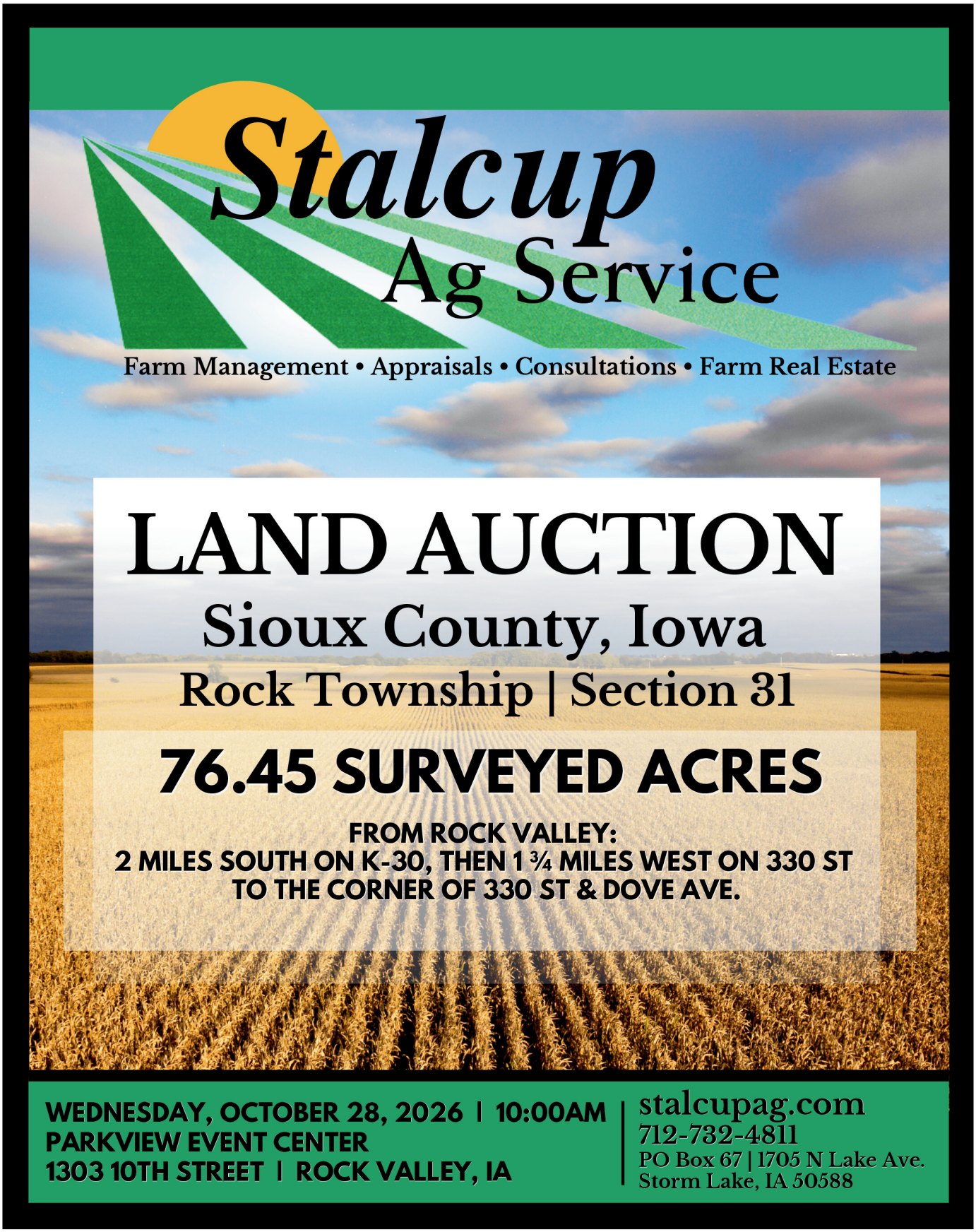

Stalcup
Ag Service
Farm Management • Appraisals • Consultations • Farm Real Estate
LAND AUCTION
Sioux County, Iowa
Rock Township | Section 31
76.45 SURVEYED ACRES
FROM ROCK VALLEY:
2 MILES SOUTH ON K-30, THEN 1 ¾ MILES WEST ON 330 ST
TO THE CORNER OF 330 ST & DOVE AVE.
WEDNESDAY, OCTOBER 28, 2026 | 10:00AM
PARKVIEW EVENT CENTER
1303 10TH STREET | ROCK VALLEY, IA
stalcupag.com
712-732-4811
PO Box 67 | 1705 N Lake Ave.
Storm Lake, IA 50588

Dickey Land Auction

LAND COMMENTS:

Here is a great opportunity to purchase a productive short 80 acres of Sioux County farmland.

OWNER:

Gloria Dickey Trust

LEGAL DESCRIPTIONS:

The West One-Fourth (W 1/4) of the South Half (S 1/2) of Section Thirty-one (31), Township Ninety-seven (97) North, Range Forty-six (46) West of the 5 P.M., Sioux County, Iowa.

FSA INFORMATION:

Cropland Acres: 72 ac est.
Corn Base: 66.95 acres
Corn PLC Yield: 187 bu/ac
Soybean Base: 4.0 acres
Soybean PLC Yield: 39 bu/ac
CSR: 55.2
CSR2: 76.5
Primary Soils: Galva & Radford
Taxes: $2,474/year
Lease: Open for 2027 crop year

For additional information, please contact:

Stalcup Ag Service



KENT K SMITH AFM
Office: 712-213-4861
Cell: 712-299-2091
kksmith@stalcupag.com



CHAD HUSMAN, AFM
Office: 712-213-4865
Evenings: 712-291-5631
chusman@stalcupag.com

SCAN ME

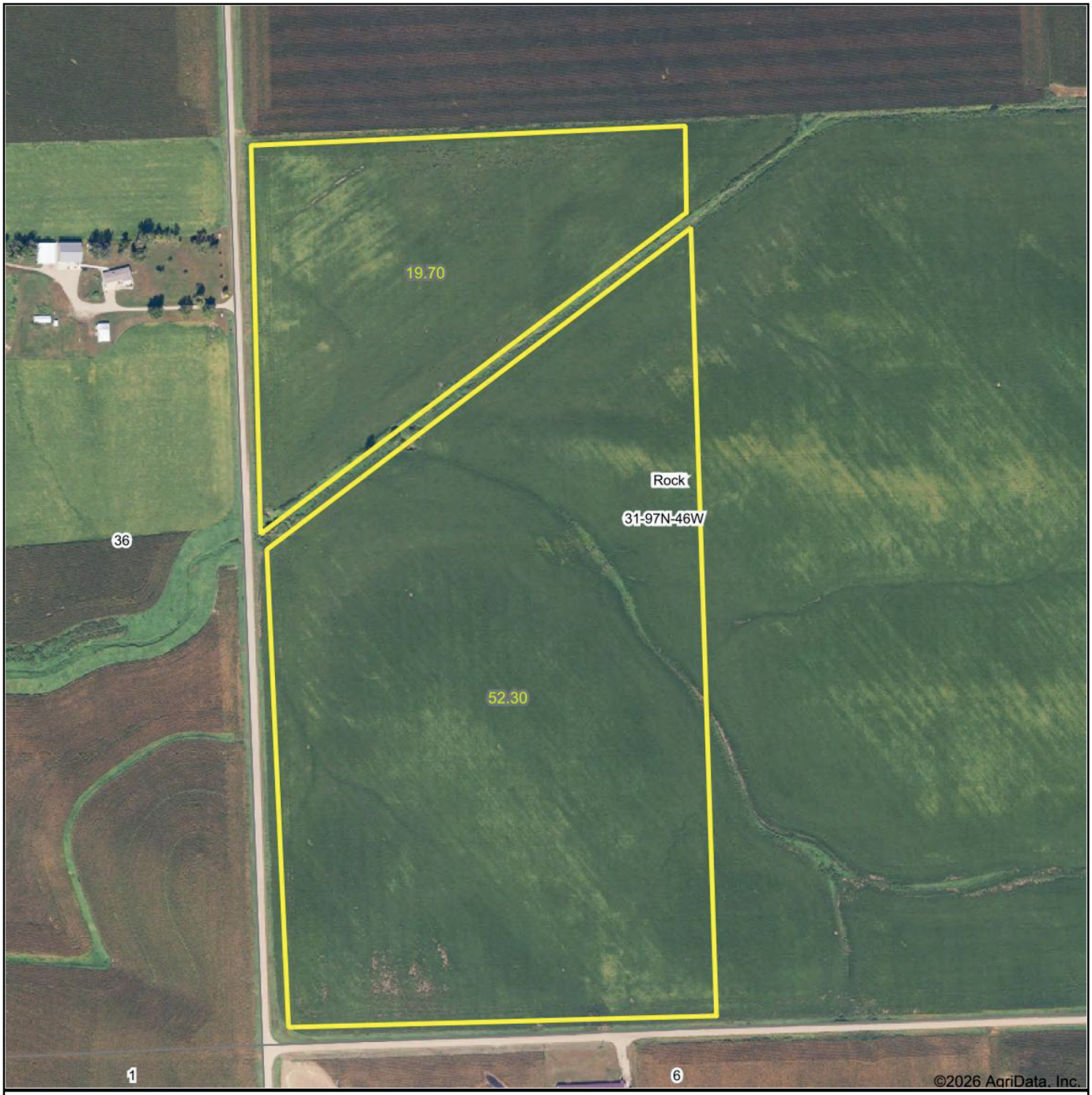
stalcupag.com

stalcupagservice @stalcupagservice9241

Terms: The buyer(s) will be expected to pay 10% cash down payment day of auction. Balance due at closing when clear and merchantable title will be given. Closing is scheduled for December 3, 2026. Real estate taxes prorated to date of closing. Possession is subject to current tenant's lease expiring February 28, 2027. 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.

AERIAL MAP



Stalcup Ag Service

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Boundary Center: 43.174524, -96.330836

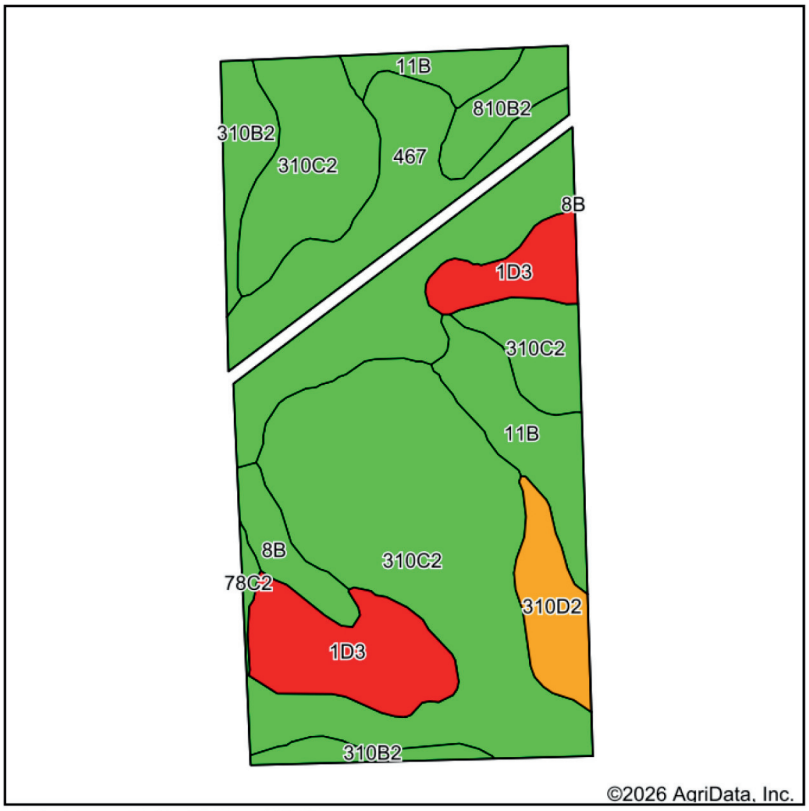
31-97N-46W
Sioux County
Iowa

0ft 447ft 894ft

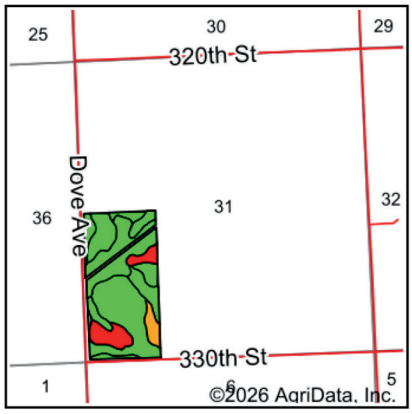
N
W E
S

10/22/2026

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Sioux**
Location: **31-97N-46W**
Township: **Rock**
Acres: **72**
Date: **10/22/2026**

Stalcup Ag Service

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

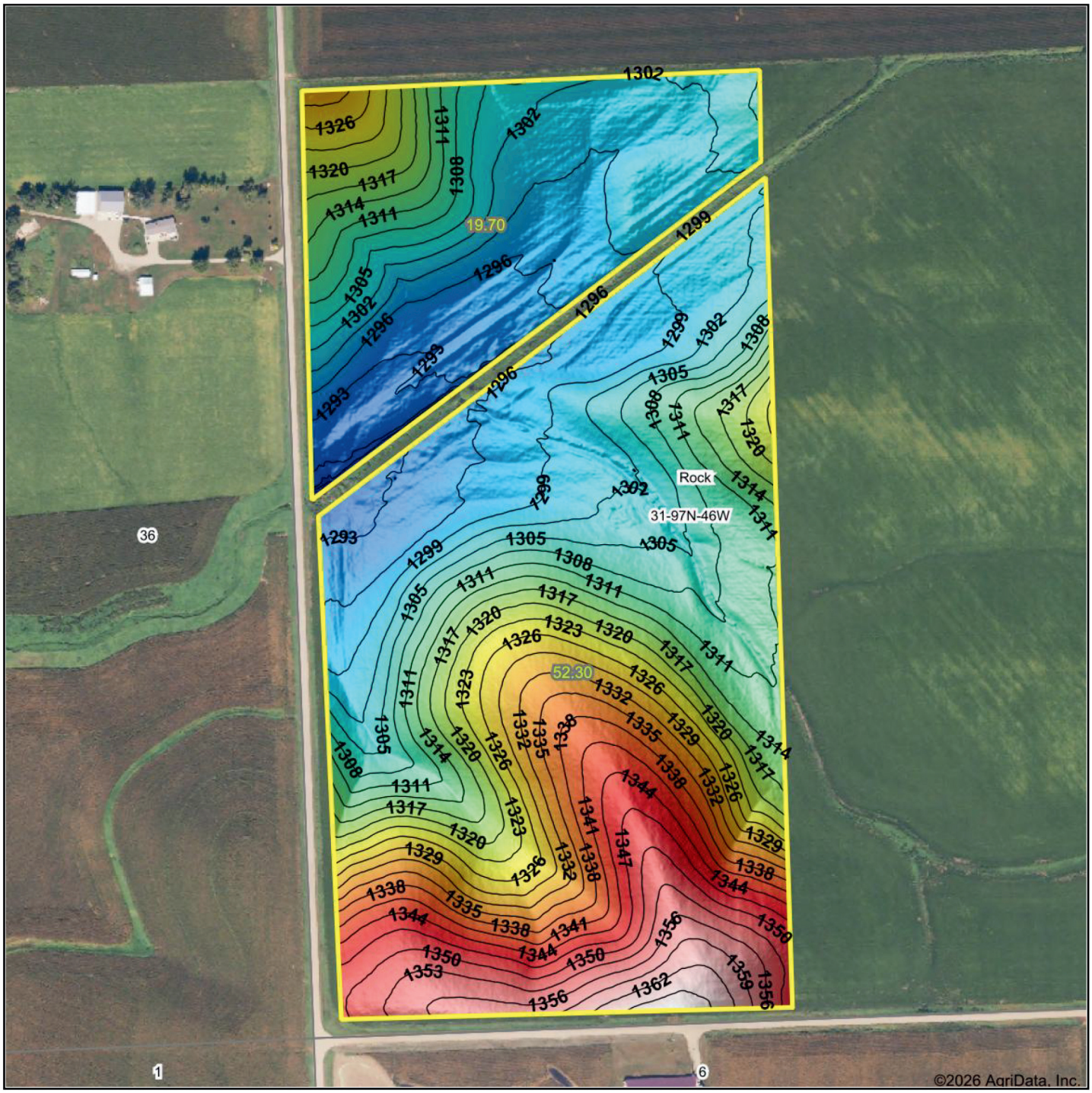
N W E S

Area Symbol: IA167, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	31.45	43.7%		IIIe	211.2	61.2	84	51
467	Radford silt loam, 0 to 2 percent slopes	14.86	20.6%		IIw	206.4	59.9	79	73
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	8.37	11.6%		IIIe	126.4	36.7	32	35
11B	Radford-Judson complex, 0 to 5 percent slopes	6.15	8.5%		IIw	214.4	62.2	84	56
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	3.46	4.8%		IIe	227.2	65.9	90	65
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	3.16	4.4%		IIIe	177.6	51.5	57	41
810B2	Galva silty clay loam, terrace, 2 to 5 percent slopes, eroded	2.20	3.1%		IIe	227.2	65.9	92	63
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	2.00	2.8%		IIe	230.4	66.8	92	69
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	0.35	0.5%		IIIe	211.2	61.2	82	47
				Weighted Average	**2.60**	**200.9**	**58.3**	**76.5**	**55.2**

**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



Low Elevation High

Stalcup Ag Service

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

Source:	USGS 1 meter dem
Interval(ft):	3
Min:	1,282.5
Max:	1,366.9
Range:	84.4
Average:	1,315.8
Standard Deviation:	18.96 ft

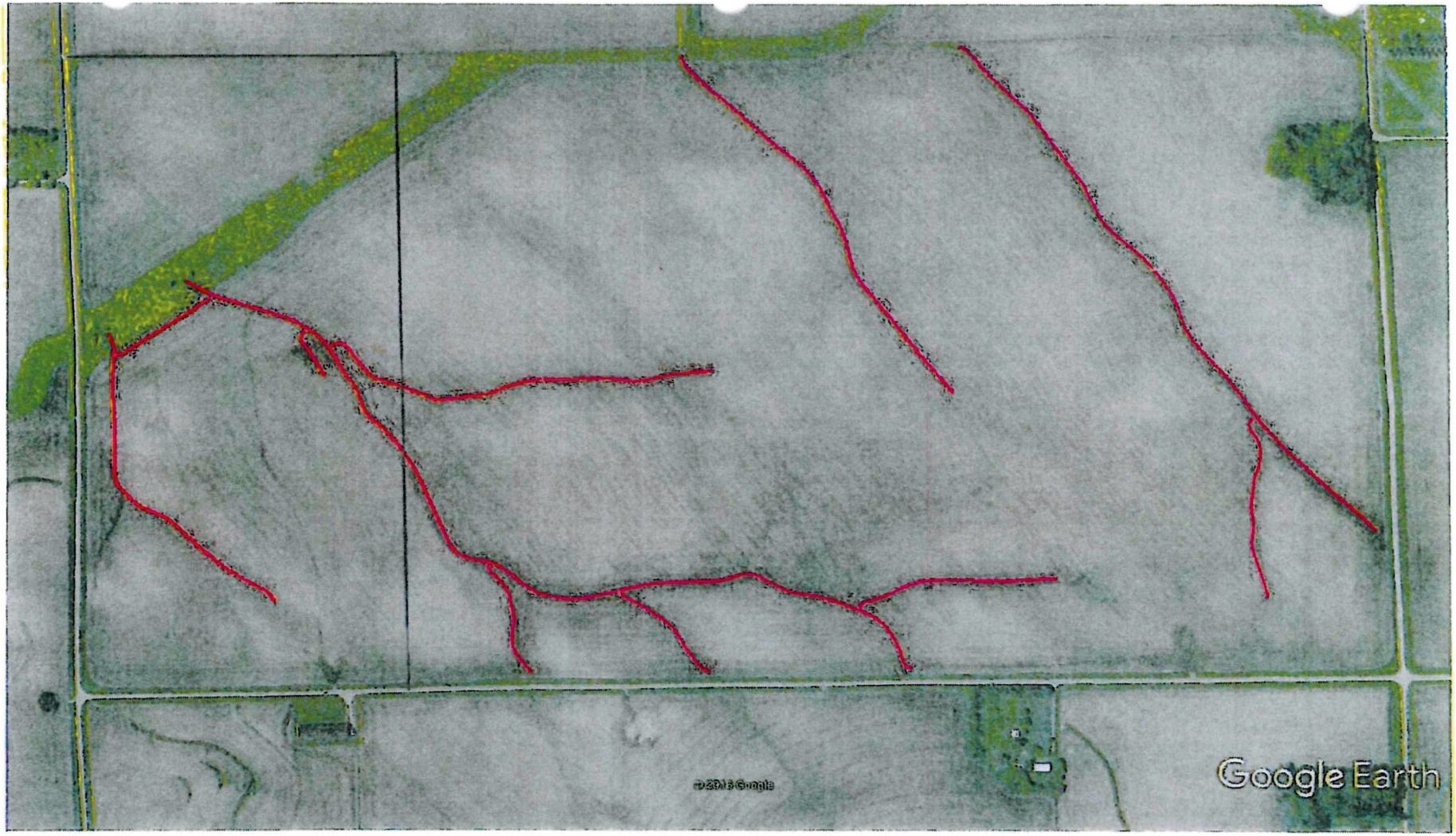
0ft 424ft 847ft

N W E S

10/22/2026

31-97N-46W
Sioux County
Iowa

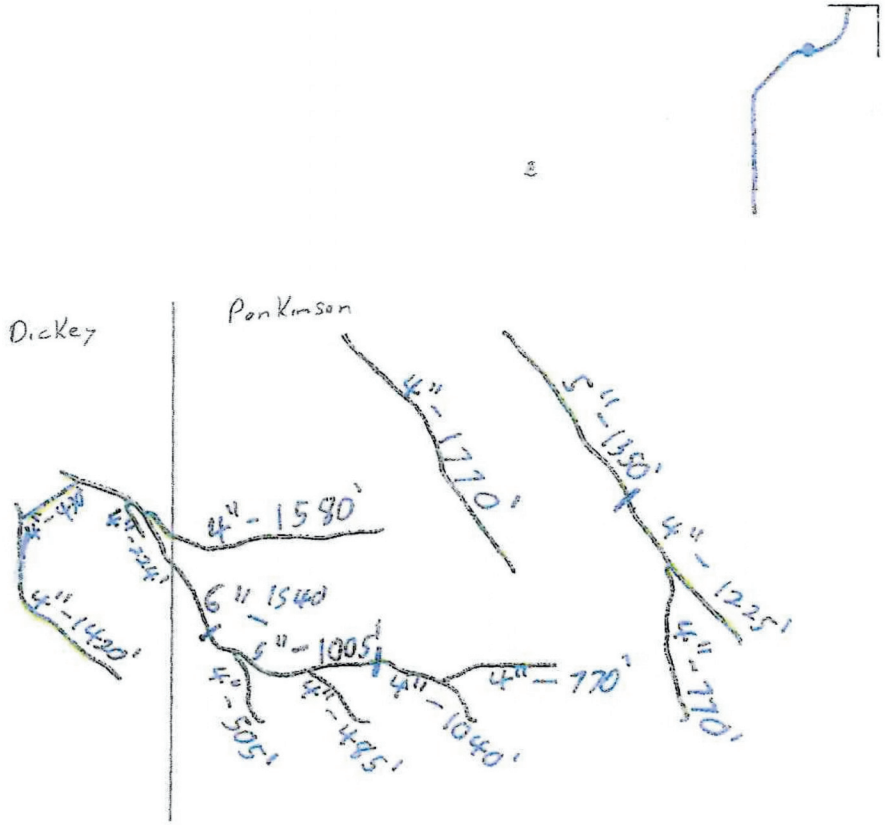
Boundary Center: 43.174524, -96.330836



TILE MAP

TILE MAP

View:
Southwest Corner: 96 20' 20.5672" W, 43 9' 32.9332" N
Northeast Corner: 96 18' 39.5956" W, 43 11' 2.6317" N
Printed: Friday, April 7, 2017 9:38:20 AM



1000 feet

SCHLOTFELDT ENGINEERING INC.

RETRACEMENT PLAT OF SURVEY

OF

LEGAL DESCRIPTION AS RECORDED IN QUIT CLAIM DEED (FILE 1997, CARD 2544)

The West one-fourth (1/4) of the South Half (S 1/2) of Section Thirty-one (31), Township Ninety-seven (97) North, Range Forty-six (46) West of the 5th P.M., Sioux County, Iowa.

INDEX LEGEND

LOCATION: S1/2 SECTION 31-97-46, SIOUX COUNTY, IOWA

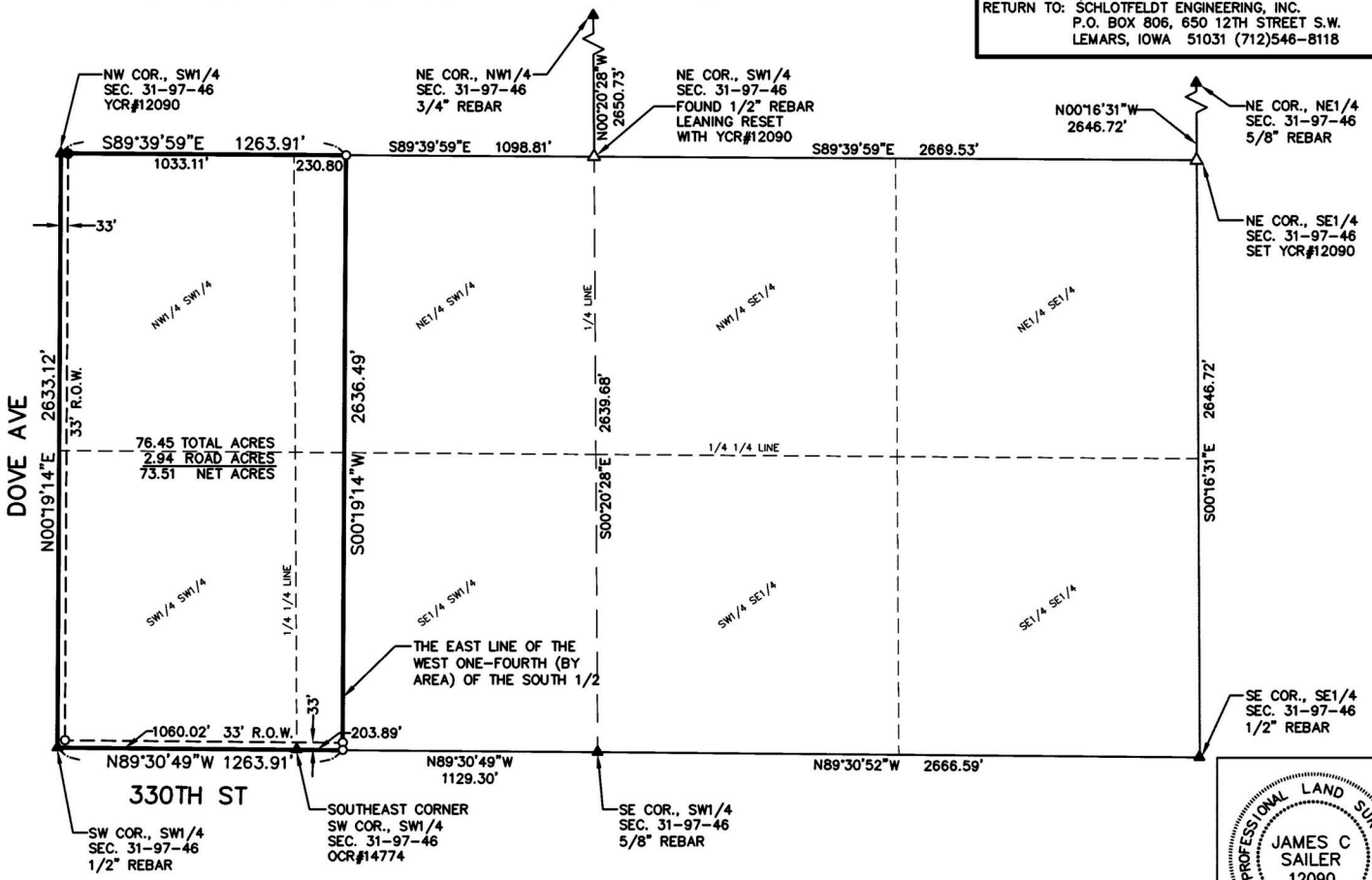
PROPRIETOR: GLORIA ELAINE DICKEY LVG TR

FOR: STALCUP AG SERVICE

SURVEYOR: JAMES C. SAILER, PLS #12090

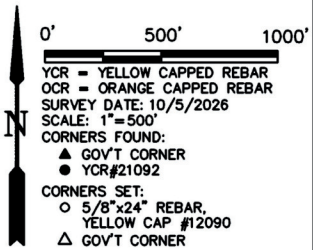
PREPARED BY/
RETURN TO: SCHLOTFELDT ENGINEERING, INC.
P.O. BOX 806, 650 12TH STREET S.W.
LEMARS, IOWA 51031 (712)546-8118

Number: 2026-05590
BK: 2026 PG: 5590
Recorded: 10/9/2026 at 3:19:48.0 PM
County Recording Fee: $7.00
Iowa E-Filing Fee: $3.00
Combined Fee: $10.00
Revenue Tax:
Jessica Kooiker RECORDER
Sioux County, Iowa

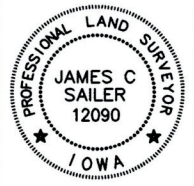


ACRE BREAKDOWN

	TOTAL	ROAD	NET
NW1/4 SW1/4	31.44	1.00	30.44
NE1/4 SW1/4	6.78	0.00	6.78
SW1/4 SW1/4	31.85	1.78	30.07
SE1/4 SW1/4	6.38	0.16	6.22
TOTAL	76.45	2.94	73.51



YCR = YELLOW CAPPED REBAR
OCR = ORANGE CAPPED REBAR
SURVEY DATE: 10/5/2026
SCALE: 1"=500'
CORNERS FOUND:
▲ GOV'T CORNER
● YCR#21092
CORNERS SET:
○ 5/8"x24" REBAR, YELLOW CAP #12090
△ GOV'T CORNER



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

James C. Sailer, P.L.S. — Date 10/8/26
License number 12090
My license renewal date is December 31, 2026
Pages or sheets covered by this seal: 1

FILE: SxCo26 31-97-46 Dickey-Stalcup.dwg

IOWA
SIOUX

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7526
Prepared : 9/17/26 9:17 AM CST
Crop Year : 2026

Operator Name
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
74.06	72.97	72.97	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	72.97	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	67.58	0.00	187	0
Soybeans	4.16	0.00	39	0
TOTAL	**71.74**	**0.00**		

NOTES

Tract Number : 2663

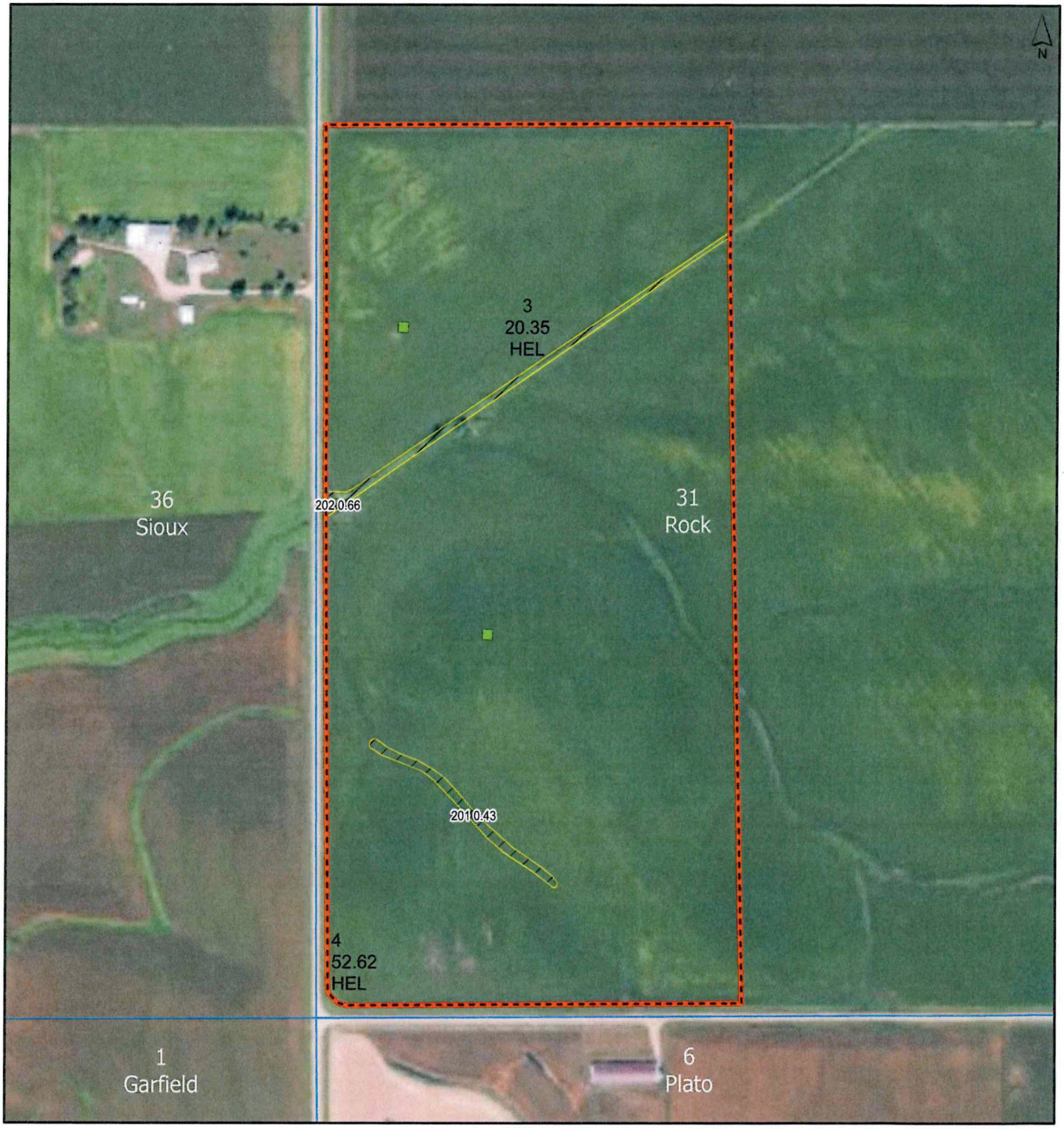
Description : W2 SW4 SEC 31 ROCK
FSA Physical Location : IOWA/SIOUX
ANSI Physical Location : IOWA/SIOUX
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : GLORIA ELAINE DICKEY LIVING TRUST
Other Producers : None
Recon ID : None

USDA United States Department of Agriculture

Sioux County, Iowa

Farm **7526**

Tract **2663**



Tract Boundary
Cropland
Noncropland

Tract Cropland Total: 72.97 acres

2026 Program Year
Phy. County: Sioux, IA
2025 imagery

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

0 200 400 Ft

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Map Created 07/01/2026

Stalcup Ag Service

NOTES

Stalcup Ag Service

NOTES