
AUCTION

**February 9
Elk, Nokomis &
Washington Townships
Buena Vista County**



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

For sale terms visit our website at www.stalcupag.com or call Travis Nissen or Dan Niemeier at 732-4811

Stalcup Ag Service 712-

February

9

2021

Fisher Family Farms Owner/Seller

Here is an excellent opportunity to purchase 3 tracts, 2 of which are 40 Acres more or less that would be an excellent opportunity for first time land buyers, located near Alta.

COUNTY Buena Vista
TOWNSHIPS Elk, Nokomis & Washington
Acres: 239.27 acres, more or less

| | | | |
|-------------------|---|------------|-------------|
| Total Acres | 40.00 acres | 41.1 acres | 43.82 acres |
| Cropland Acres | 39.2 acres | 41.1 acres | 43.82 acres |
| Corn Base | 27.5 acres | 27.5 acres | 22.2 acres |
| PLC Yield | 173 | 173 | 173 |
| Soybean Base | 11.7 acres | 68.9 acres | 18.9 acres |
| PLC Yield | 49 | 49 | 49 |
| Real Estate Taxes | \$1,126 | \$4,262 | \$1,002 |
| Lease | Subject to current tenant's lease which expires February 28, 2022 | | |
| Cropland CSR-2 | 97.7 | 93.4 | |
| Primary Soil | Primghar & Sac | Sac & Cal | Cal Afton |

Time: 10:00 a.m.

Location: Alta Community Center

FARMS DESCRIPTION:

Parcel 1: Located nine miles north of Alta, Iowa, in the Northeast Quarter of Section 11, Township 91 North (T91N), Range 37 West (R37W) of the 5th P.M., Buena Vista County, Iowa.

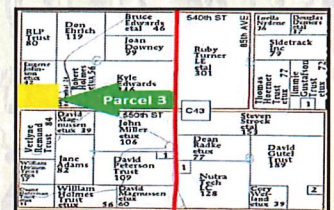
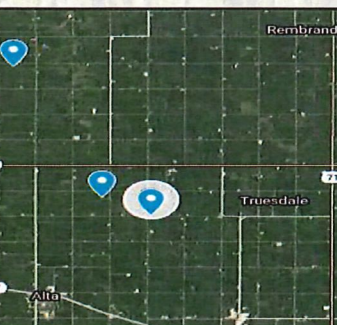
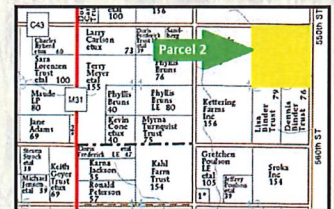
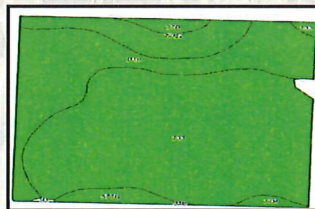
Parcel 2 & 3: Located in the Northeast Quarter of Section 6, Township 91 North (T91N), Range 37 West (R37W) of the 5th P.M., Buena Vista County, Iowa; EXCEPT the 4.55 acre farmstead located in the SE 1/4 NE 1/4.

PARCEL 1 DESCRIPTION:

The Northeast Quarter of the Northeast Quarter of Section 11, Township 91 North (T91N), Range 37 West (R37W) of the 5th P.M., Buena Vista County, Iowa.

Parcel 2: The Northeast Quarter (NE 1/4) of Section Two (2), Township 91 North (T91N), Range Thirty-eight West (R38W) of the 5th P.M., Buena Vista County, Iowa; EXCEPT the 4.55 acre farmstead located in the SE 1/4 NE 1/4.

Parcel 3: The Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Six (6), Township 91 North (T91N), Range Thirty-seven West (R37W) of the 5th P.M., Buena Vista County, Iowa.



SOLD!
P1: \$12,400 X 40.00 Acres
P2: \$11,300 X 155.45 Acres
P3: \$10,600 X 43.82 Acres

For more information contact Travis Nissen or Dan Niemeier at Stalcup Ag Service (712) 732-4811 or evenings at 712-541-5158 (Travis)
Online Bidding Available at www.stalcupag.com





Farm Management • Real Estate • Appraisal • Consultation

Terms:

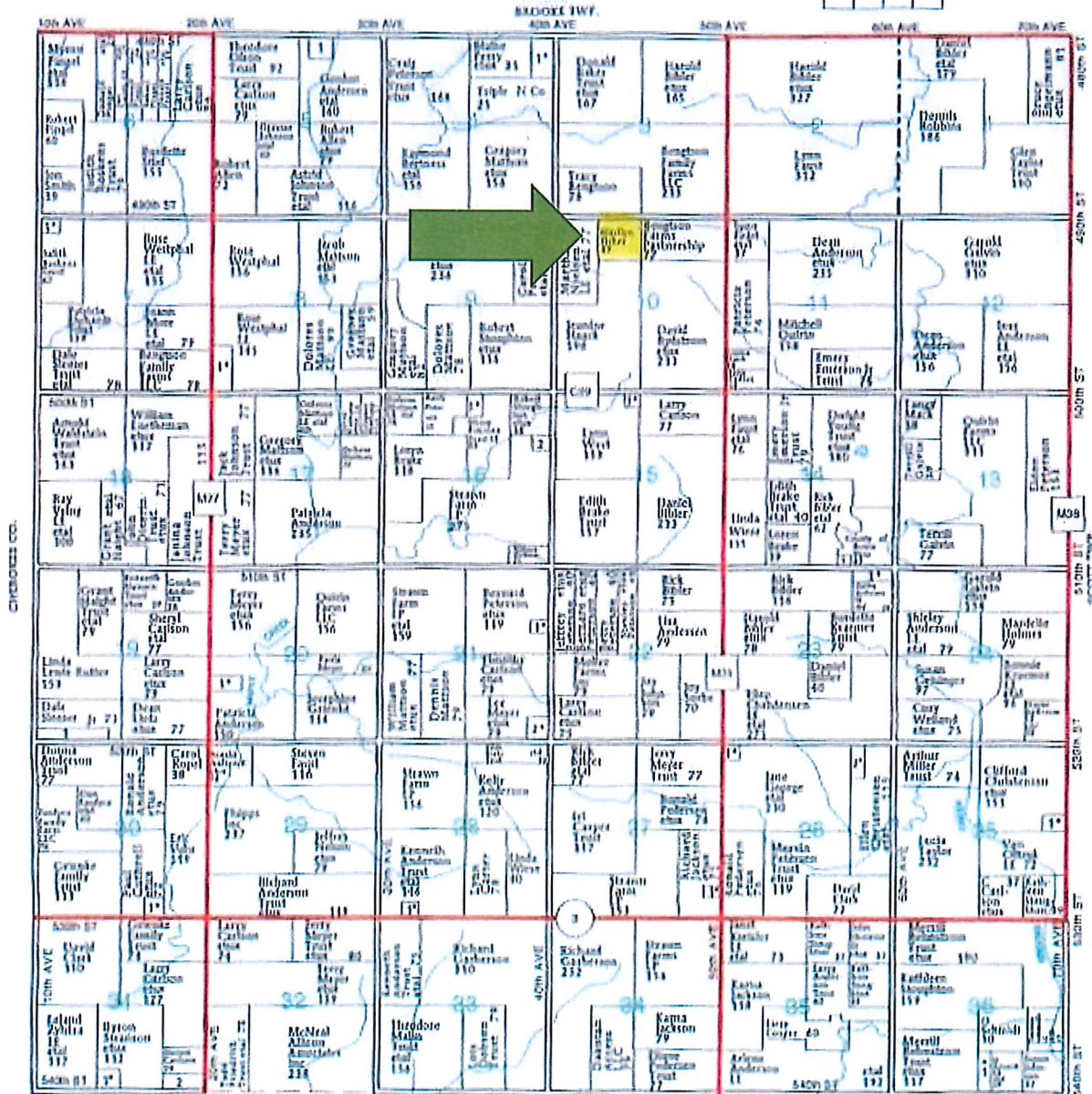
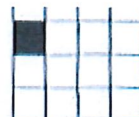
- *The buyer will be expected to pay 10% cash down payment day of auction with balance due at closing when clear and merchantable title will be given.
- *Closing is scheduled for Tuesday, March 9, 2021. Real estate taxes pro-rated to date of closing.
- * The farms are subject to any easements and public roads of record – including Dakota Access pipeline easement on Parcel 2.
- *Buyer will assume 2021 lease.
- *Possession is given at closing. Subject to the 2021 lease.
- *Announcements made day of sale will supersede all other announcements.
- *Sellers reserve the right to refuse any and all bids.
- *Stalcup Ag Service, Inc. and its representatives are agents for the sellers.

Location Map
Elk Township

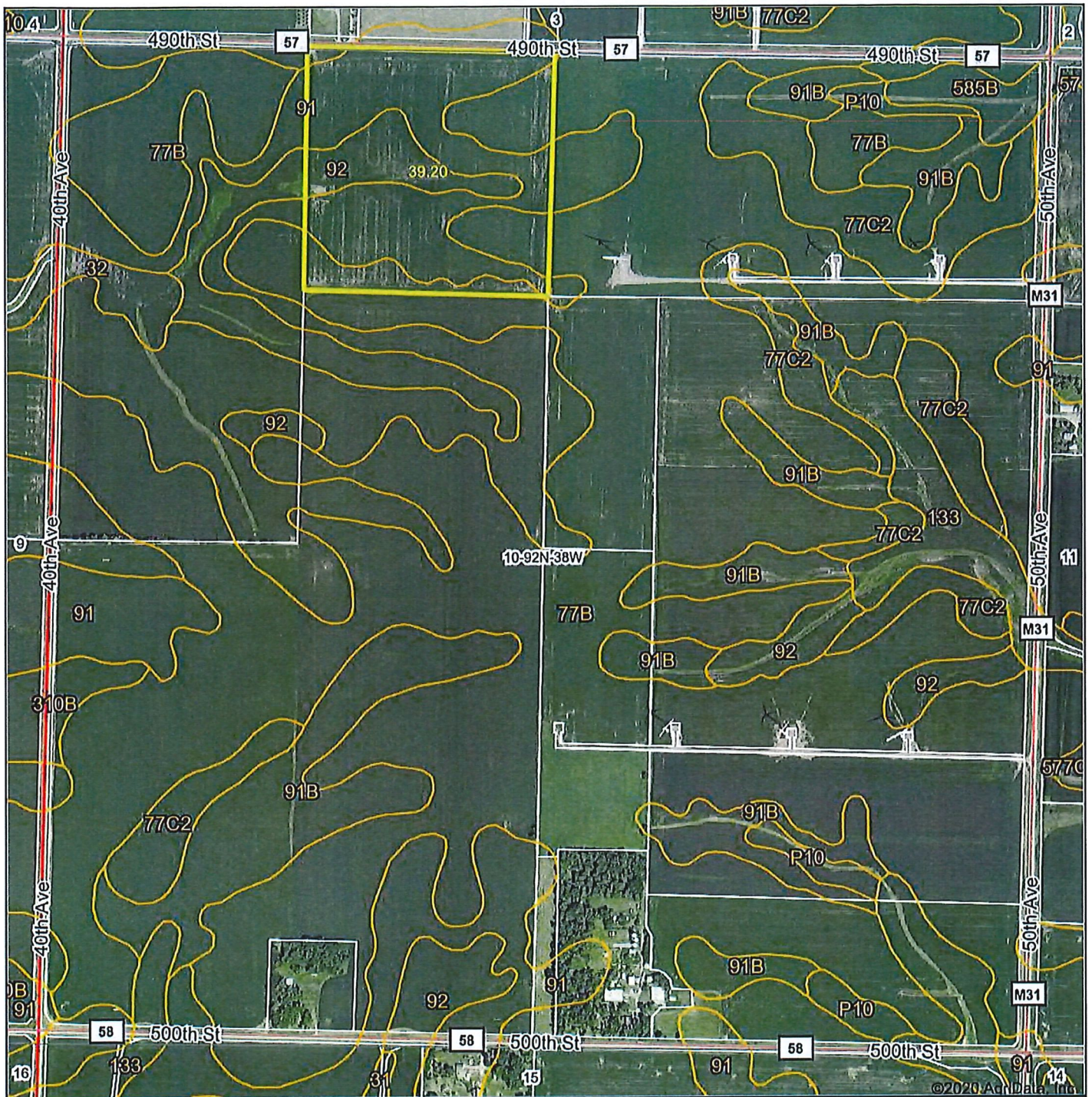
T-92-N

ELK PLAT

R-38-W



Parcel 1 - Aerial Map with soils



Map Center: 42.799438, -95.318812



10-92N-38W
Buena Vista County
Iowa

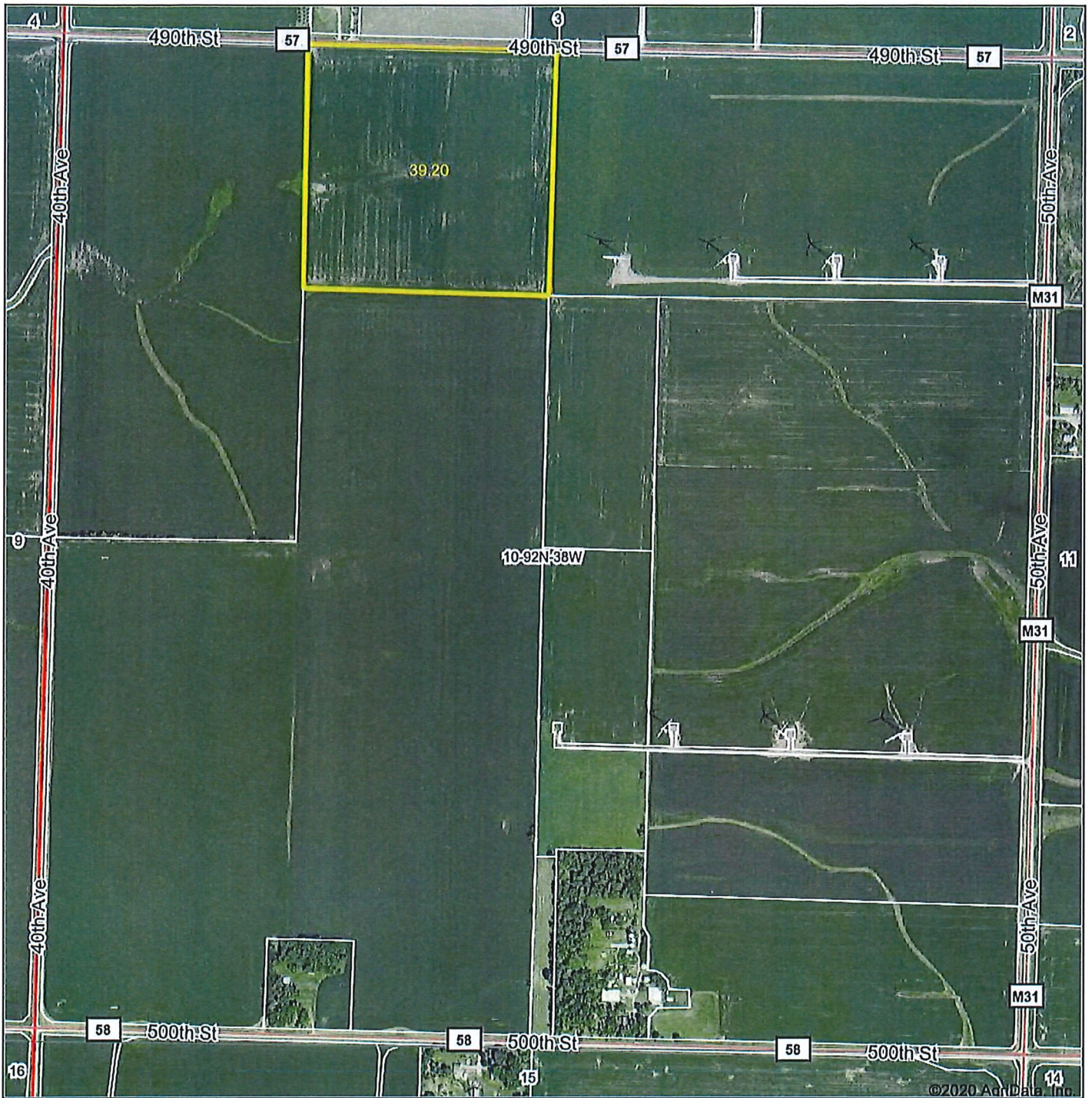


Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2020 www.AgriDataInc.com

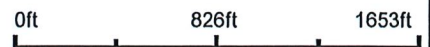
11/23/2020

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

Parcel 1 - Aerial Map



Map Center: 42.799438, -95.318812



10-92N-38W
Buena Vista County
Iowa



11/23/2020



© AgriData, Inc. 2020 www.AgriDataInc.com

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

4 Year Crop History



Owner/Operator:

Date: 11/23/2020

Address:

Farm Name:

Address:

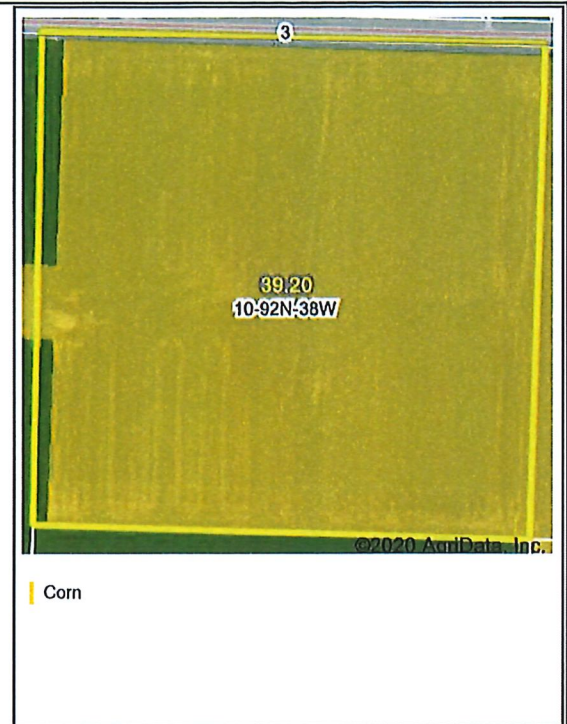
Field ID:

Phone:

Acct. #:

Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 42.799438, -95.318812

State: IA

County: Buena Vista

Legal: 10-92N-38W

Twnshp: Elk



Maps Provided By:

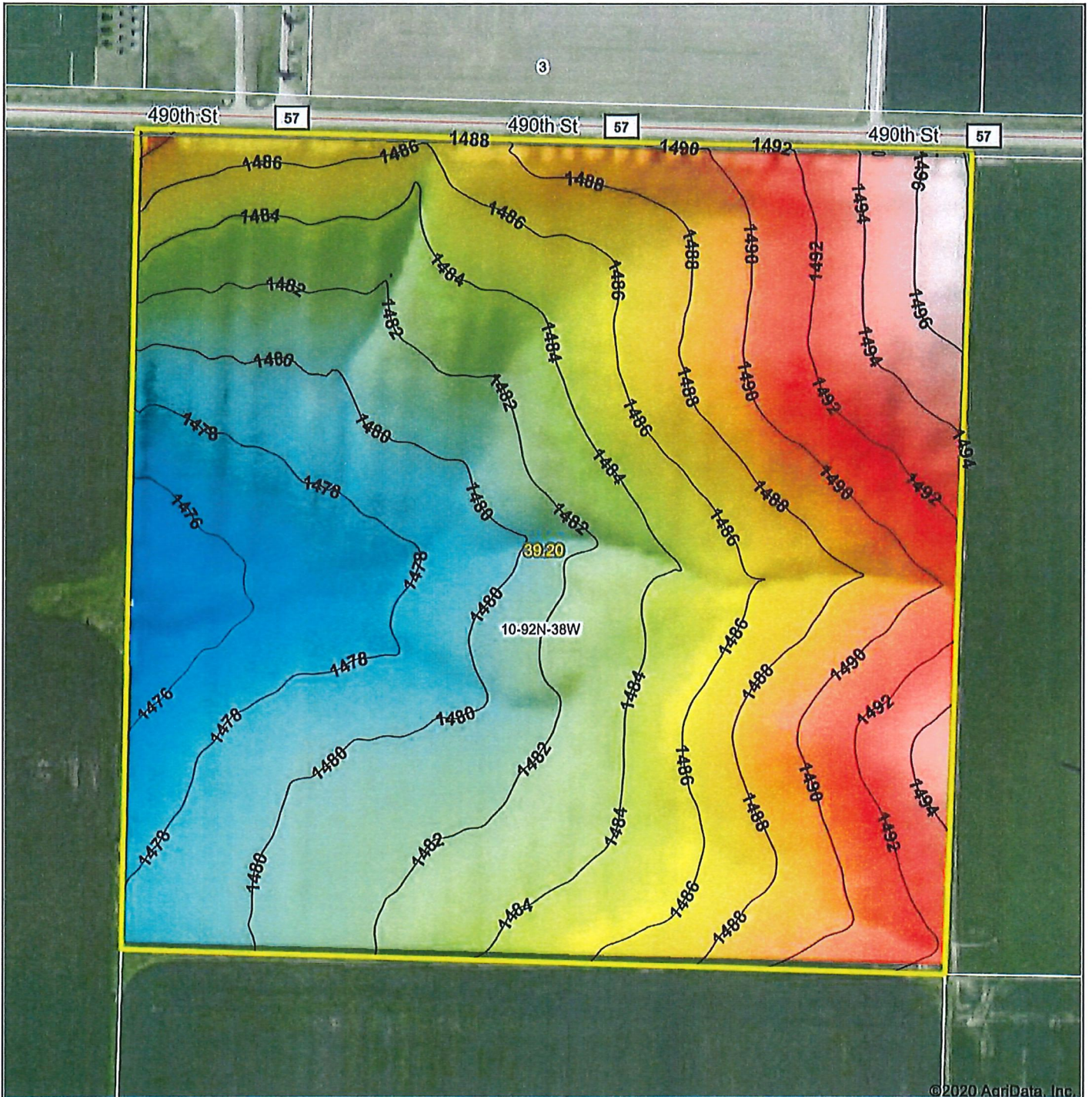


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www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

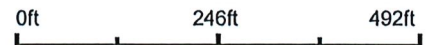
Topography Hillshade - Parcel 1



©2020 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 2
 Min: 1,473.3
 Max: 1,497.7
 Range: 24.4
 Average: 1,484.4
 Standard Deviation: 5.18 ft



Maps Provided By:



© AgriData, Inc. 2020 www.AgridataInc.com

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

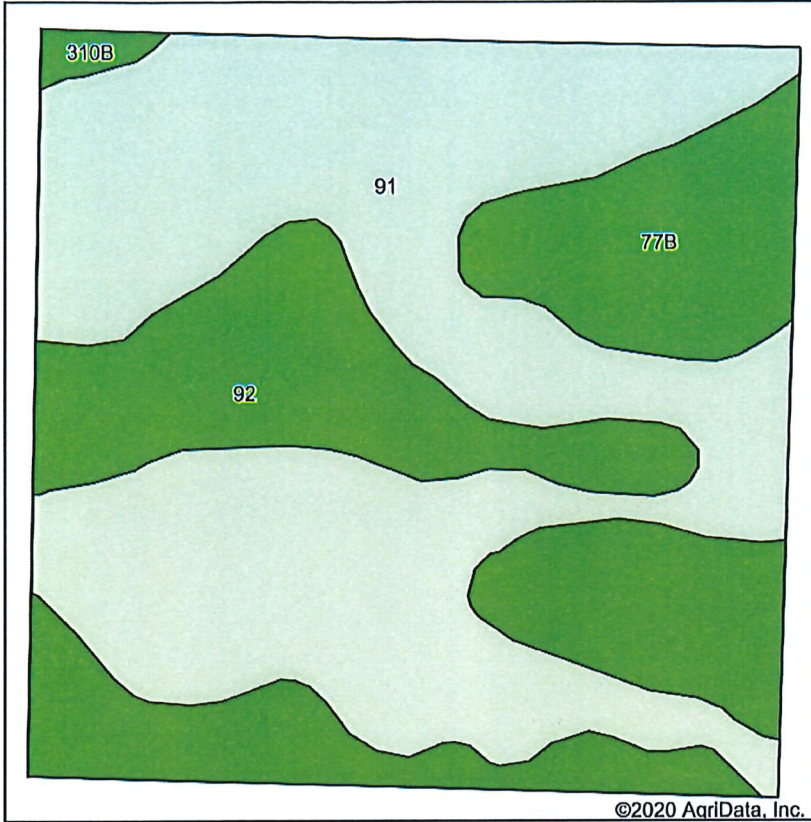


11/23/2020

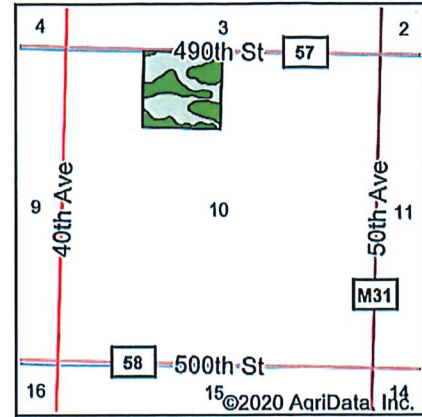
10-92N-38W
 Buena Vista County
 Iowa

map center:42.799438, -95.318812

Soils Map



Soils data provided by USDA and NRCS.



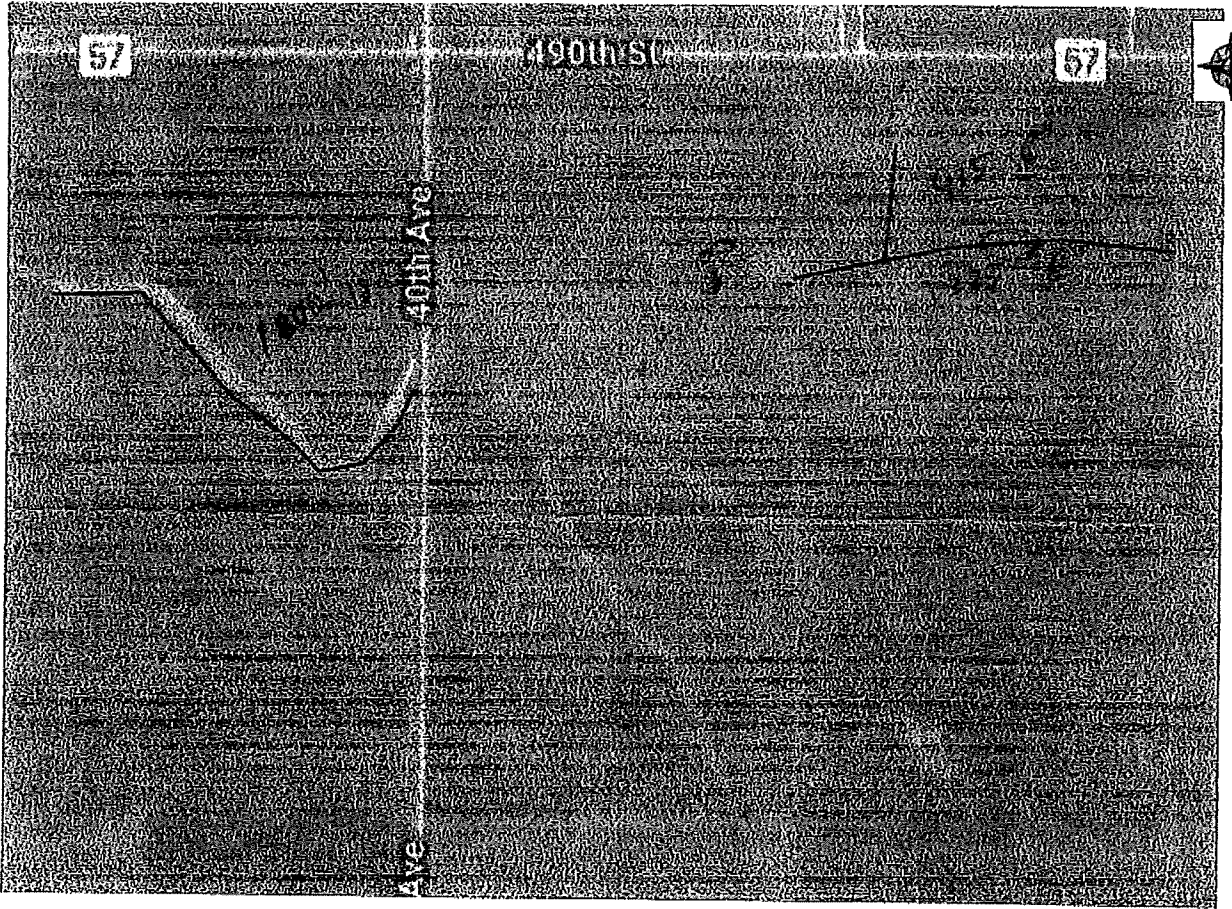
State: Iowa
 County: Buena Vista
 Location: 10-92N-38W
 Township: Elk
 Acres: 39.2
 Date: 11/23/2020



| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *I Corn | *I Soybeans | CSR2** |
|------------------|---|-------|------------------|-------------|------------------|---------|-------------|--------|
| 91 | Pringhar silty clay loam, 0 to 2 percent slopes | 22.47 | 57.3% | | Iw | 240 | 69.6 | 100 |
| 77B | Sac silty clay loam, loam substratum, 2 to 5 percent slopes | 10.66 | 27.2% | | Ile | 232 | 67.3 | 95 |
| 92 | Marcus silty clay loam, 0 to 2 percent slopes | 5.74 | 14.6% | | Iiw | 230.4 | 66.8 | 94 |
| 310B | Galva silty clay loam, 2 to 5 percent slopes | 0.33 | 0.8% | | Ile | 232 | 67.3 | 95 |
| Weighted Average | | | | | | 236.4 | 68.5 | 97.7 |

**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
 Soils data provided by USDA and NRCS.

Tile Map - Parcel 1

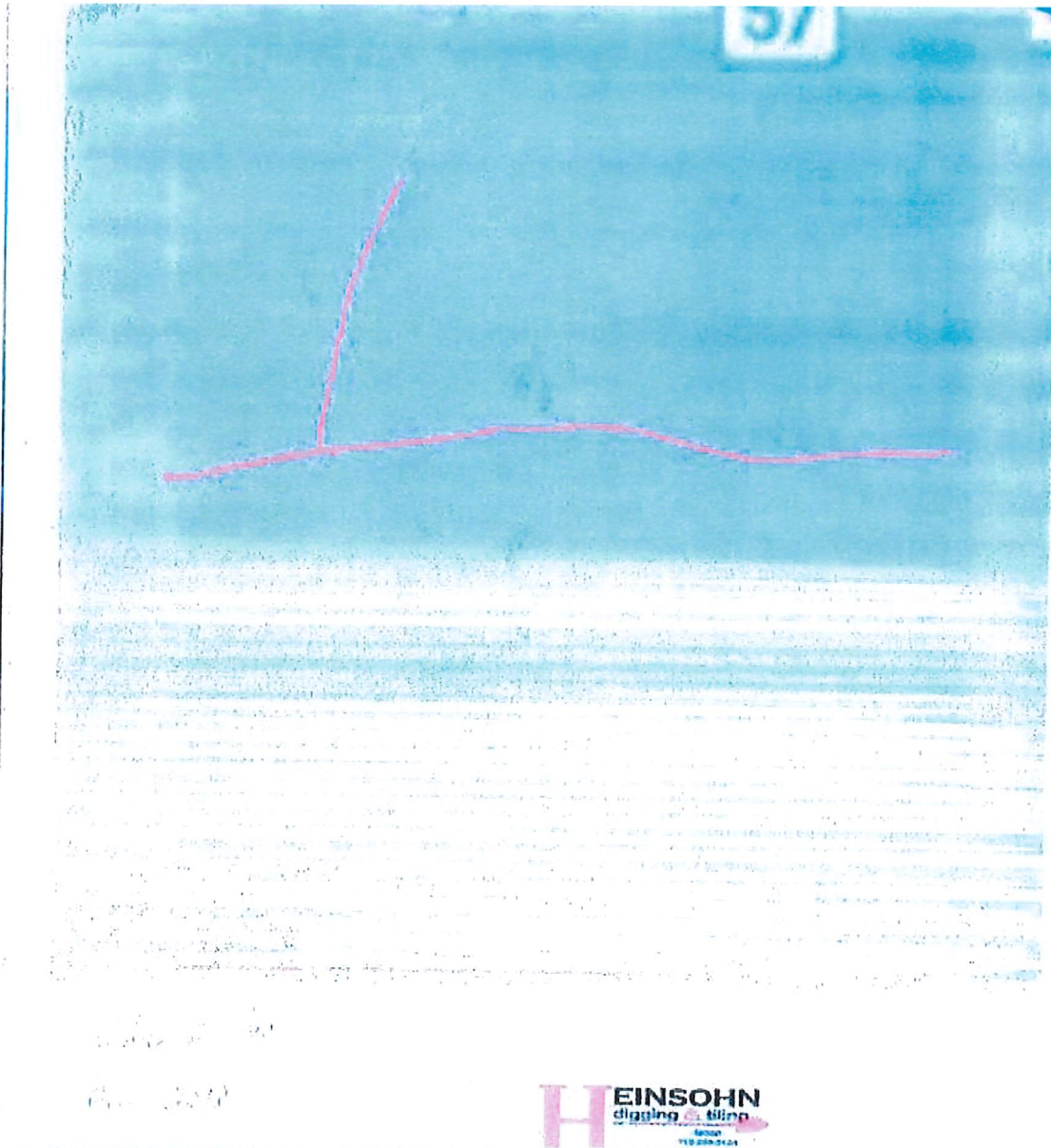


1750' 6" @ \$2.25 = 3

4 connections @ \$100 = \$400

\$ 4337.52

Tile Map – Parcel 1

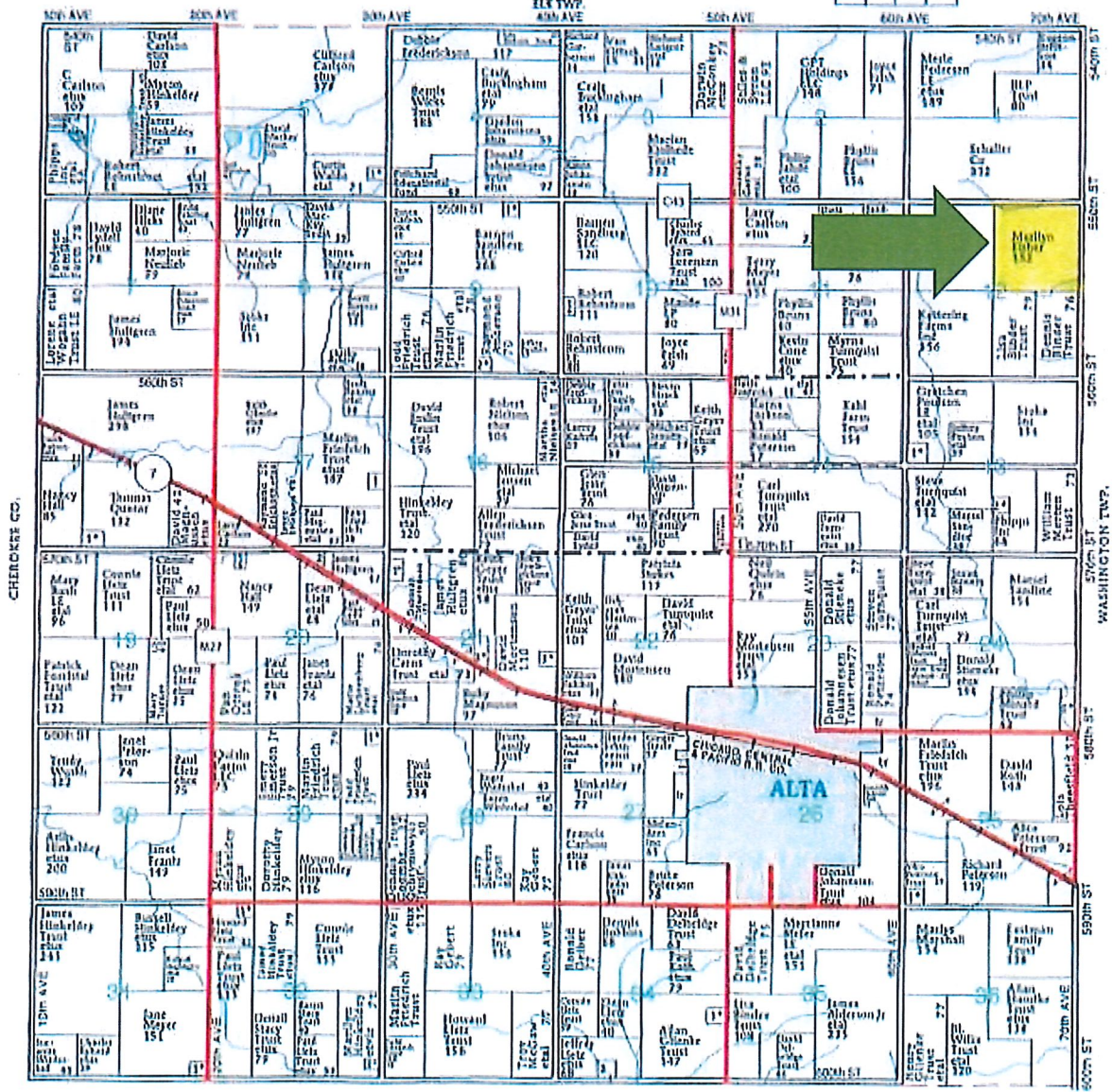
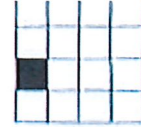


Location Map Nokomis Township

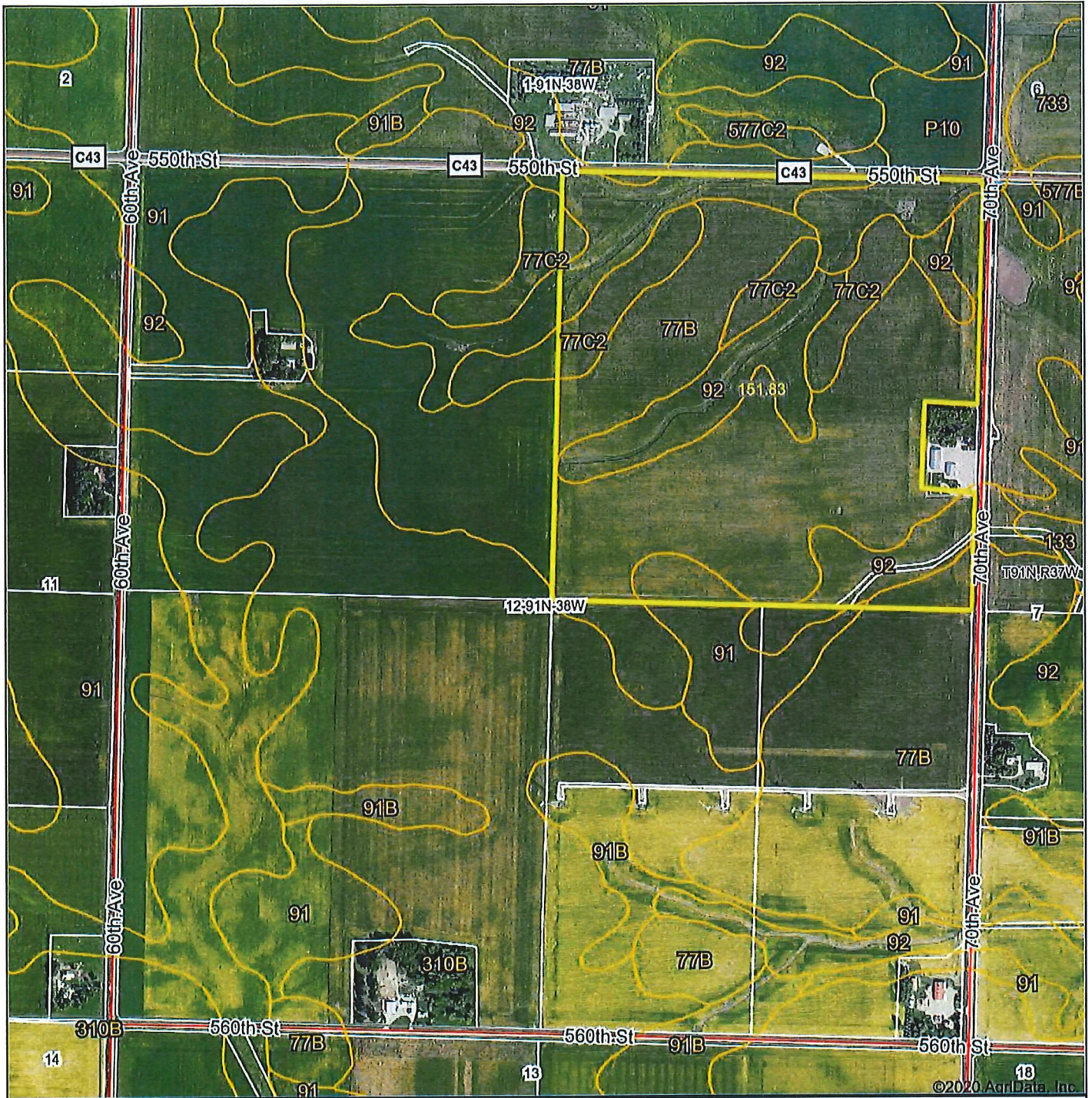
T-91-N

NOKOMIS PLAT

R-38-W



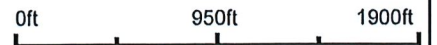
Parcel 2 - Aerial Map



©2020 AgriData, Inc.



Map Center: 42.713705, -95.279775



12-91N-38W
Buena Vista County
Iowa

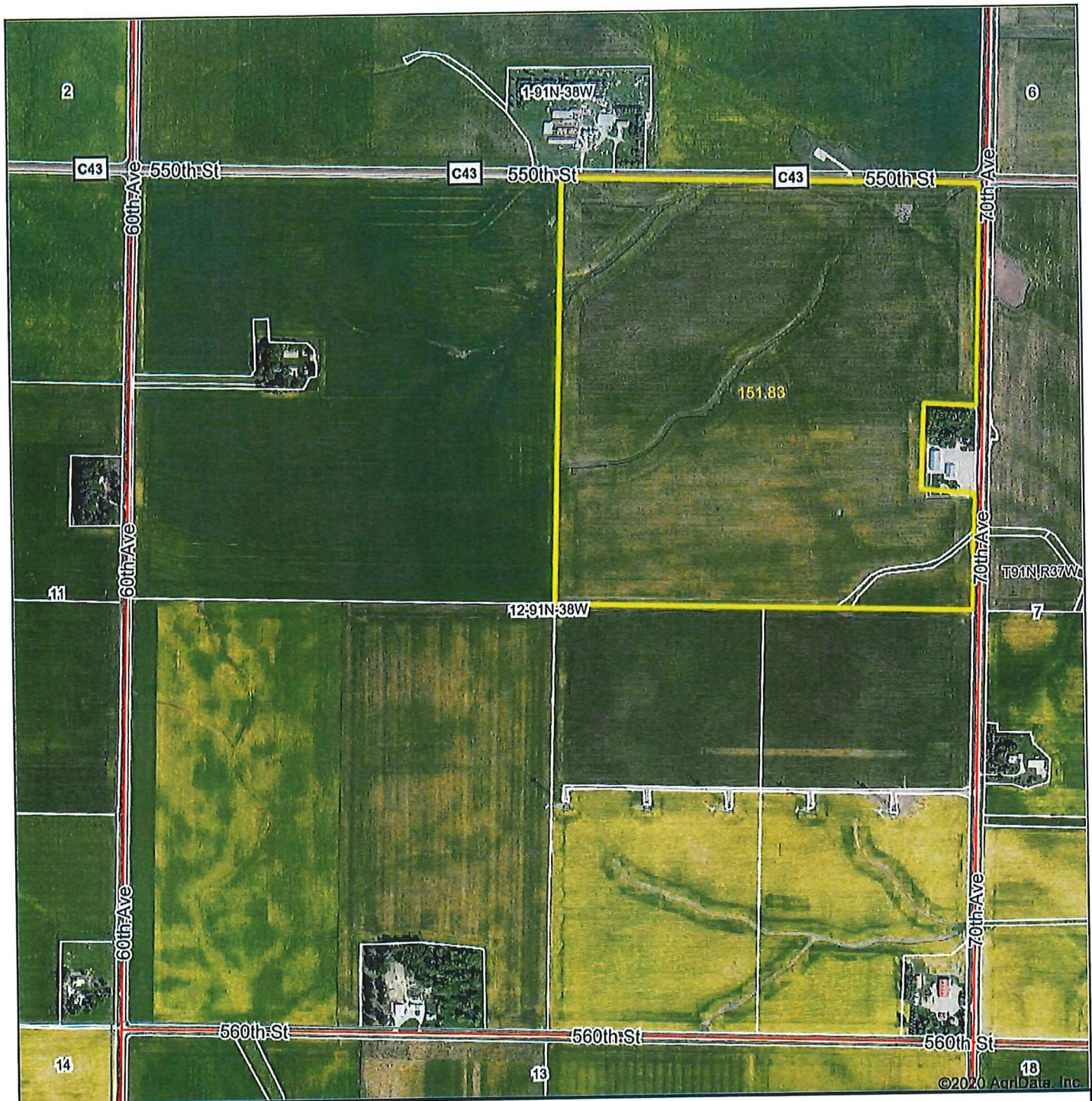


11/23/2020

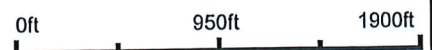
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2020 www.AgriDataInc.com

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

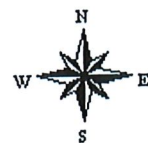
Aerial Map



Map Center: 42.713705, -95.279775



12-91N-38W
Buena Vista County
Iowa



11/23/2020

Maps Provided By:



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

4 Year Crop History



Owner/Operator:
 Address:
 Address: IA
 Phone:

Date: 11/23/2020
 Farm Name:
 Field ID:
 Acct. #:

Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 42.713705, -95.279775

State: IA

County: Buena Vista

Legal: 12-91N-38W

Twnshp: Nokomis

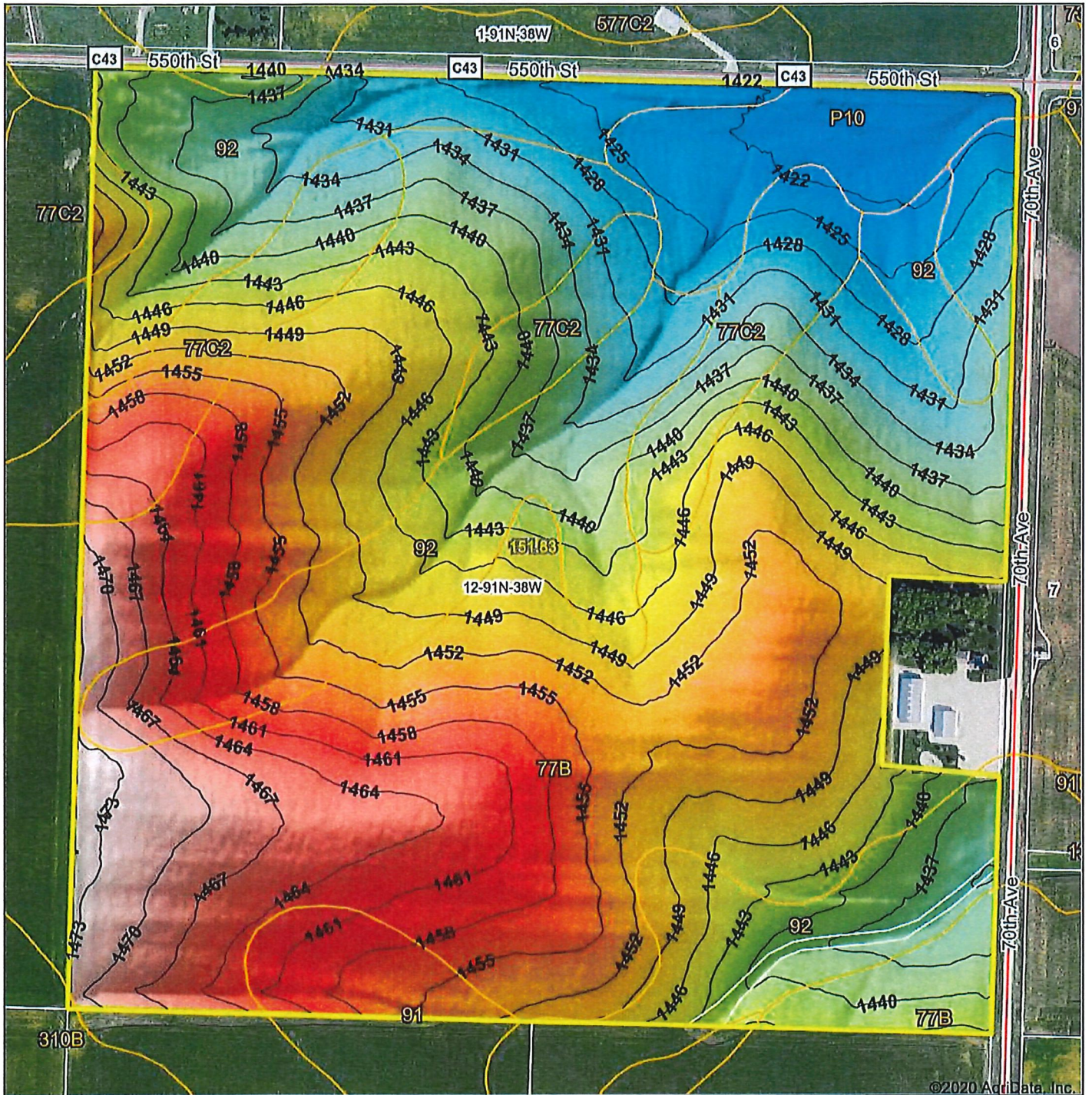


Maps Provided By:



Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

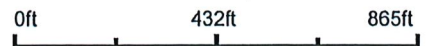
Topography Hillshade - Parcel 2



©2020 AgriData, Inc.



Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,416.7

Max: 1,474.6

Range: 57.9

Average: 1,446.1

Standard Deviation: 13.09 ft



12-91N-38W
Buena Vista County
Iowa

11/23/2020

map center: 42.713705, -95.279775

Stalcup
Ag Service

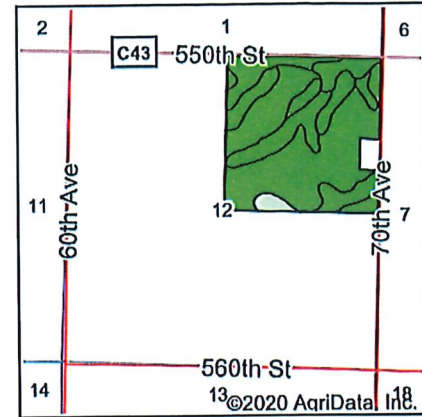
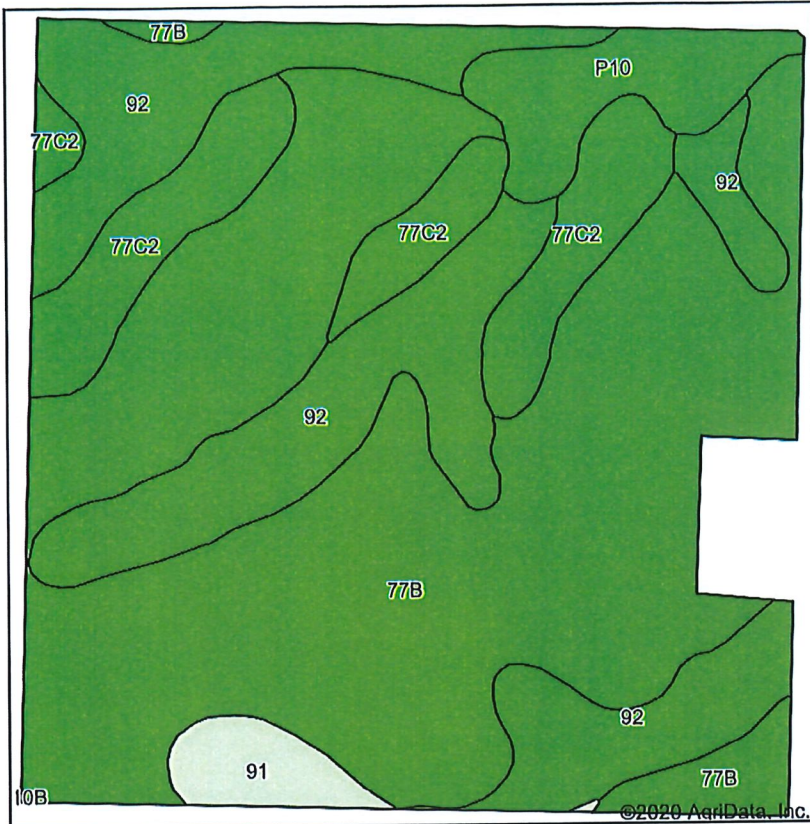
Maps Provided By:



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

Parcel 2 - Soils Map



State: Iowa
 County: Buena Vista
 Location: 12-91N-38W
 Township: Nokomis
 Acres: 151.83
 Date: 11/23/2020

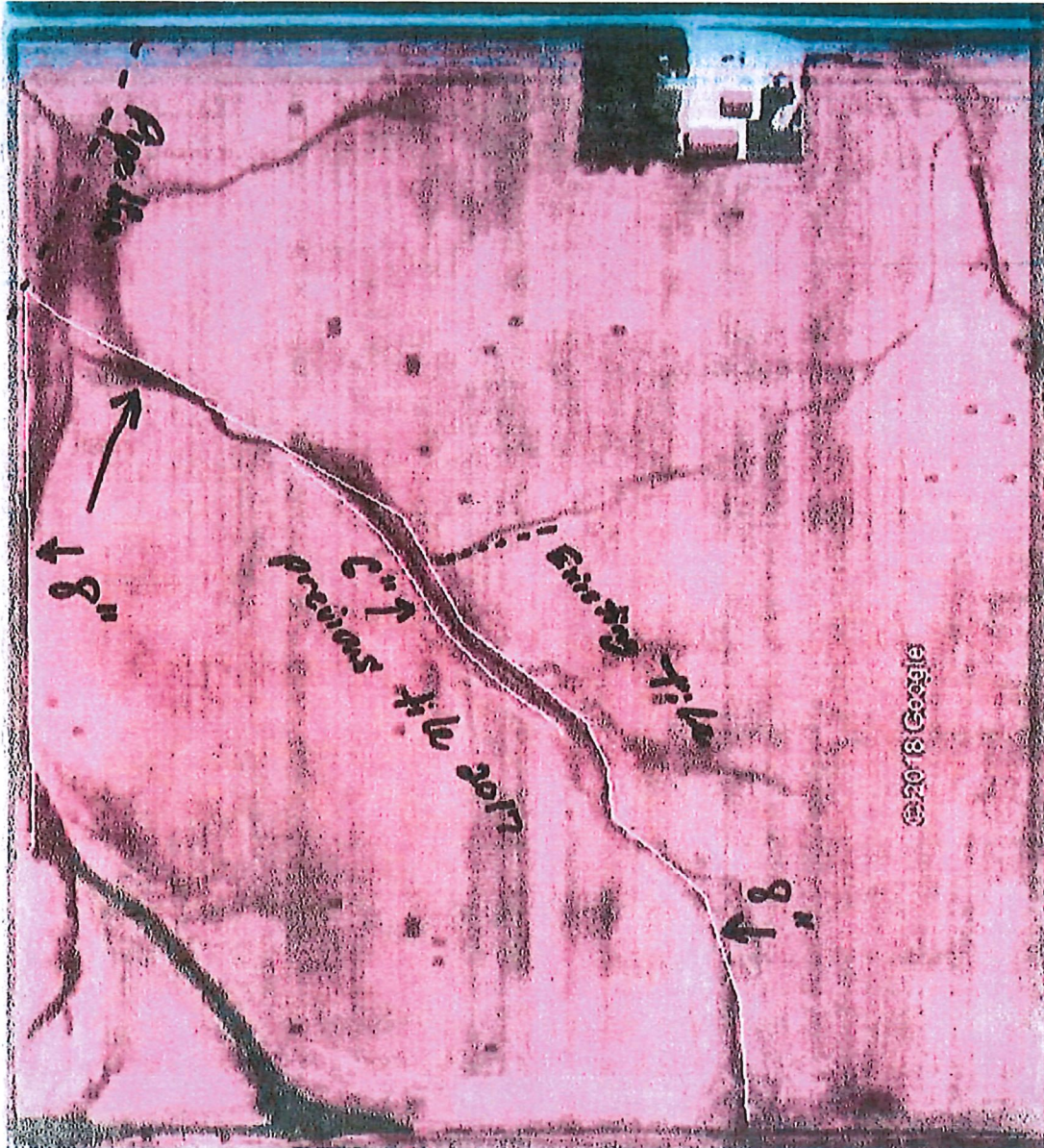


Soils data provided by USDA and NRCS.

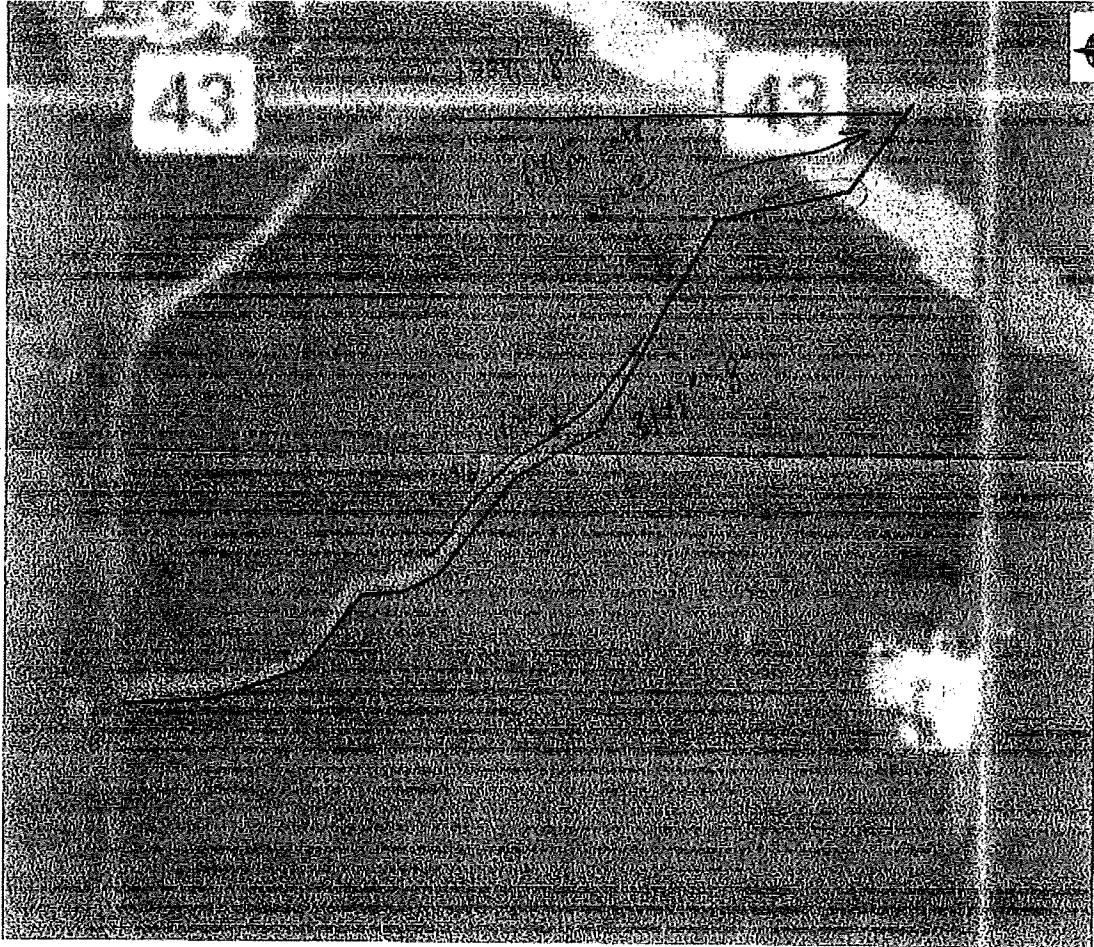
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn | *i Soybeans | CSR2** |
|-------------------------|---|-------|------------------|-------------|------------------|--------------|-------------|-------------|
| 77B | Sac silty clay loam, loam substratum, 2 to 5 percent slopes | 85.27 | 56.2% | | Ile | 232 | 67.3 | 95 |
| 92 | Marcus silty clay loam, 0 to 2 percent slopes | 37.82 | 24.9% | | Ilw | 230.4 | 66.8 | 94 |
| 77C2 | Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded | 17.46 | 11.5% | | Ille | 211.2 | 61.2 | 88 |
| P10 | Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded | 7.61 | 5.0% | | Ilw | 211.2 | 61.2 | 82 |
| 91 | Primghar silty clay loam, 0 to 2 percent slopes | 3.67 | 2.4% | | Iw | 240 | 69.6 | 100 |
| Weighted Average | | | | | | 228.4 | 66.2 | 93.4 |

**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
 Soils data provided by USDA and NRCS.

Tile Map – Parcel 2



Tile Map - Parcel 2



Brian

712-299-3124

~~CONFIDENTIAL~~

4533' - 8" #3 = \$13,599

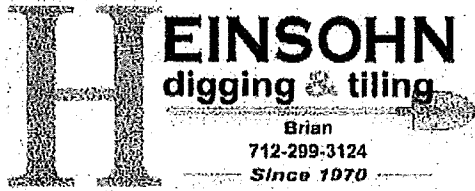
6 connections @ \$100 = \$600

Dozer work \$1000⁰⁰

\$15,199⁰⁰

H **HEINSOHN**
digging & tiling
8141
712-299-3124
sewer drainage, stormwater,
septic systems
Heinsohndiggingandtiling.com

Tile Info – Parcel 2



| Date | Invoice |
|----------|---------|
| 12/27/18 | 146 |

Fisher
"Home Place"
Tile Project

| # | Item | Price Each | Amount |
|------|--------------|------------|--------------|
| 4533 | feet 8" tile | \$3.00 | \$ 13,599.00 |
| 6 | connections | \$100.00 | \$ 600.00 |
| 1 | dozer work | \$1,000.00 | \$ 1,000.00 |

please sign here to accept this bid owner:

Payment is due upon receipt. A 1.5% Finance Charge per month will be applied after the first 15 days. Please keep this invoice for your records. Thank you for your business.

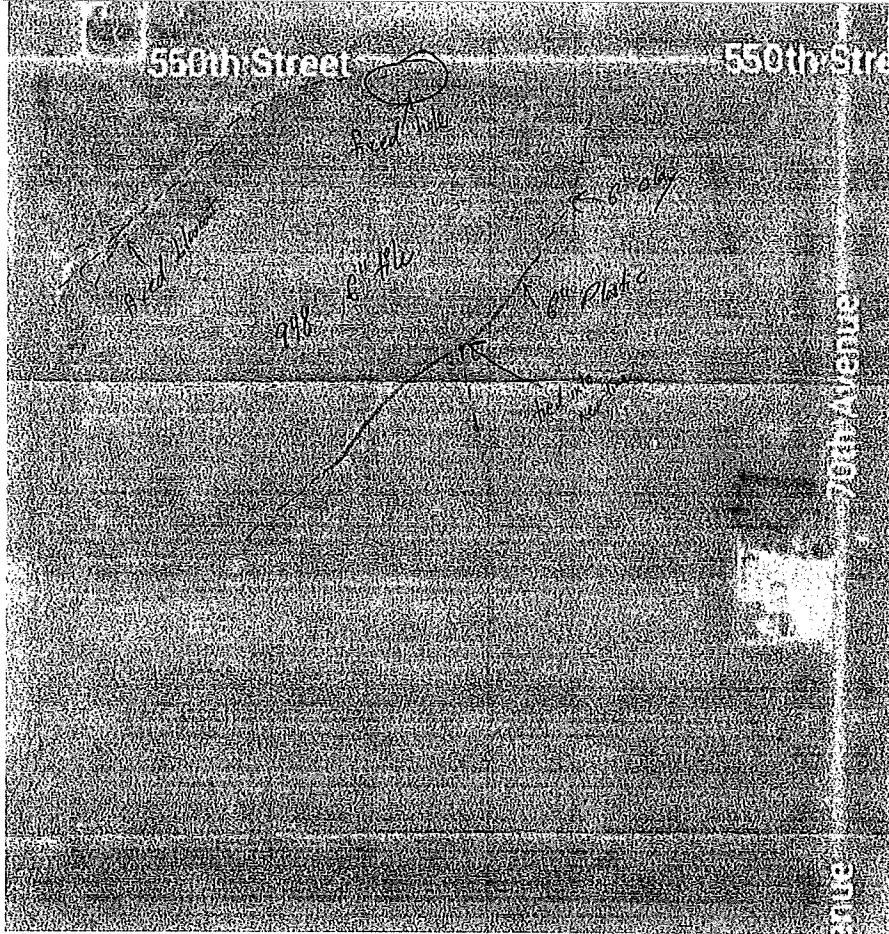
Total \$ 15,199.00

all cut tile repairs are additional cost

825 Hwy. 3 Storm Lake, Iowa 50588

Check us out at: www.heinsohn-diggingandtiling.com

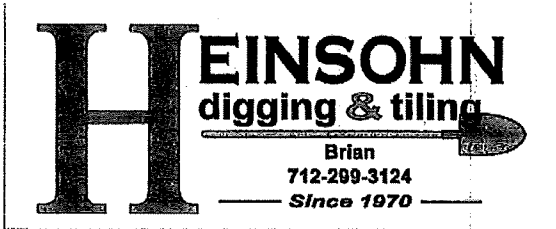
Tile Map – Parcel 2



Nokomis 12
Fall 2017

HEINSOHN
digging & tiling
8700
713-298-2124
Farm drainage, farmsteads,
septic systems
Heinsohndiggingandtiling.com

Tile Info – Parcel 2



| Date | Invoice |
|----------|---------|
| 12/20/17 | 251 |

Nokomis 12
Tile Project

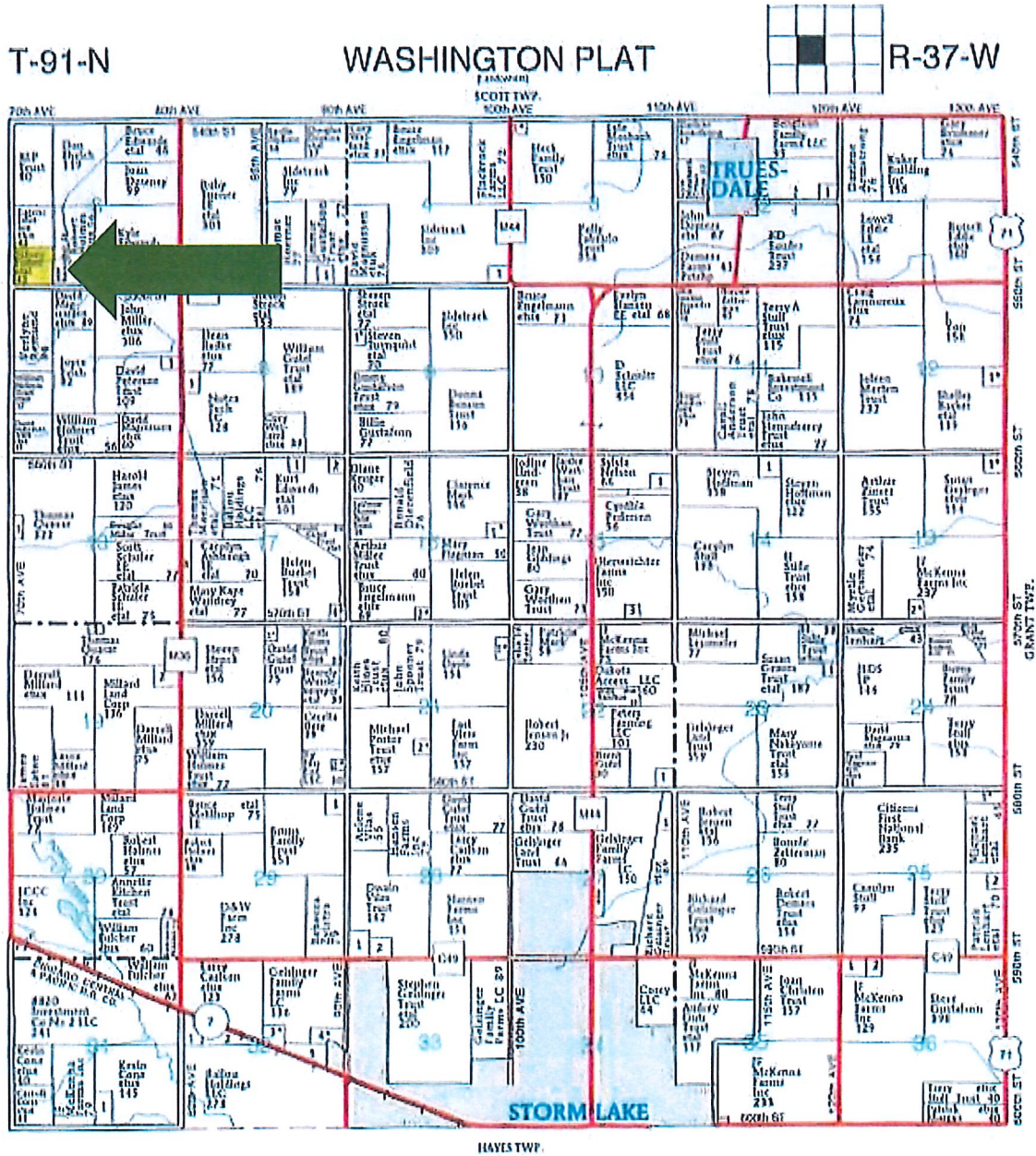
| # | Item | Price Each | Amount |
|-----|------------------|------------|-------------|
| 948 | feet 6" tile | \$2.45 | \$ 2,322.60 |
| 2 | hours backhoe | \$145.00 | \$ 290.00 |
| 5 | hours excavator | \$180.00 | \$ 900.00 |
| 9 | hours labor | \$45.00 | \$ 405.00 |
| 4 | tees | \$25.00 | \$ 100.00 |
| 10 | couplers | \$5.00 | \$ 50.00 |
| 110 | feet repair tile | \$1.50 | \$ 165.00 |
| 1 | endcap | \$5.00 | \$ 5.00 |

Payment is due upon receipt. A 1.5% Finance Charge per month will be applied after the first 15 days. Please keep this invoice for your records. Thank you for your business.

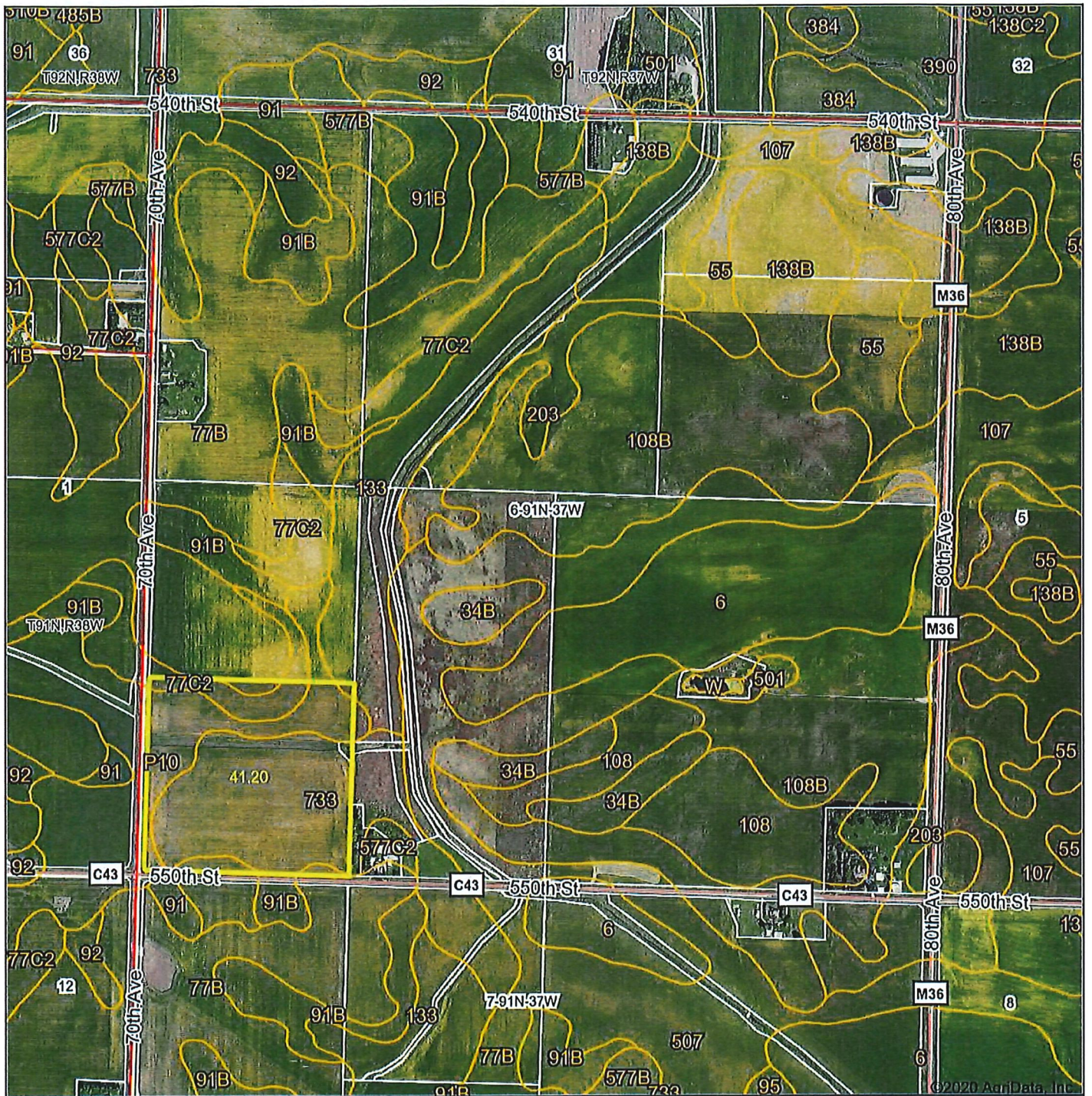
Total \$ 4,237.60

all cut tile repairs are additional cost
825 Hwy. 3 Storm Lake, Iowa 50588
Check us out at: www.heinsohndiggingandtiling.com

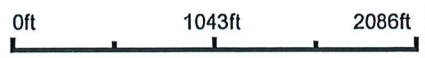
Location Map
Washington Township



Parcel 3 - Aerial Map with soils



Map Center: 42.726249, -95.259693



6-91N-37W
Buena Vista County
Iowa



11/23/2020

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008

4 Year Crop History



Owner/Operator:

Date:

Address:

Farm Name:

Address:

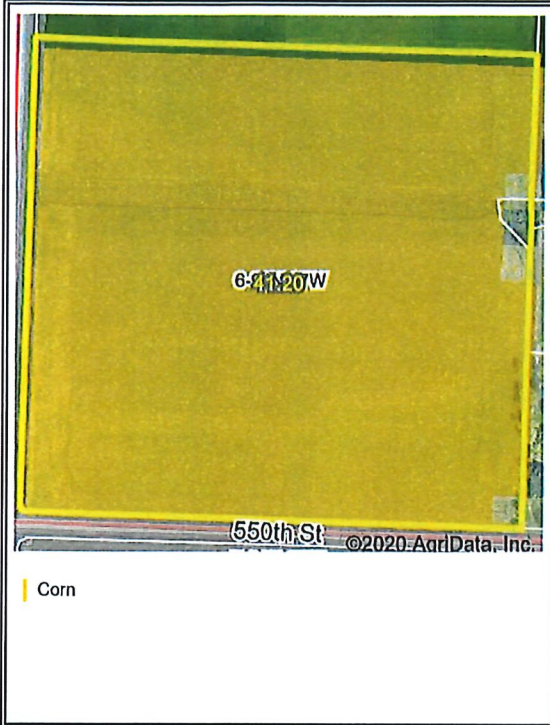
Field ID:

Phone:

Acct. #:

Crop Year:

Crop Year:



Crop Year:



Crop Year:



Map Center: 42.726249, -95.259693

State: IA

County: Buena Vista

Legal: 6-91N-37W

Township: Washington



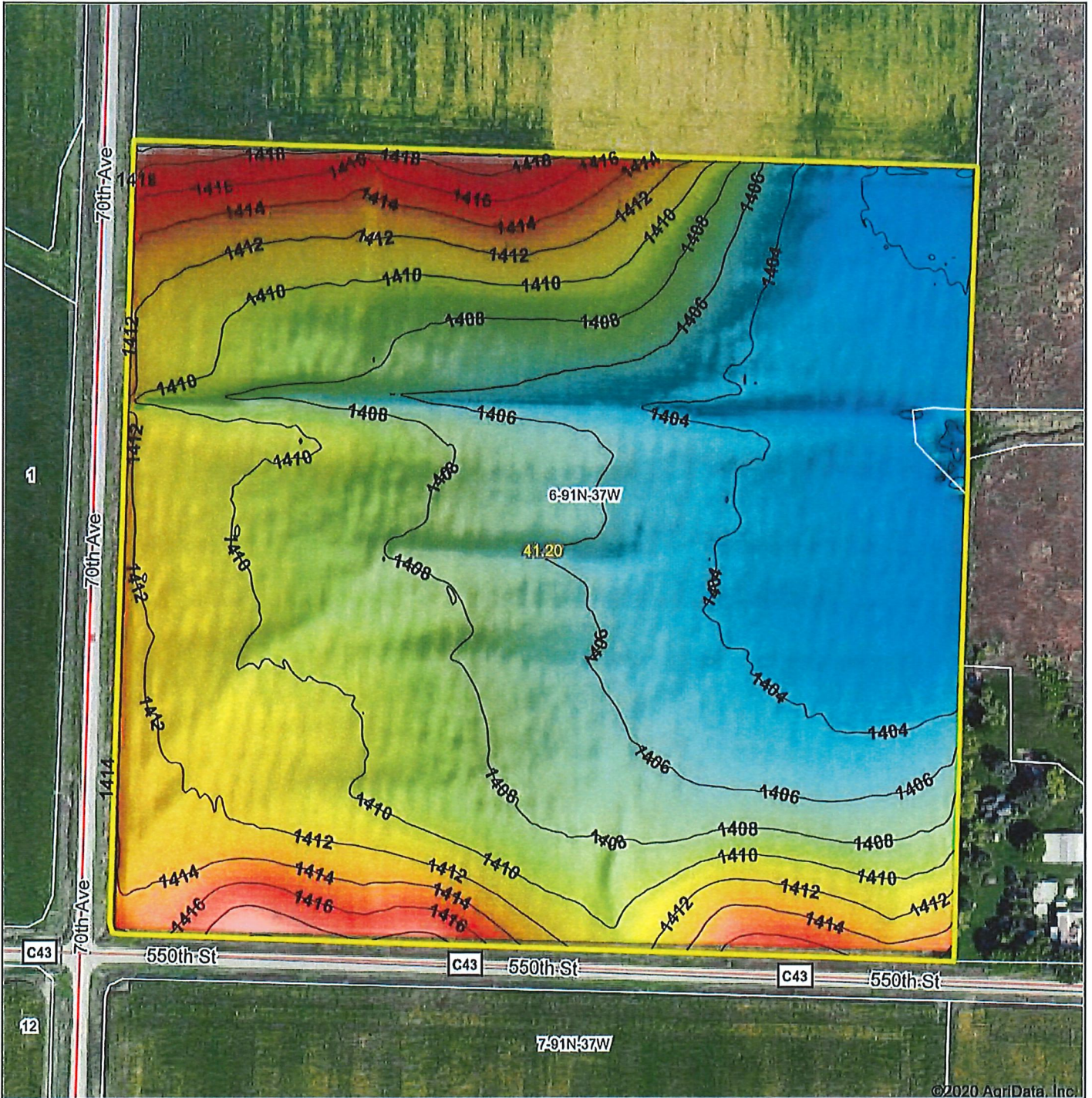
Maps Provided By:



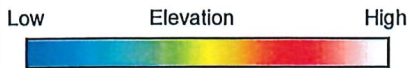
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www.AgriDataInc.com

Topography Hillshade - Parcel 3



©2020 AgriData, Inc.



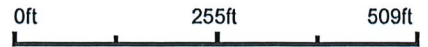
Stalcup
Ag Service

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2020 www.AgriDataInc.com

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

Source: USGS 3 meter dem
Interval(ft): 2
Min: 1,399.7
Max: 1,422.0
Range: 22.3
Average: 1,408.4
Standard Deviation: 4 ft

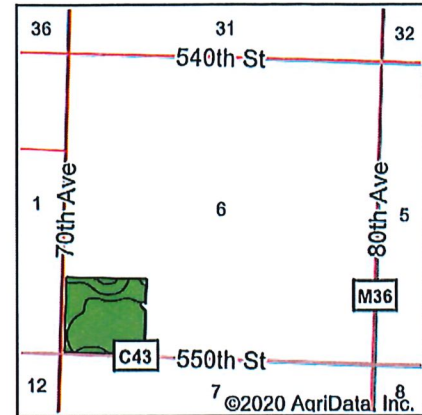
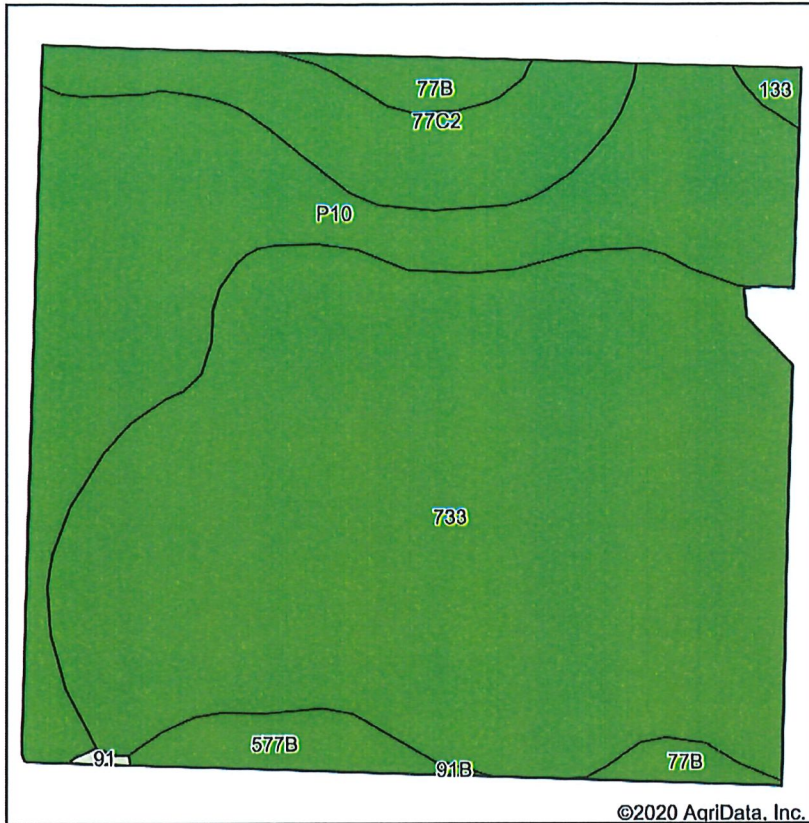


11/23/2020

map center: 42.726249, -95.259693

6-91N-37W
Buena Vista County
Iowa

Soils Map



State: Iowa
 County: Buena Vista
 Location: 6-91N-37W
 Township: Washington
 Acres: 41
 Date: 11/23/2020



Soils data provided by USDA and NRCS.

©2020 AgriData, Inc.

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn | *i Soybeans | CSR2** |
|-------------------------|---|-------|------------------|-------------|------------------|--------------|-------------|-------------|
| 733 | Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded | 24.54 | 59.9% | | llw | 204.8 | 59.4 | 78 |
| P10 | Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded | 10.53 | 25.7% | | llw | 211.2 | 61.2 | 82 |
| 77C2 | Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded | 3.61 | 8.8% | | llle | 211.2 | 61.2 | 88 |
| 577B | Everly clay loam, 2 to 5 percent slopes | 1.07 | 2.6% | | lle | 225.6 | 65.4 | 90 |
| 77B | Sac silty clay loam, loam substratum, 2 to 5 percent slopes | 1.06 | 2.6% | | lle | 232 | 67.3 | 95 |
| 133 | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded | 0.19 | 0.5% | | llw | 204.8 | 59.4 | 78 |
| Weighted Average | | | | | | 208.3 | 60.4 | 80.7 |

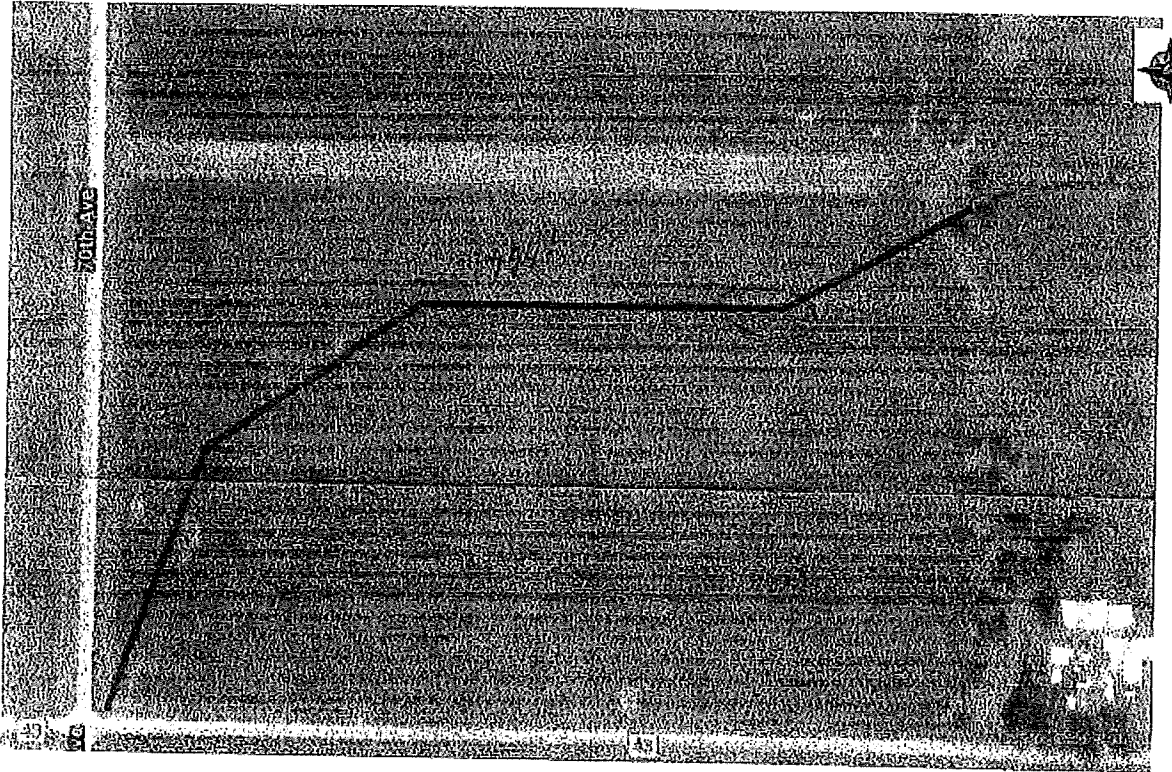
**IA has updated the CSR values for each county to CSR2.

*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

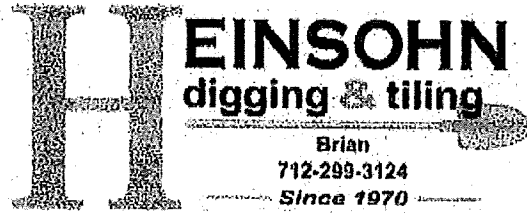
Soils data provided by USDA and NRCS.

Tile Map – Parcel 3



Estimate for Repair of 250' or

Tile Info - Parcel 3



| Date | Invoice |
|----------|---------|
| 11/18/18 | 113 |

Fisher
Church 40
Tile Project

| # | Item | Price Each | Amount |
|------|--------------|------------|-------------|
| 1750 | feet 6" tile | \$2.25 | \$ 3,937.50 |
| 4 | connections | \$100.00 | \$ 400.00 |

please sign here to accept this bid owner:

Payment is due upon receipt. A 1.5% Finance Charge per month will be applied after the first 15 days. Please keep this invoice for your records. Thank you for your business.

Total \$ 4,337.50

all cut tile repairs are additional cost
825 Hwy. 3 Storm Lake, Iowa 50568
Check us out at www.heinsohndiggingandtiling.com



Farm Management • Real Estate • Appraisal • Consultation

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