



Stalcup Ag Service

Farm Management • Appraisals • Consultations • Farm Real Estate

LAND AUCTION

Pocahontas County, IA

Lake Township | Section 15

77 +/- ACRES

**PROPERTY LOCATION: FROM GILMORE CITY, IA
2 MILES WEST ON HWY 3,
2 MILES SOUTH ON 320 AVE
AND ½ MILE WEST ON 540 ST.**

**WEDNESDAY, OCTOBER 21, 2026 | 10:00AM
GILMORE CITY SENIOR CITIZENS CENTER
310 GILMORE ST, GILMORE CITY, IA**

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

Wiegert Land Auction

LAND COMMENTS:

Here is your opportunity to purchase a productive short 80 close to Gilmore City. It would make a good add on unit or one for a first time buyer/investor.

PROPERTY LOCATIONS:

From Gilmore City, IA 2 miles West on Hwy 3, 2 miles South on 320 Ave and ½ mile West on 540 St.

LEGAL DESCRIPTIONS:

East Half of the Northwest Quarter (E ½ NW 1/4) Section Eight (15), Township Ninety-one (91), Range Thirty-one (31) West of the 5th P.M., Except building site. Pocahontas County, Iowa.

FSA INFORMATION:

Gross Acres: 77 acres*

Cropland Acres: 76 acres*

Corn Base: 47.6 acres*

Corn PLC Yield: 164 bu/ac

Soybean Base: 28.4 acres*

Soybean PLC Yield: 47 bu/ac

CSR: 76.9

CSR2: 83.8

Primary Soils: Webster, Canisteo, Nicollet, Clarion

Real Estate Taxes: \$2,630/year

Lease: Open for 2027 crop year

*Estimated as farm is combined with another for FSA purposes

For additional information, please contact:



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Office: 712-732-4811
Evenings: 712-229-8077
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stalcupag.com



stalcupagservice



@stalcupagservice9241

Terms: 10% cash down payment day of sale. Balance due at closing on November 24, 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.

AERIAL MAP



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Boundary Center: 42.699739, -94.494793

0ft 827ft 1654ft

15-91N-31W
Pocahontas County
Iowa

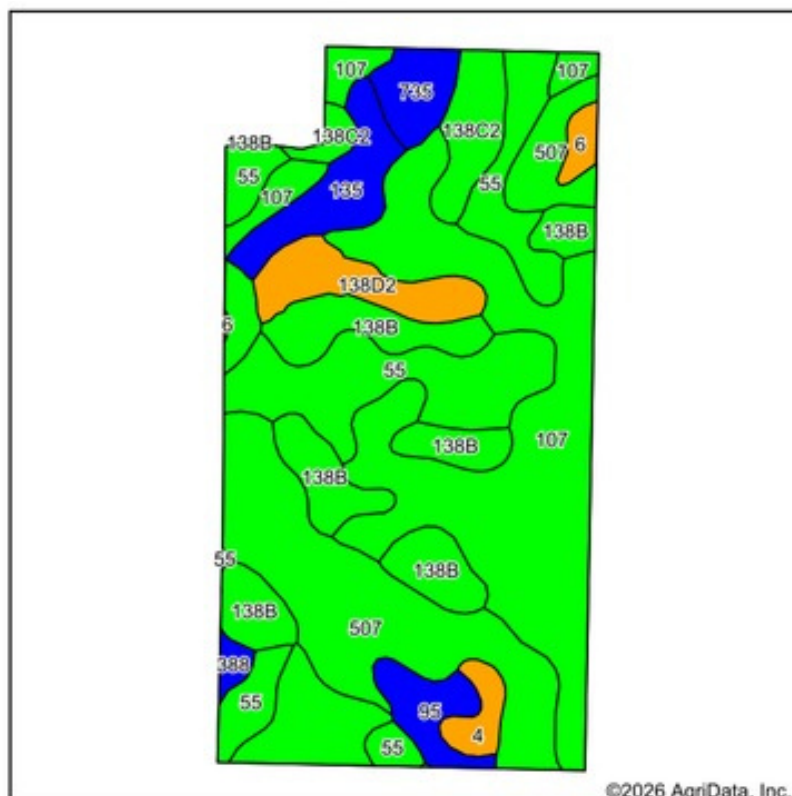


Maps Provided By
 **surety**
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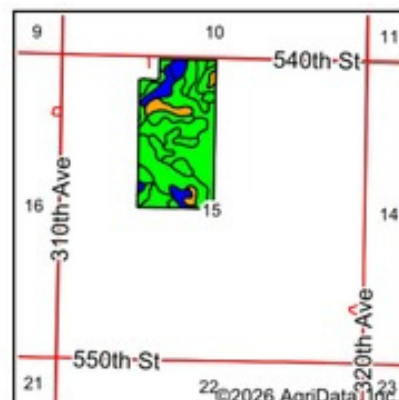
6/17/2026

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

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Pocahontas**
 Location: **15-91N-31W**
 Township: **Lake**
 Acres: **75.98**
 Date: **6/17/2026**

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Area Symbol: IA151, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	*n NCCPI Soybeans
107	Webster clay loam, 0 to 2 percent slopes	23.59	31.0%		llw	224.0	65.0	86	82
507	Canisteo clay loam, 0 to 2 percent slopes	14.46	19.0%		llw	224.0	65.0	84	81
55	Nicollet clay loam, 1 to 3 percent slopes	12.66	16.7%		lw	233.6	67.7	89	81
138B	Clarion loam, 2 to 6 percent slopes	9.82	12.9%		lle	225.6	65.4	89	83
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	3.23	4.3%		llw	198.4	57.5	76	83
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	3.13	4.1%		llle	177.6	51.5	56	60
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.05	4.0%		llle	204.8	59.4	83	70
95	Harps clay loam, 0 to 2 percent slopes	1.97	2.6%		llw	198.4	57.5	72	82
735	Havelock clay loam, 0 to 2 percent slopes	1.87	2.5%		llw	198.4	57.5	74	77
4	Knoke silty clay loam, 0 to 1 percent slopes	1.10	1.4%		lllw	169.6	49.2	56	74
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.66	0.9%		lllw	177.6	51.5	59	74
388	Kossuth silty clay loam, 0 to 2 percent slopes	0.44	0.6%		llw	224.0	65.0	72	65
Weighted Average					1.94	219.6	63.7	83.3	*n 80

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

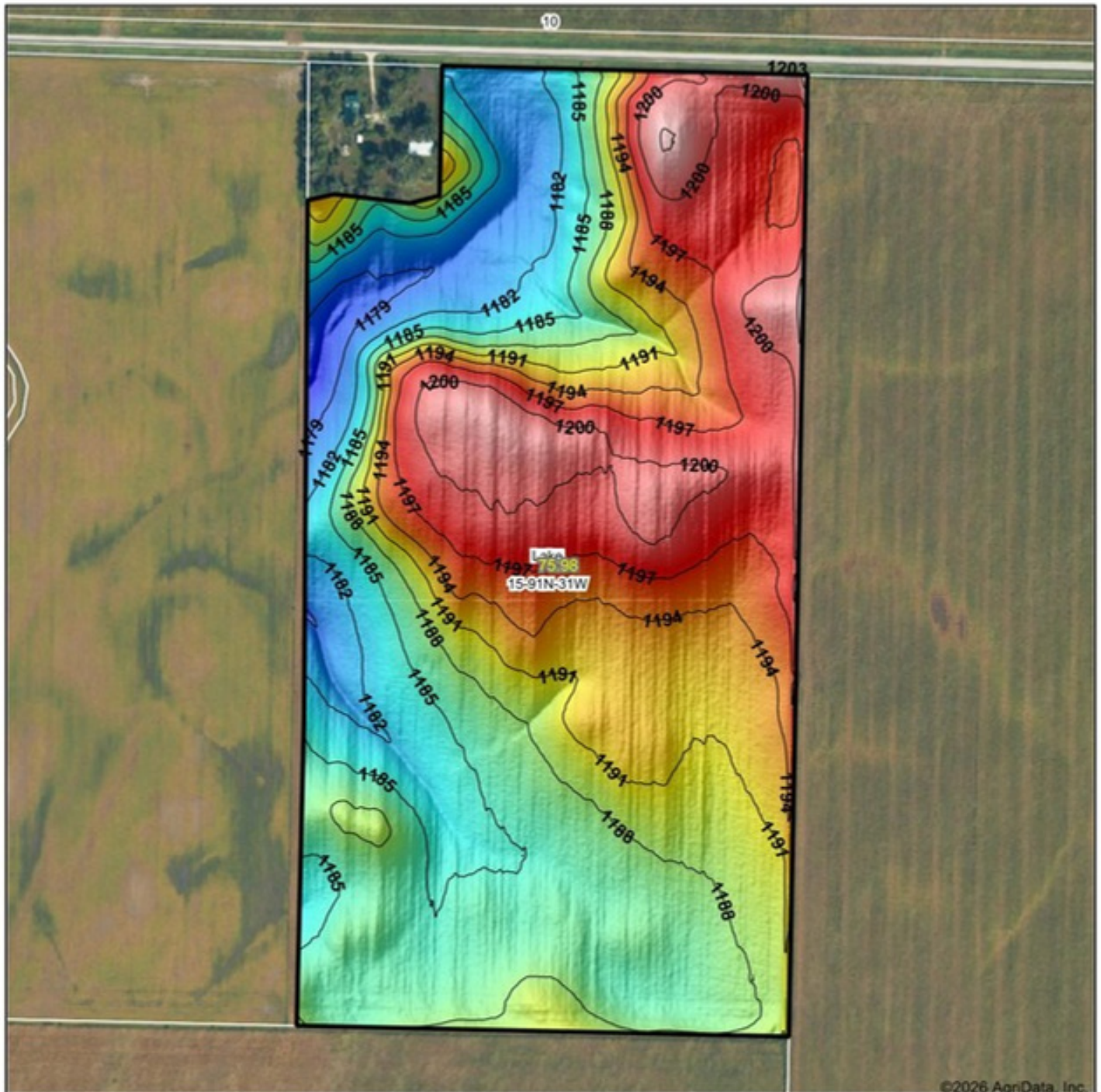
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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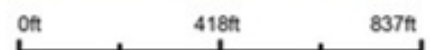
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,176.7
Max: 1,204.7
Range: 28.0
Average: 1,190.4
Standard Deviation: 6.43 ft



15-91N-31W
Pocahontas County
Iowa

Boundary Center: 42.699739, -94.494793

SURVEY MAP

4 Year Crop History



Owner/Operator:

Date: 6/17/2026

Address:

Farm Name:

Address:

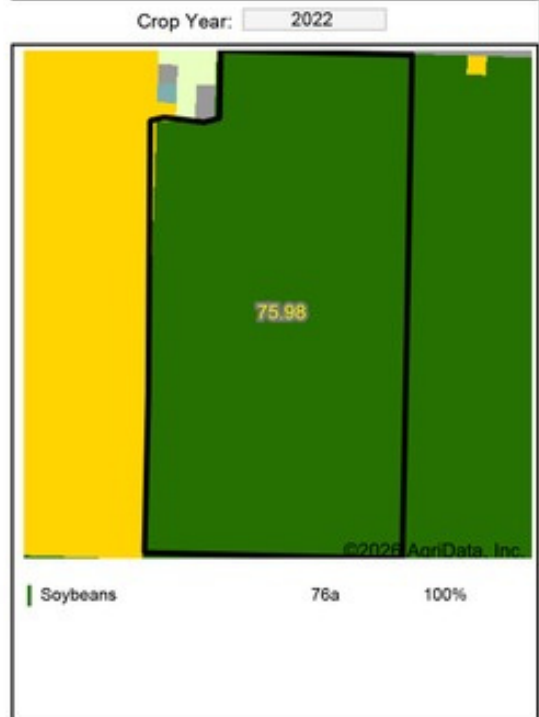
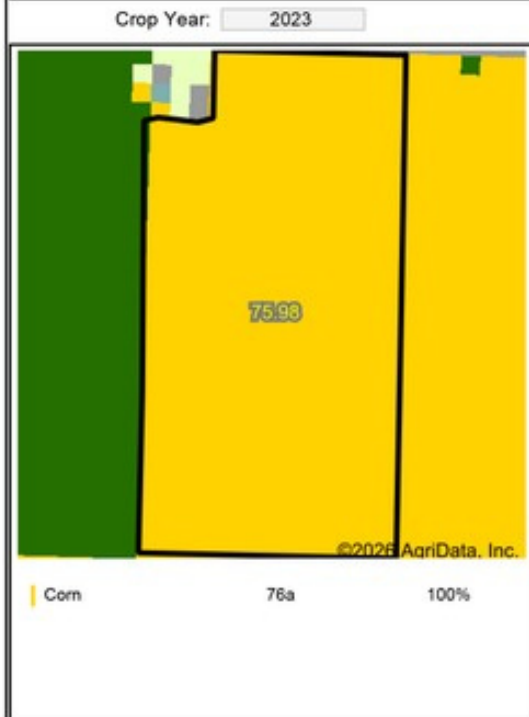
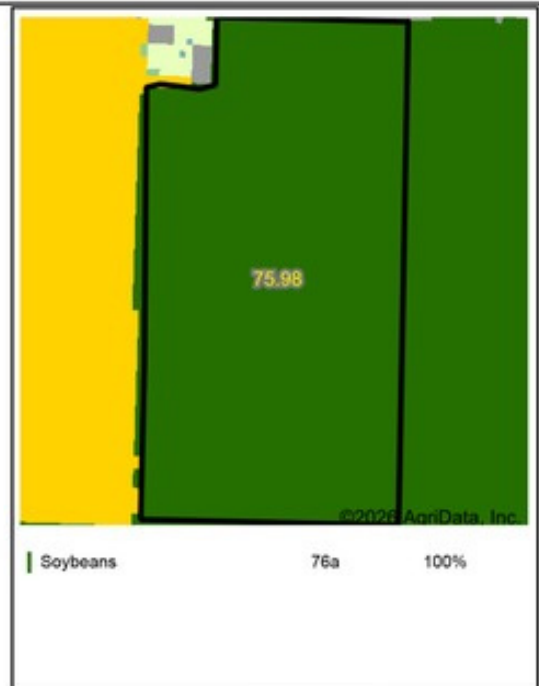
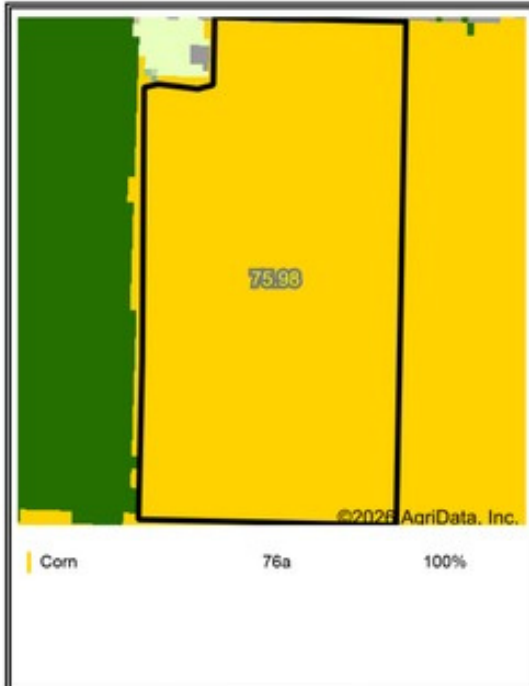
Field ID:

Phone:

Acct. #:

Crop Year: 2025

Crop Year: 2024



Boundary Center: 42.699739, -94.494793

State: IA

County: Pocahontas

Legal: 15-91N-31W

Township: Lake

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



Maps Provided By:





NOTES



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