
AUCTION

February 17
Washington Township
Buena Vista County



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

Wednesday, February 17, 2021
Washington Township, Buena Vista County
Starting at 10:00 a.m.

Columbus Club Hall, 1507 E Lakeshore Dr., Storm Lake, Iowa

762 acres, more or less

Tract 1: 80 acres, m/l

Location: 2 miles SE of Alta or 2 miles W of Storm Lake
The E1/2 SW1/4 of Section 31-91-37
78.5 cropland acres and 91.4 CSR-2

Tract 3: 155 acres, m/l

Location: 3 miles NE of Storm Lake on Hwy 71
A tract of approx. 155 acres in the S1/2 of
Section 13-91-37. Actual legal description &
sale acres to be determined by survey.
154 cropland acres and 80.6 CSR-2

Tract 5: 129 acres, m/l

Location: 1 mile NE of Storm Lake
The NW1/4 of Section 36-91-37 except the
tract in the NE NW & NW NW.
124.7 cropland acres and 83.5 CSR-2

Tract 6: 80 acres, m/l

Location: 2 miles N of Storm Lake
The N1/2 NE1/4 of Section 22-91-37
75.4 cropland acres and 74.5 CSR-2

Owner/Seller:
J.F. McKenna Farms, Inc.

For more information visit our website:
www.stalcupag.com

Tract 2: 80 acres, m/l

Location: 1 mile NE of Storm Lake
The N1/2 NW 1/4 of Section 35-91-37
74.5 cropland acres and 87.6 CSR-2

Tract 4: 238 acres, m/l

Location: East edge of Storm Lake
The SE1/4 & E1/2 SW1/4 of Section 35-91-37
except a 2 acre tract in SE SW

Sold as choice of 3 parcels

Parcel A: 80 acres with 7.5 acres building site
with shop, barn & grain storage.

Approx. 69 cropland acres & 65.9 CSR-2

Parcel B: 78 acres with approx. 75 cropland
acres and 74 CSR-2

Parcel C: 80 acres with approx. 75 cropland
acres and 78 CSR-2



Contact Nathan Deters or Kent Smith
Stalcup Ag Service
712-732-4811 or evenings 712-299-0234 (Nathan)
Email: ndeters@stalcupag.com or
kksmith@stalcupag.com

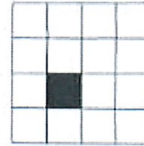
P.O. Box 67
Storm Lake, IA 50588
712-732-4811
FAX 712-732-7371
www.stalcupag.com

WASHINGTON TOWNSHIP

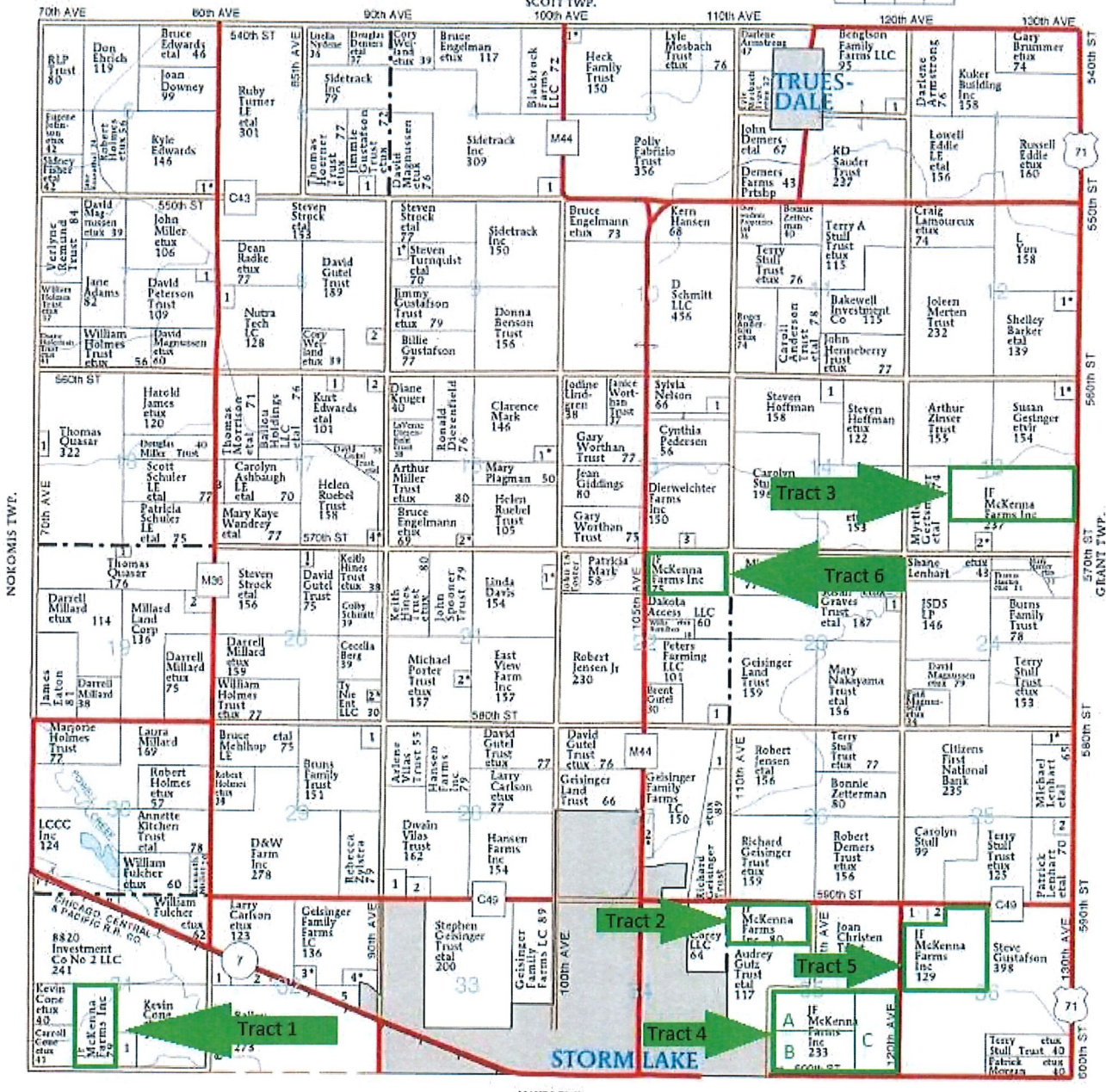
T-91-N

WASHINGTON PLAT

R-37-W



SCOTT TWP.
100th AVE



HAVES TWP.

J.F. McKenna Farms – Owner/Seller

This is a rare opportunity to purchase quality Storm Lake area farmland. The farms have been owned and operated by the McKenna Family since the 1950's. A long family heritage of hog production and manure application has left a legacy of excellent fertility. Great location near Storm Lake with a short drive to strong grain buyers and 5 properties on paved roads. Tracts 1, 2, 3, 5 & 6 will be sold as individual parcels and will not be combined. Tract 4 will be offered as choice of 3 parcels with the high bidder able to take any or all parcels. This tract has development potential adjacent to the city limits of Storm Lake. Please go to our website www.stalcupag.com for further information on each of the tracts.

Information:

- All Tracts were grid soil sampled in the fall of 2020. Soil test data will be provided to the buyers. See the property resume for fertility on each tract.
- **Tract 2** is crossed on the west edge by the City of Storm Lake underground storm sewer. This can provide a drainage tile outlet if desired.
- **Tract 3** will be surveyed prior to closing with total sale amount to be determined by surveyed acres x price.
- **Tract 4** will be offered as choice of 3 parcels. If separate parcels are selected the sellers will provide a survey to determine total sales amounts based on surveyed acres x price.
 - **Tract 4 Parcel A** building site consist of a 45' x 28' shop with concrete floor and 2 overhead doors. It is joined by a 12'x16' heated office/washroom with a new septic system. Grain storage consists of 5 larger bins and 4 government bins, providing approximately 70,000 bushels of storage. The property is served by a 40' well and 3 phase electric.
- **Tract 6** is crossed in the southwest corner by the underground Dakota Access Pipeline.

Terms:

*The buyer(s) will be expected to pay 10% cash down payment day of auction and the balance due at closing when clear and merchantable title will be given.

*Closing is scheduled for April 1, 2021. Real estate taxes pro-rated to date of closing.

*Possession is given at closing, except for the 7 acre building site on Tract 4, Parcel A which is reserved for use by the sellers through September 1, 2021.

*Announcements made day of sale will supersede all other announcements.

*The sellers will retain the right to refuse any or all bids.

*Stalcup Ag Service, Inc. and its representatives are agents for the sellers.

* Online bidding will be available on our website www.stalcupag.com

*Weather date – Wednesday, February 24, 2021

Tract 1

Tract 1

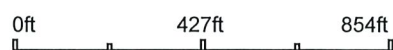
Aerial Map



©2021 AgriData, Inc.



Map Center: 42° 39' 4.23, -95° 15' 45.45



31-91N-37W
Buena Vista County
Iowa

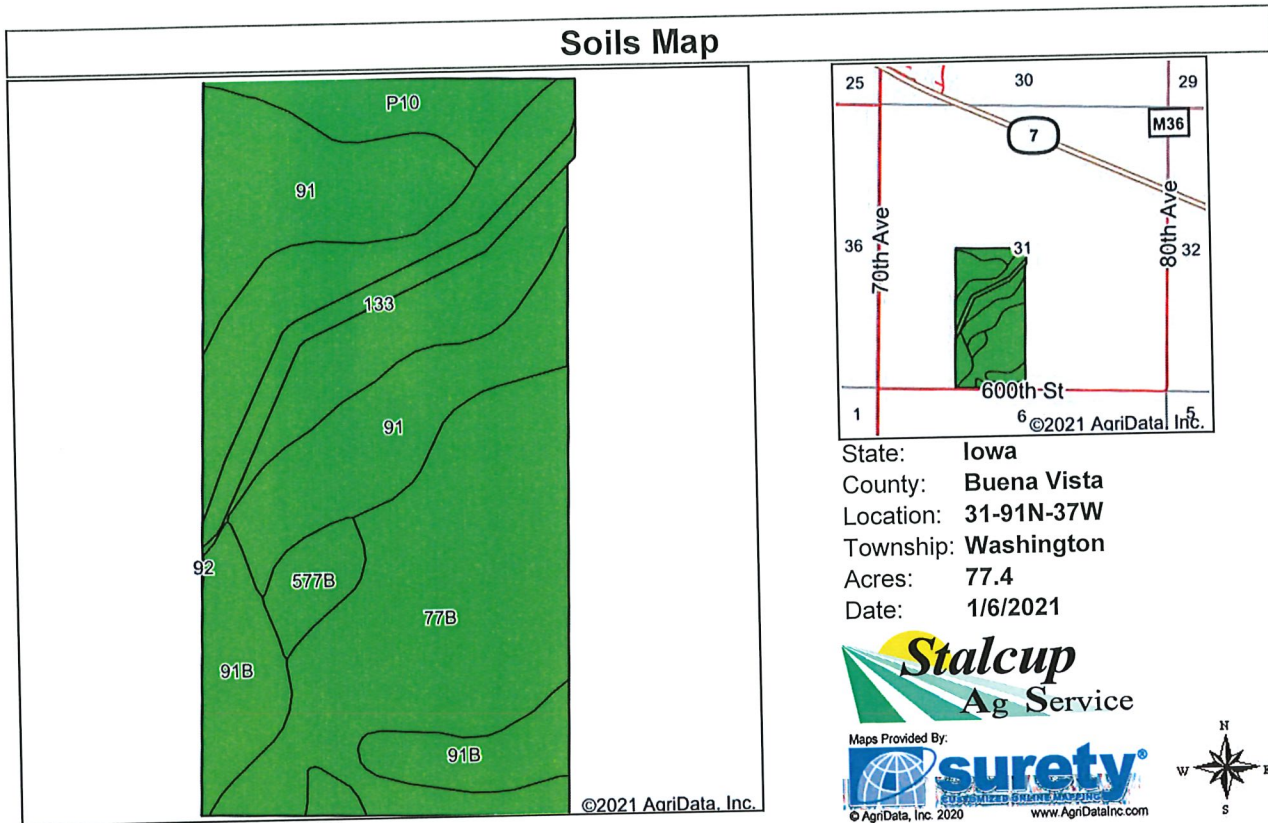


1/6/2021



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

Tract 1



Soils data provided by USDA and NRCS.

Area Symbol: IA021, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	24.34	31.4%	■	Ile	95	72	77	74	59	77
91	Primghar silty clay loam, 0 to 2 percent slopes	19.15	24.7%	■	Iw	100	84	78	74	60	78
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	18.05	23.3%	■	Ilw	78	76	81	75	34	80
91B	Primghar silty clay loam, 2 to 5 percent slopes	8.96	11.6%	■	Ile	95	81	78	74	61	78
P10	Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded	4.61	6.0%	■	Ilw	82		67	66	51	67
577B	Everly clay loam, 2 to 5 percent slopes	2.29	3.0%	■	Ile	90	69	81	81	61	78
Weighted Average						91.4	*-	*n 77.8	*n 74	*n 53.2	*n 77.5

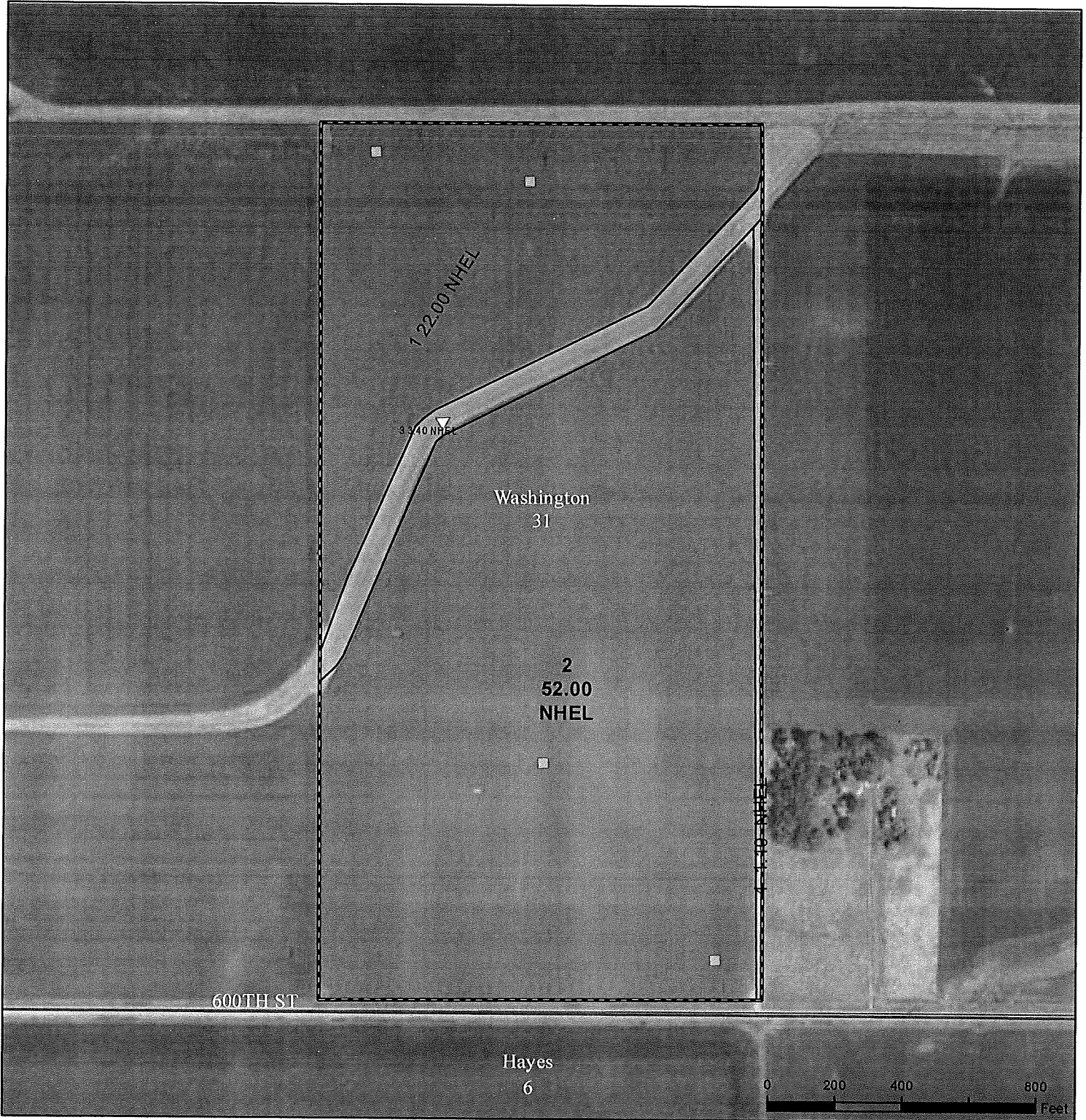
**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.



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: 78.50 acres

2020 Program Year

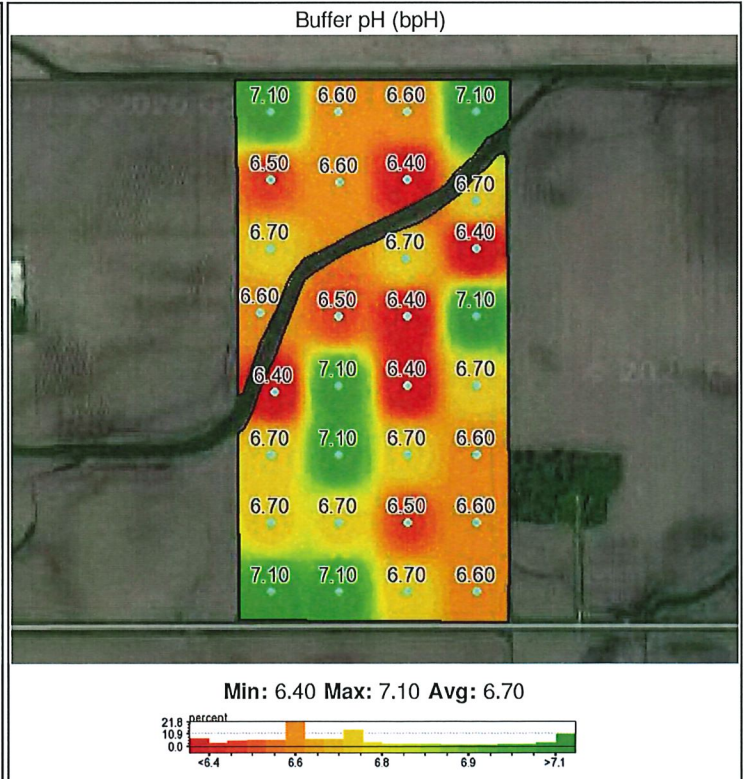
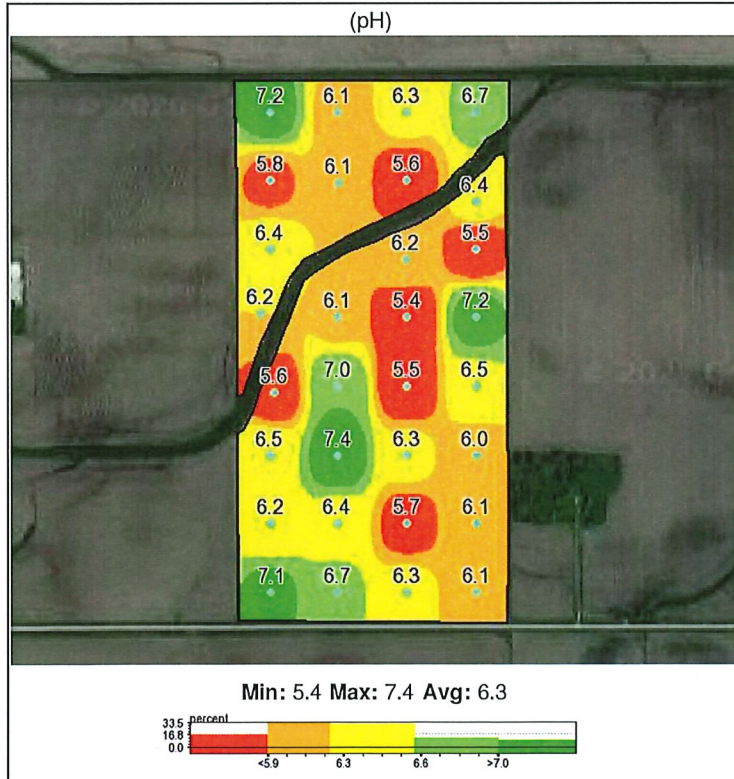
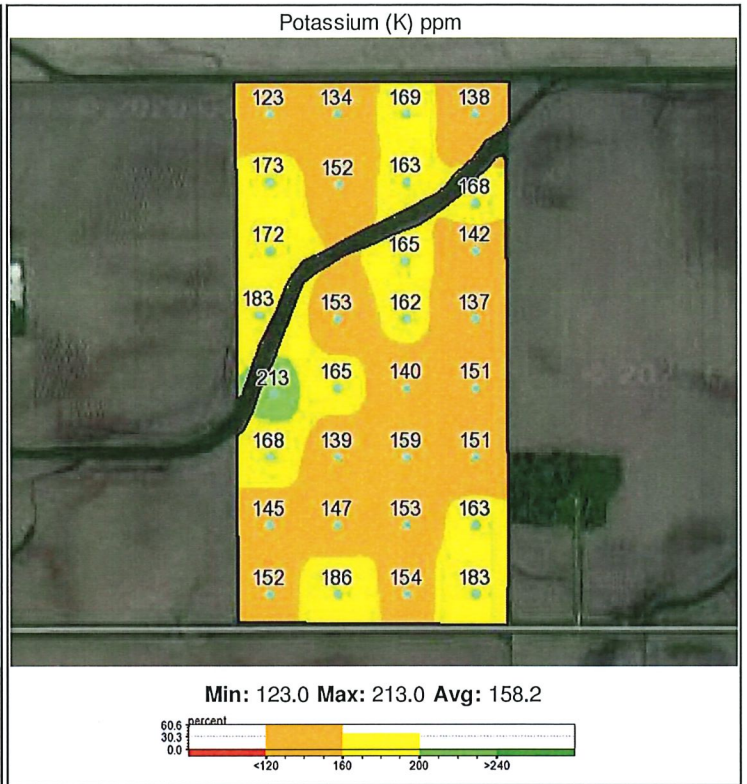
Map Created April 06, 2020

Farm 7607

Tract 1092

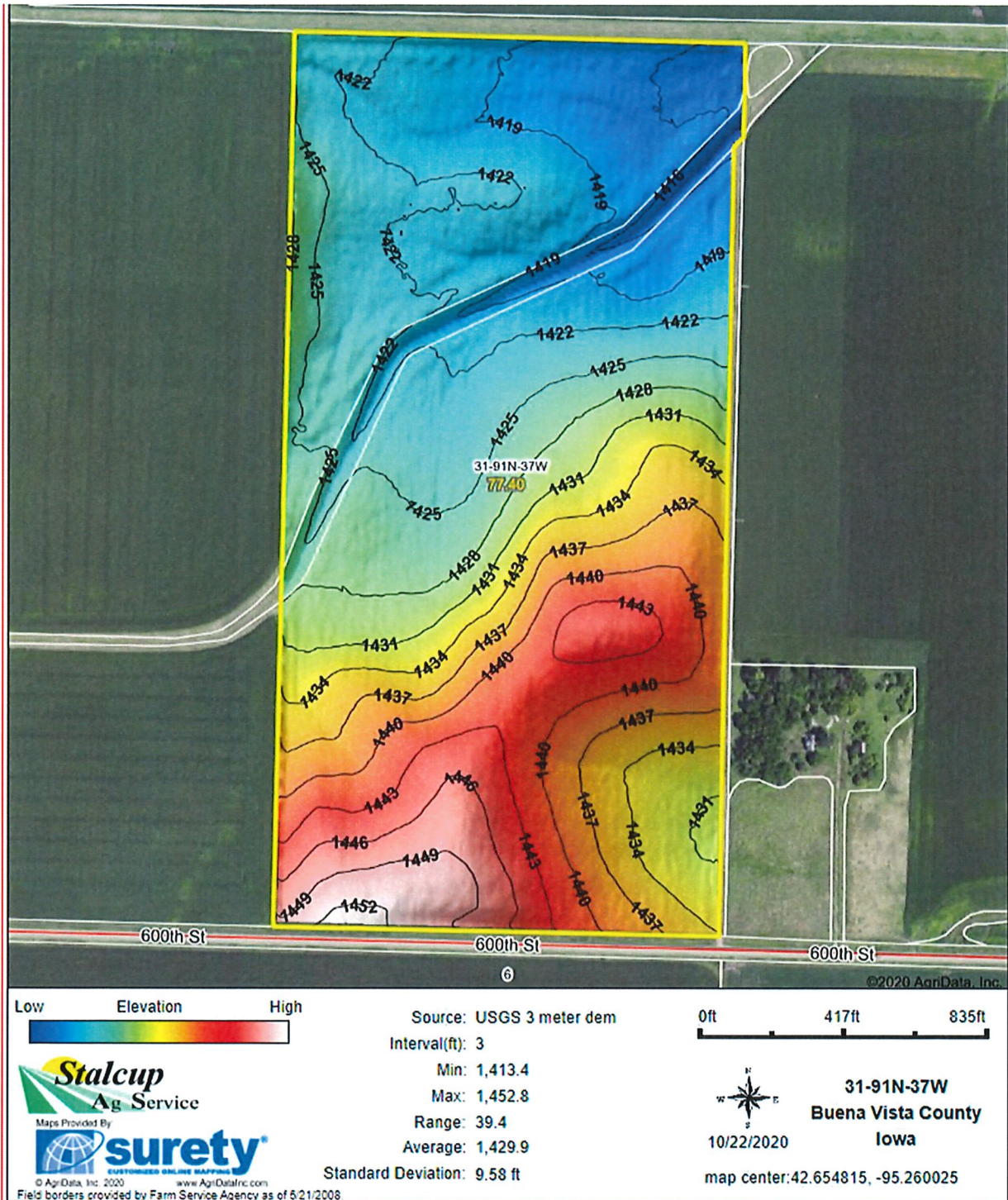
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Grower: 1001 McKenna Farm: Alta Field: All Zone: Not Specified Area: 74.0 Sample Date: 2020-11-06



LIDAR Elevation Map- 31-91N-37W

Tract 1



Tract 2

Tract 2

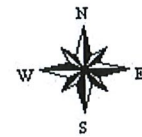
Aerial Map



Map Center: 42° 39' 34.96, -95° 11' 8.23



35-91N-37W
Buena Vista County
Iowa

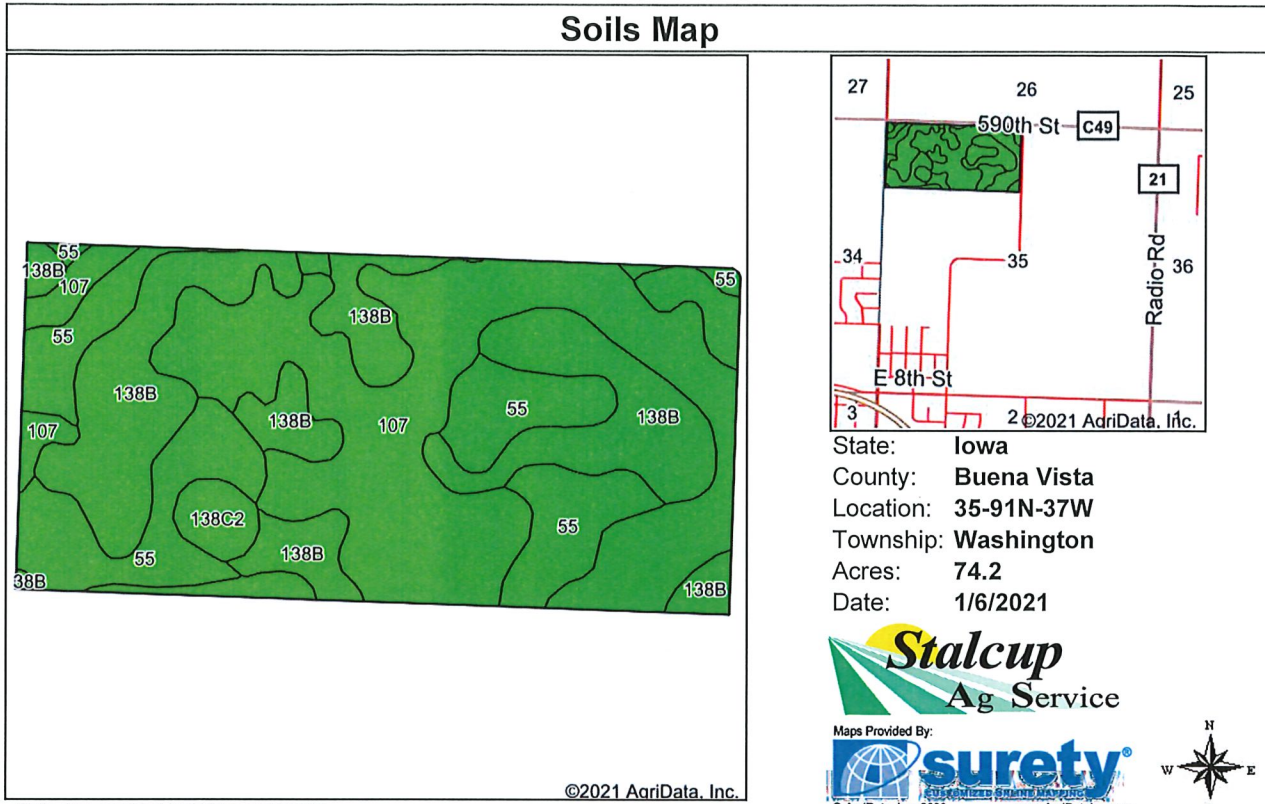


1/6/2021



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

Tract 2



Area Symbol: IA021, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
107	Webster clay loam, 0 to 2 percent slopes	30.89	41.6%	■	llw	86	79	83	78	60	82
138B	Clarion loam, 2 to 6 percent slopes	24.85	33.5%	■	lle	89	76	84	80	63	84
55	Nicollet clay loam, 1 to 3 percent slopes	16.87	22.7%	■	lw	89	84	82	81	64	82
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.59	2.1%	■	llle	83	60	73	70	53	73
Weighted Average						87.6	78.7	*n 82.9	*n 79.2	*n 61.8	*n 82.5

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



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 74.20 acres

2020 Program Year

Map Created April 06, 2020

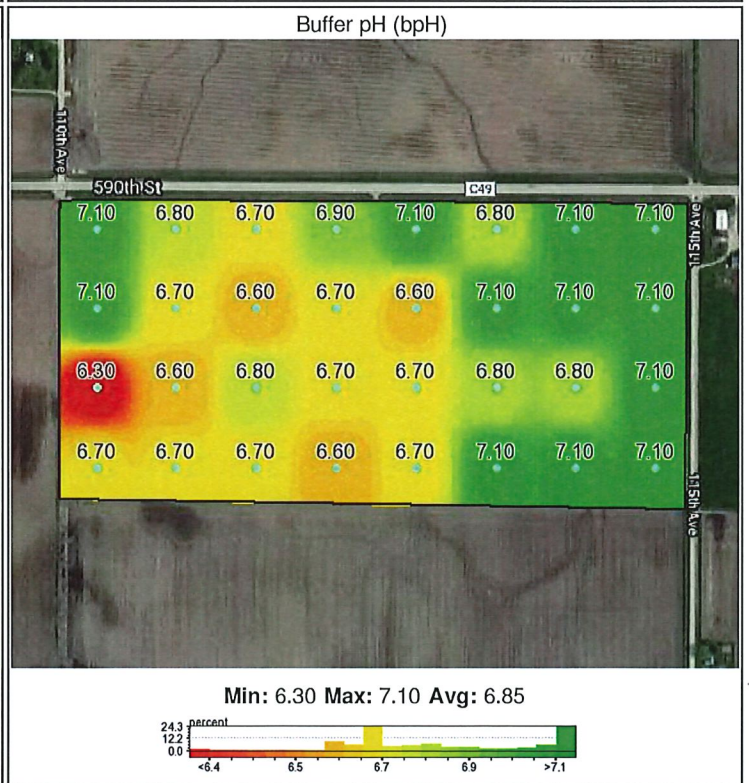
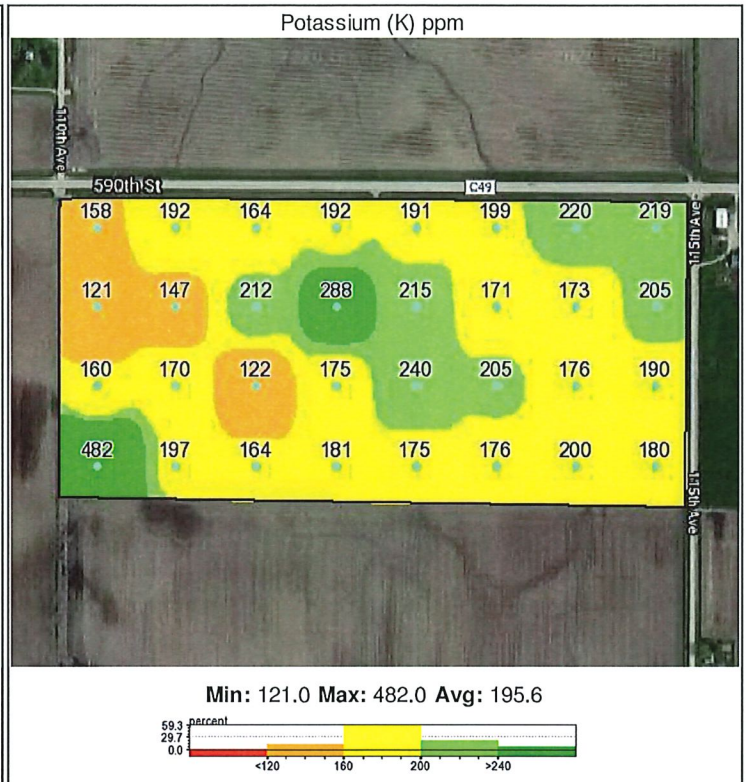
Farm 7607

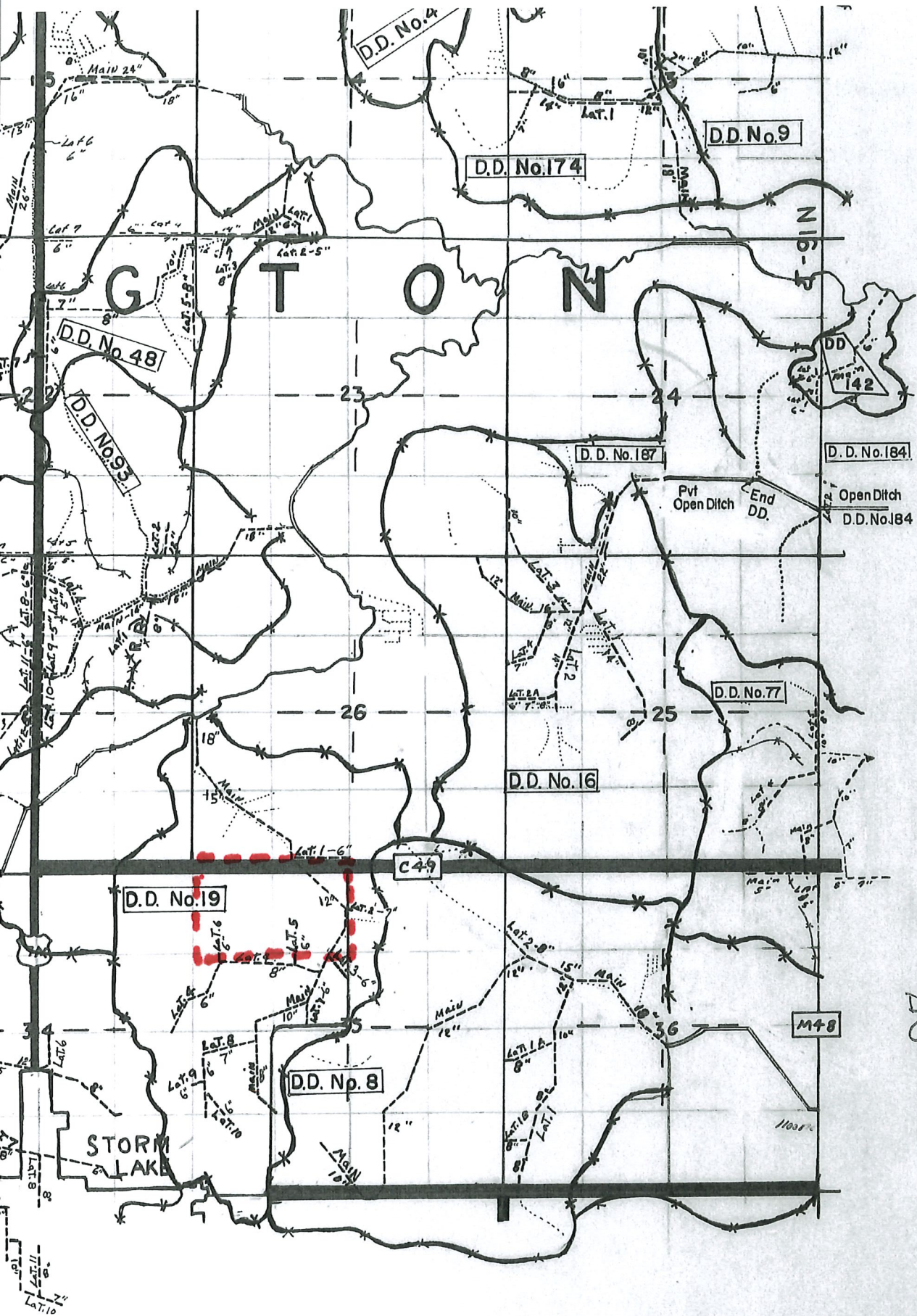
Tract 1094

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Grower: 1001 McKenna Farm: O'Mally Field: All Zone: Not Specified Area: 74.8 Sample Date: 2020-11-11





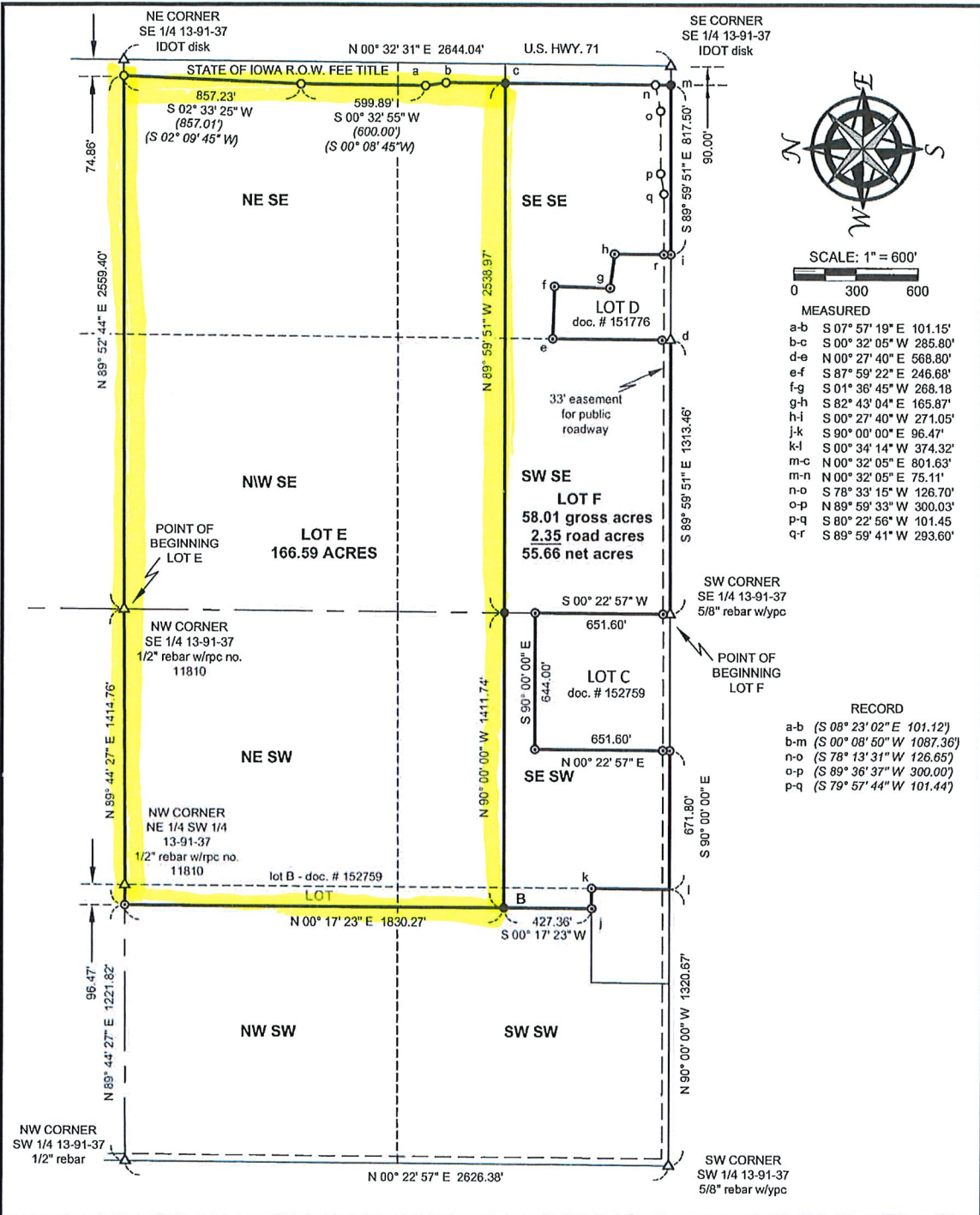
DD 25 + 112
 (No Longer County)
 3-7-72

Tract 2

Tract 3

166.59 Acres

INDEX LEGEND	
PLAT OF SURVEY LOTS E & F	
COUNTY:	BUENA VISTA
LOTS:	E & F
SECTION:	13
TOWNSHIP:	T-91-N
RANGE:	R-37-W 5TH P.M.
ALIQUOT PART:	S 1/2
PROPRIETOR:	J.F. MCKENNA FARMS, INC.
SURVEY PREPARED FOR:	NATAN DETERS, STALCUP AG. SERVICES
SURVEY PREPARED BY:	J. SCOTT SHEVEL IOWA PLS NO. 11810
COMPANY NAME:	ISG
ADDRESS:	1725 N. LAKE AVE, STORM LAKE, IA. 50588
PHONE:	712-732-7745



- LEGEND OF SYMBOLS/ABBREVIATIONS**
- CORNERS FOUND (capped IDOT pipe)
 - CORNERS FOUND (1/2" rebar w/rpc no. 11810)
 - CORNERS SET (1/2" rebar w/rpc no. 11810)
 - △ SECTION CORNER FOUND (monuments as described)
- 100.00' MEASURED
(100.00') RECORDED AS
rpc RED PLASTIC CAP
ypc YELLOW PLASTIC CAP

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

J. Scott Shevel 2/18/21
 J. Scott Shevel
 License Number 11810
 My License renewal date is December 31, 2021
 Pages covered by this seal 2

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 Architecture
 Engineering
 Land Surveying
 Environmental
 Planning
 www.isg.com

I+S GROUP

PN: 21-24922
 Drawn: JSS
 Sheet 1 OF 2
 Surveyed by: JSS
 Surveyed: 1/25/21
 Revised:
 Drawing Name:

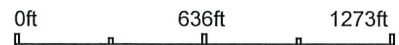
Aerial Map



©2021 AgriData, Inc.



Map Center: 42° 41' 42.54, -95° 9' 32.97



13-91N-37W
Buena Vista County
Iowa

Maps Provided By:



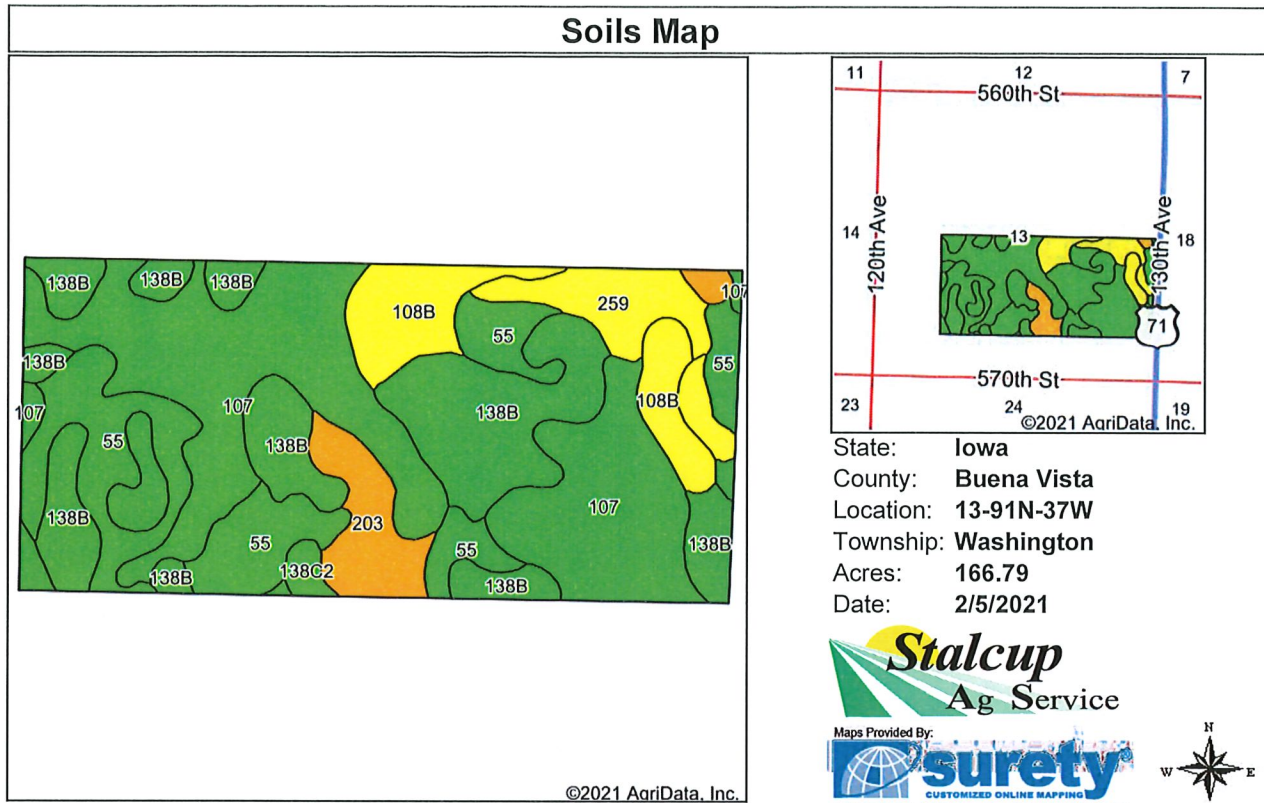
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2/5/2021

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

Tract 3



Soils data provided by USDA and NRCS.

Area Symbol: IA021, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
107	Webster clay loam, 0 to 2 percent slopes	57.98	34.8%	■	llw	86	79	83	78	60	82
138B	Clarion loam, 2 to 6 percent slopes	43.98	26.4%	■	lle	89	76	84	80	63	84
55	Nicollet clay loam, 1 to 3 percent slopes	30.47	18.3%	■	lw	89	84	82	81	64	82
108B	Wadena loam, 2 to 6 percent slopes	13.63	8.2%	■	lle	52	48	63	63	52	52
203	Cylinder loam, 0 to 2 percent slopes	9.28	5.6%	■	lls	58	73	73	73	57	66
259	Biscay clay loam, 0 to 2 percent slopes	8.00	4.8%	■	llw	52	76	69	69	51	66
108C2	Wadena loam, 6 to 12 percent slopes, moderately eroded	2.06	1.2%	■	llle	44	25	61	61	49	47
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.39	0.8%	■	llle	83	60	73	70	53	73
Weighted Average						80.8	75.3	*n 79.9	*n 76.9	*n 60.1	*n 77.9

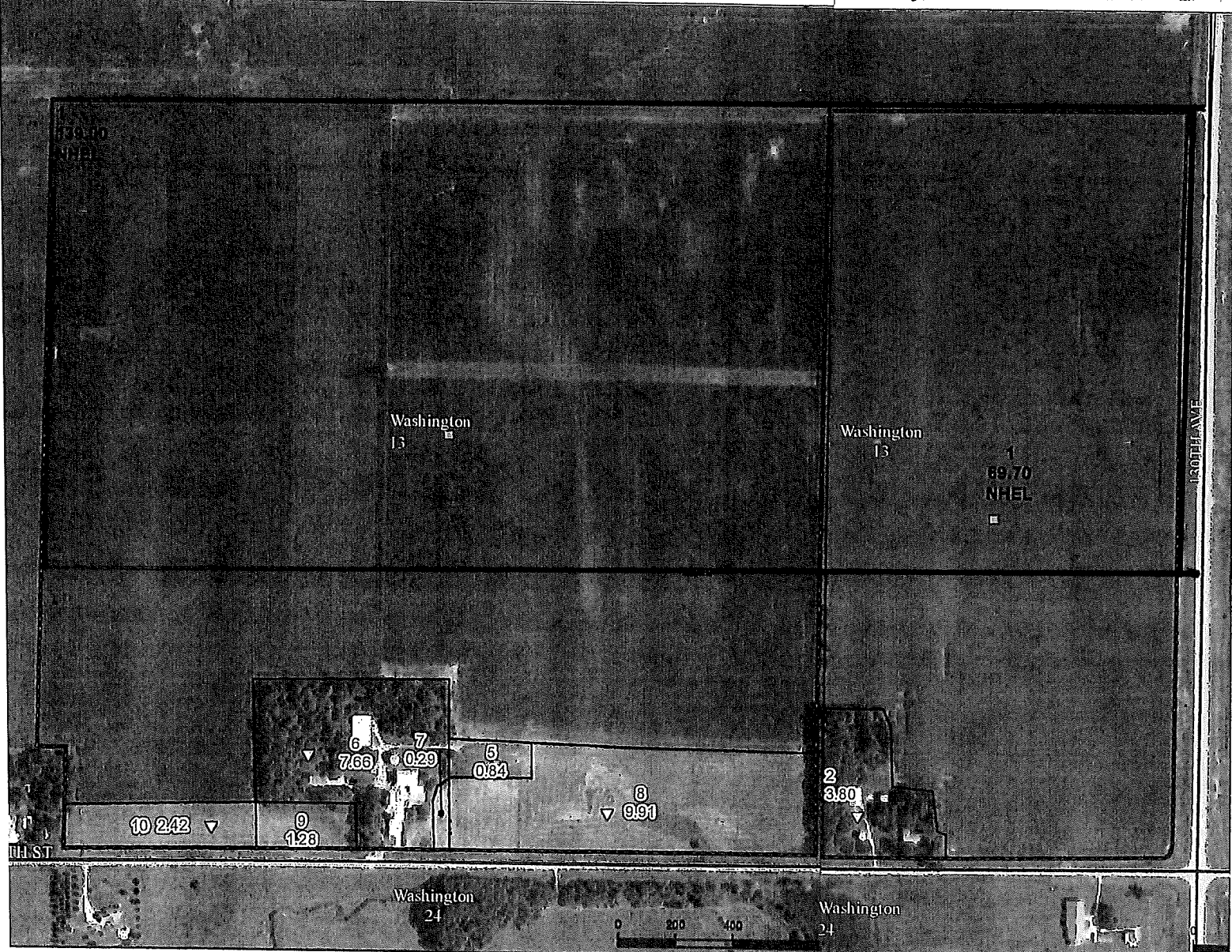
**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 3

SDA United States Department of Agriculture Buena Vista County, Iowa

County, Iowa



Non-Cropland
 CRP
 Iowa PLSS
 Tract Boundary
 Iowa Roads

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

Tract Cropland Total: 139.00 acres

2020 Program
Map Created Apr 3

Farm
Tract

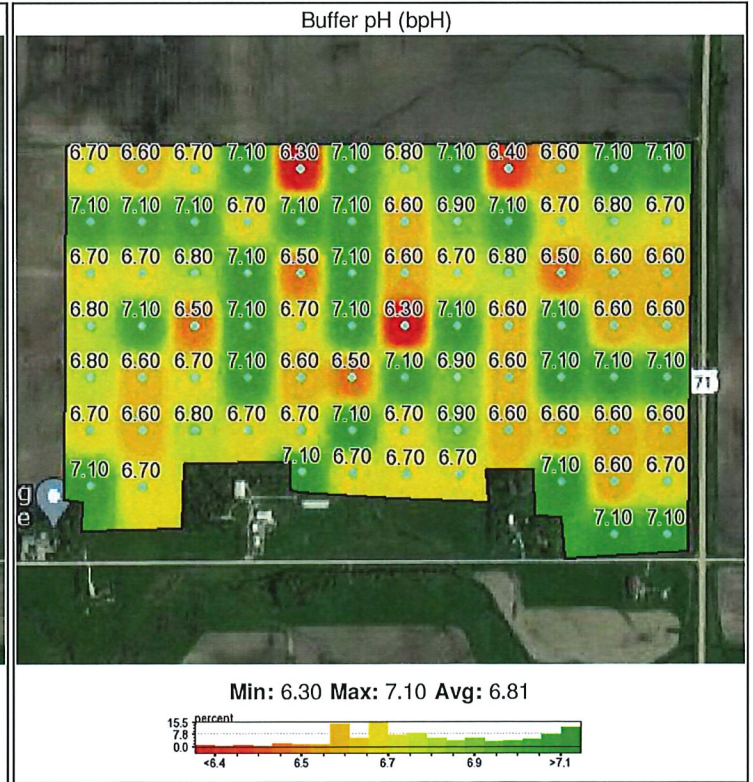
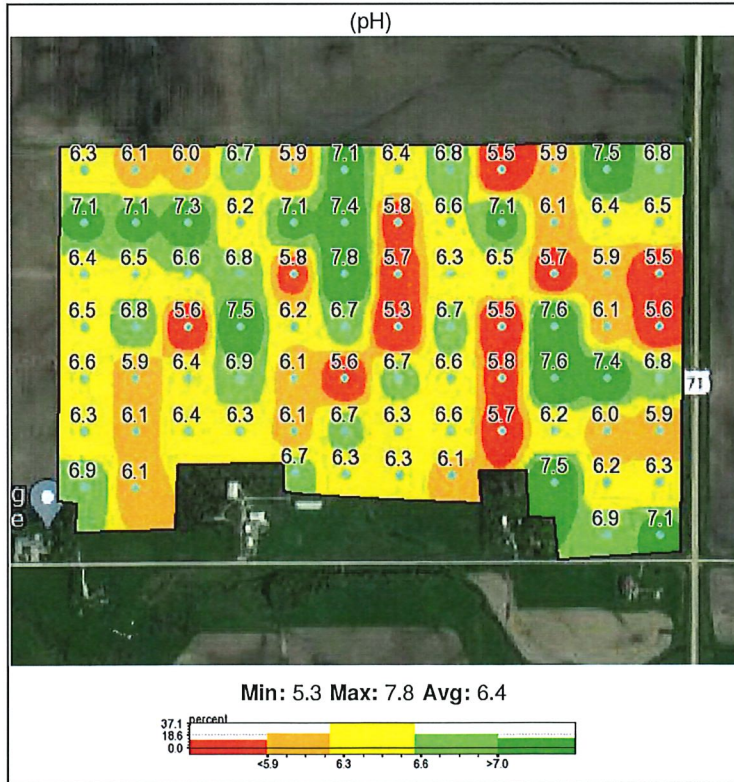
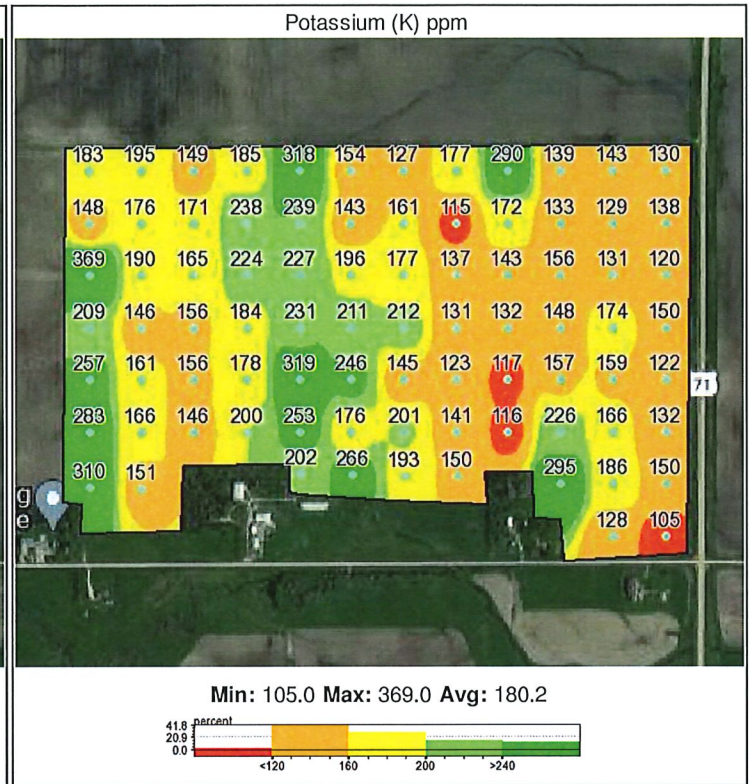
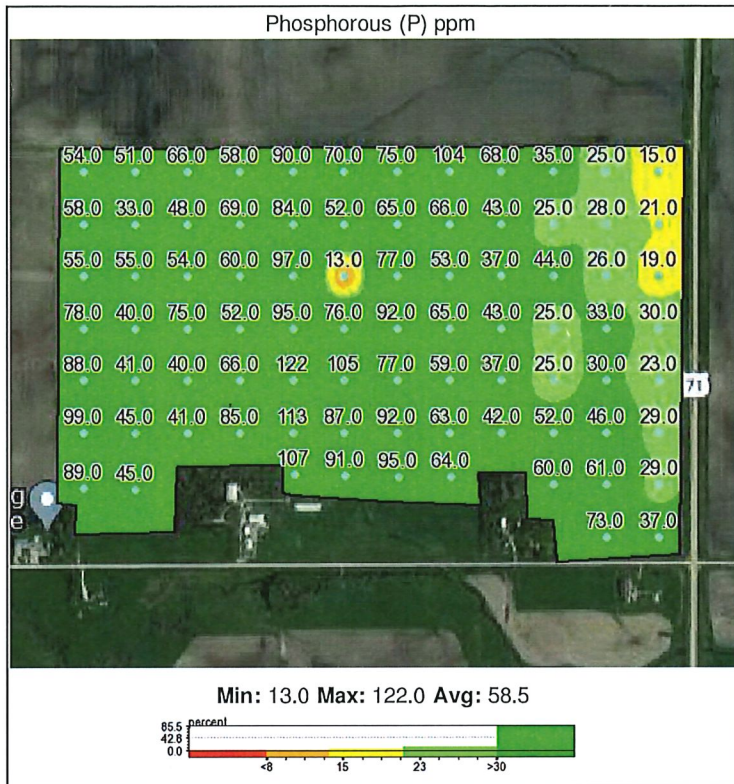
Tract Cropland Total: 69.70 acres

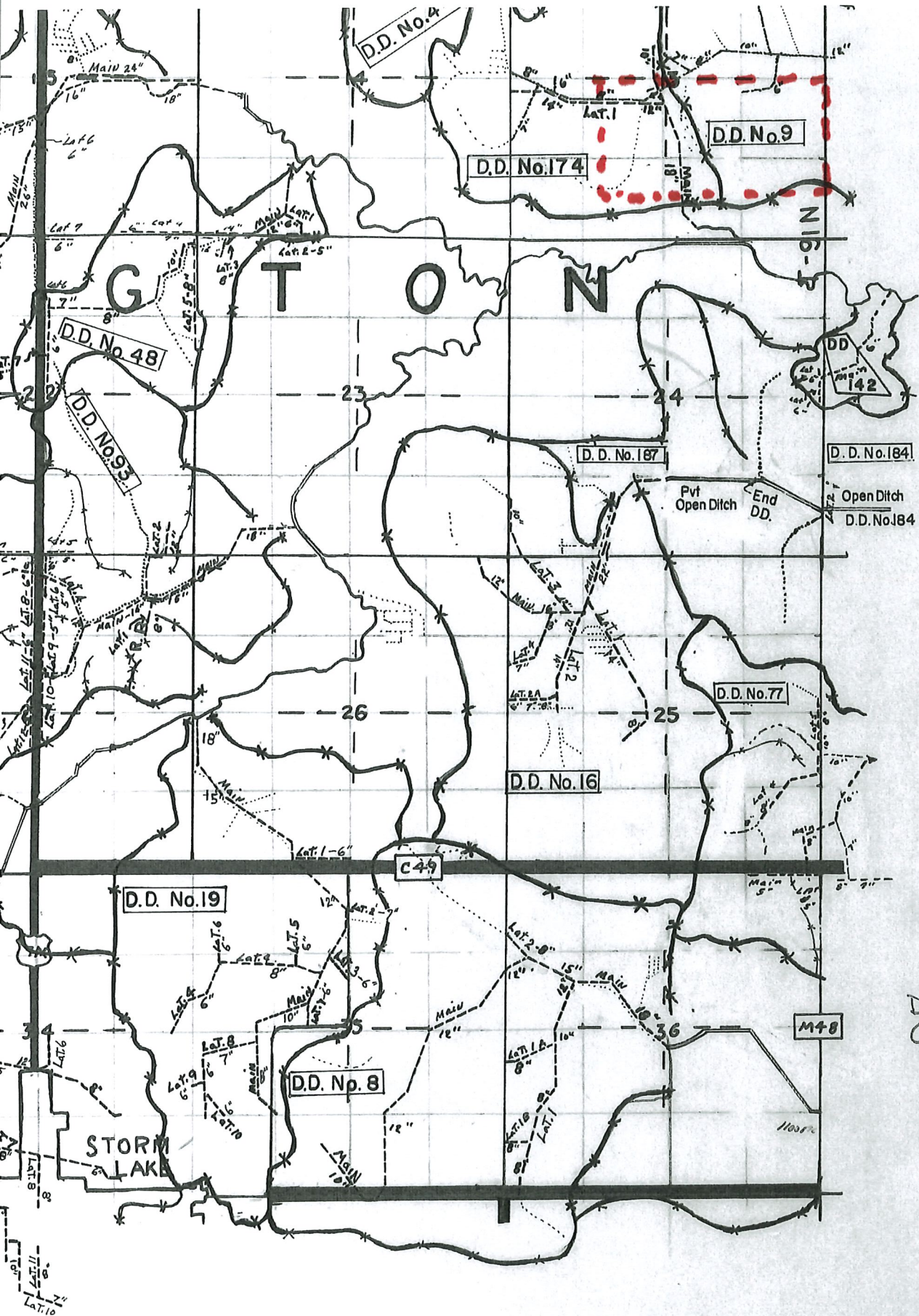
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Grower: 1001 McKenna Farm: Washington 13 Field: All Zone: Not Specified Area: 207.5 Sample Date: 2020-11-06





DD 25 + 112
 (No Longer County)
 3-7-72

Tract 3

LIDAR Elevation Map- I
Tract 3

