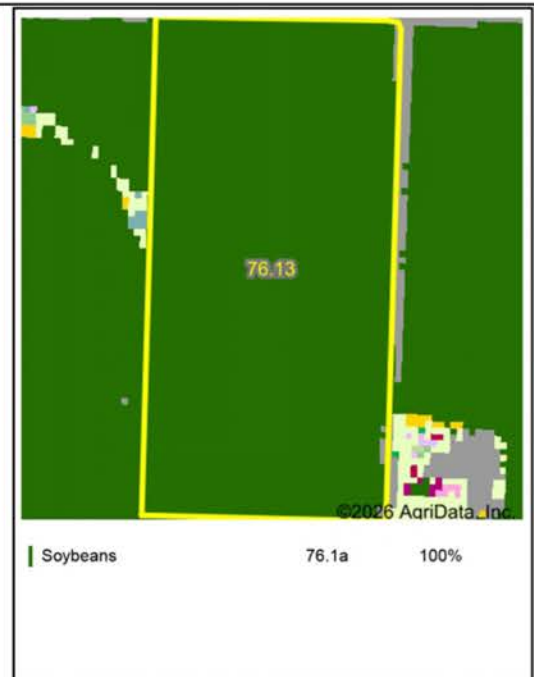
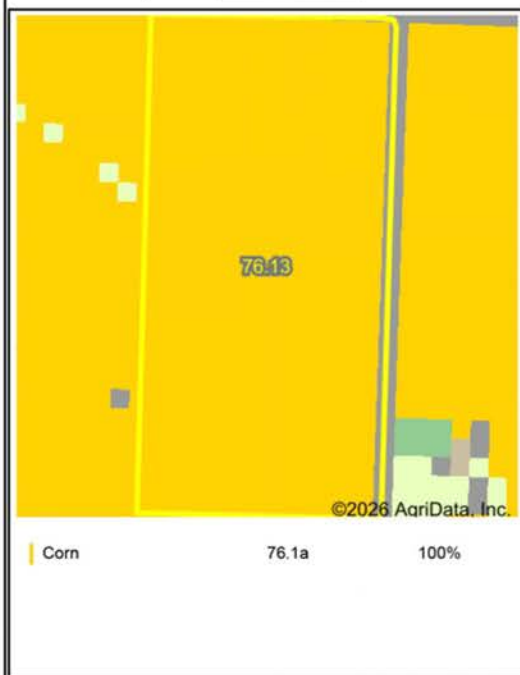
Acct. #:

Crop Year:

Crop Year:



Crop Year:



Crop Year:



Boundary Center: 42.861696, -95.390599

State: IA

County: Cherokee

Legal: 24-93N-39W

Township: Spring

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



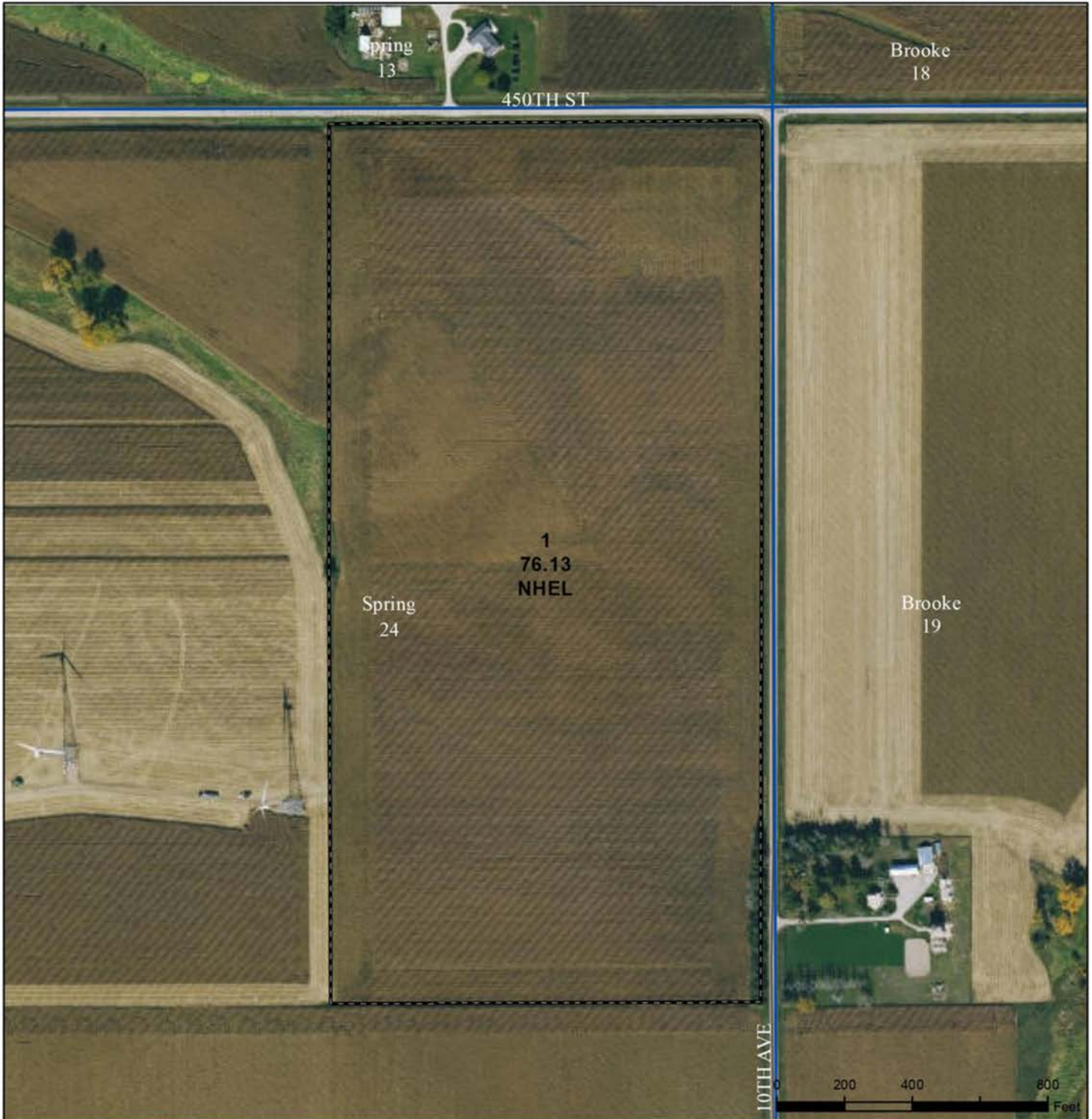
Maps Provided By:





United States
Department of
Agriculture

Cherokee County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 76.13 acres

2026 Program Year

Map Created February 24, 2026

Farm 3562

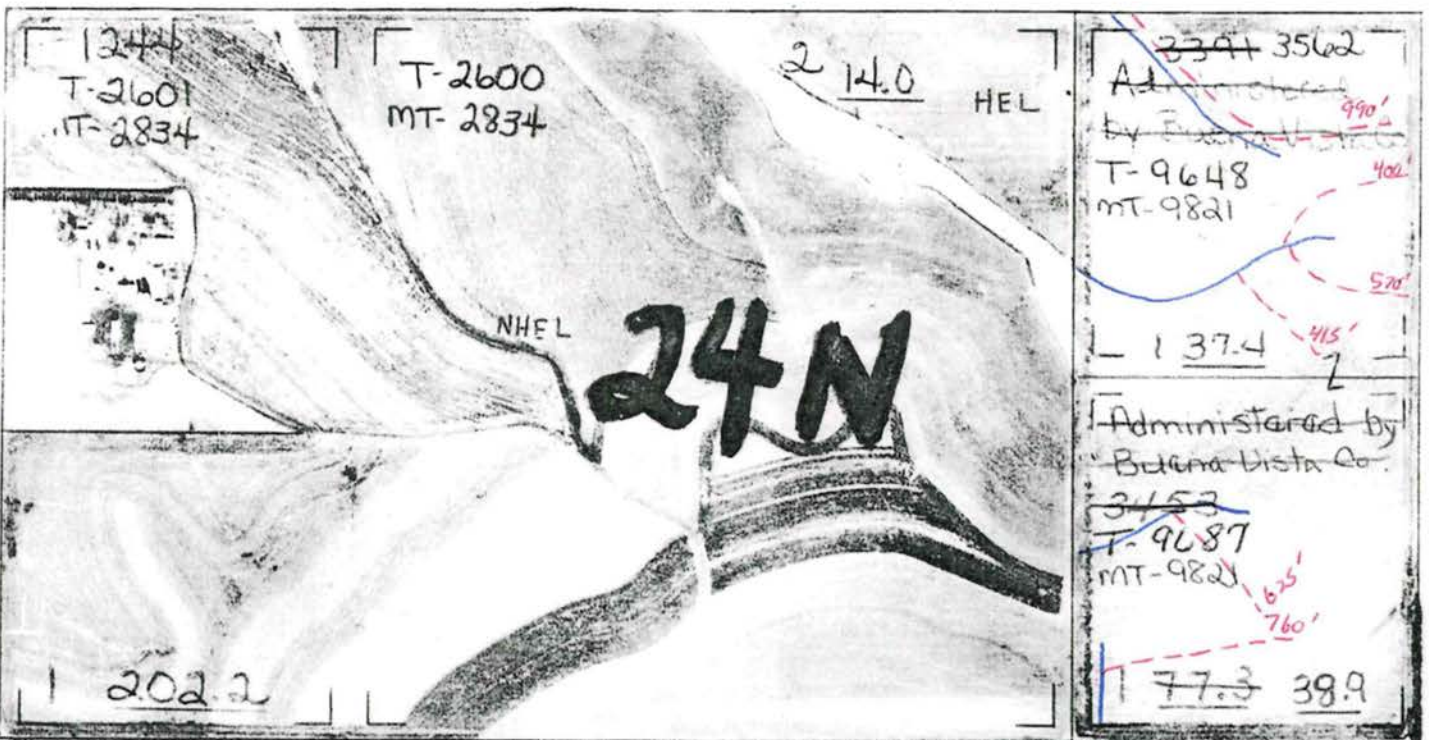
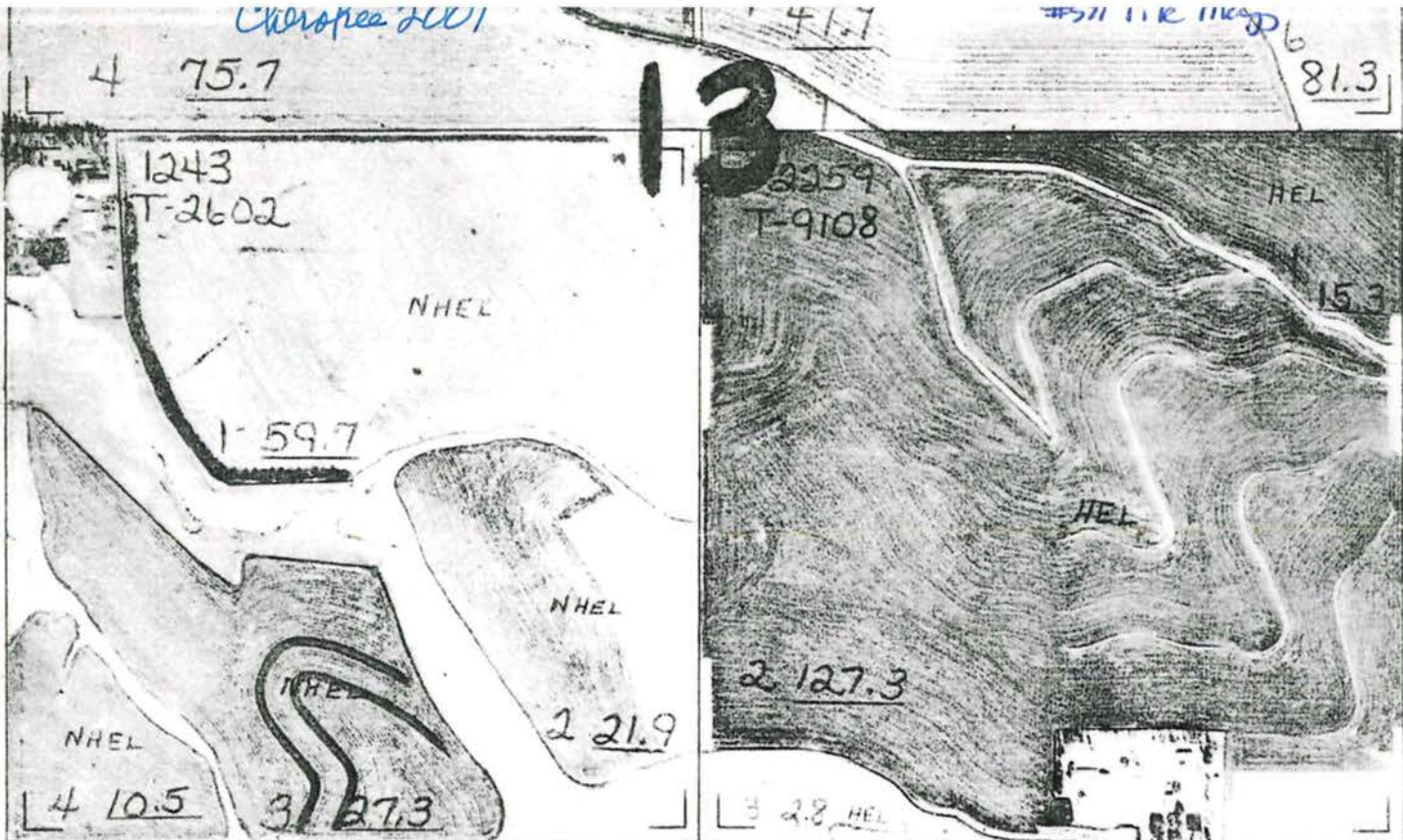
Tract 10467

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Cherokee 2001

7571 112 11400



— Existing Tile
--- New Tile Dec '01

Ullrich

Prentice Backhoe & Trenching Service LLC
315 Main Street--PO Box 274
Royal, IA 51357

Invoice

Date	Invoice #
12/21/2001	1520

Bill To
Saupe Farm #571 c/o Kent Smith Stalcup Agricultural Service PO Box 67 Storm Lake, Ia. 50588

P.O. No.	Terms	Due Date	Project
	Due on receipt	12/21/2001	

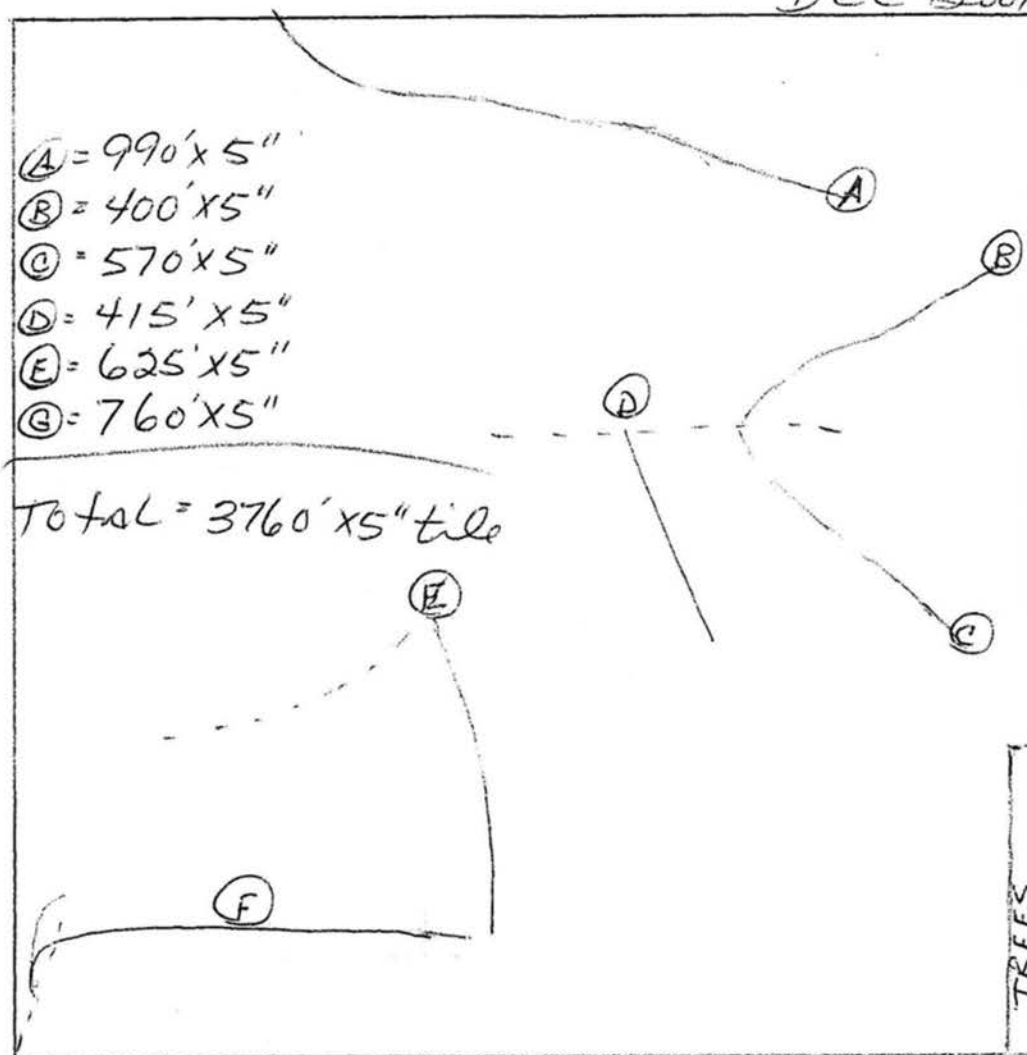
Item	Qty	Description	Rate	Amount
5" tiling	3,760	5" tiling	1.20	4,512.00
tie-in	4	tie-in	40.00	160.00
6" aluminum outle...	16	6" aluminum outlet pipe	7.00	112.00
6" animal guard	1	6" animal guard	8.50	8.50
Installation--outlet ...	1	Install outlet pipe	20.00	20.00
6" wye	5	6" wye	7.98	39.90
12-14-01 Section 24, Spring Twp, Cherokee County				
Thank you for your business.			Total	\$4,852.40

DEC 24 2001



SECTION 24 Spring twp
CHEROKEE County

Dec 2001



Hancor, Inc.
1001 Timberlake Road
Fairmont, MN 56031

Phone: 507-238-4791
800-862-5575
800-533-0424
Fax: 507-238-9558

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 : 3562

Prepared : 8/20/26 3:23 PM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
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
76.13	76.13	76.13	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	76.13		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	49.30	0.00	180	
Soybeans	26.80	0.00	51	
TOTAL	76.10	0.00		

NOTES

Tract Number : 10467

Description : E2 NE4 SEC 24 SPRING
FSA Physical Location : IOWA/CHEROKEE
ANSI Physical Location : IOWA/CHEROKEE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SAUPE IRREVOCABLE TRUST
Other Producers : None
Recon ID : None

IOWA
CHEROKEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3562
Prepared : 8/20/26 3:23 PM CST
Crop Year : 2026

Tract Land Data

Tract 10467 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.13	76.13	76.13	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	76.13	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	49.30	0.00	180
Soybeans	26.80	0.00	51
TOTAL	76.10	0.00	

NOTES

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