
AUCTION

July 23

Silver Creek Township

Ida County



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

FRIDAY

10:00 a.m.

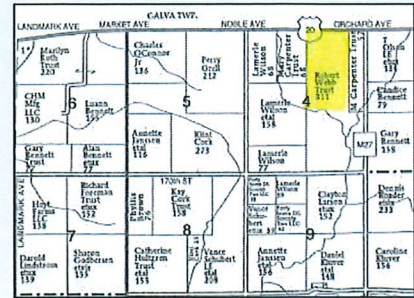
July

23

2021

Quad Co. Corn Processors Headquarters
100 East Third St. (enter east door)
Galva, IA

IDA COUNTY
SILVER CREEK TOWNSHIP
 157.17 surveyed acres



FARM LOCATION

From Galva: Two miles south to US Hwy 20, then 1 1/2 miles east. Farm is on the south side of Hwy 20.

LEGAL DESCRIPTION

Part of the NE Fr 1/4 of Section 4-88-39, Ida County, IA containing 157.17 surveyed acres.

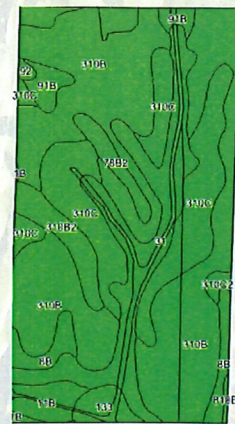
Robert Webb Trust Owner/Seller

Here is a high quality, well drained farm in a strong area with excellent production history. This farm consists of over 73% Galva soils with the balance in mostly Afton and Judson. Located right on Hwy 20 allows easy access to local ethanol markets and competitive grain markets.

Terms

- *The buyer(s) will be expected to pay 10% cash down payment day of auction and the balance at closing when clear and merchantable title will be given.
- *Online bidding available at stalcupag.com the day of the sale. Register online at least 24 hours prior to auction.
- *Closing is scheduled for September 1, 2021. Real estate taxes pro-rated to date of closing.
- *Buyer will receive \$23,000 rent credit at closing.
- *Possession is given at closing, subject to current tenant's lease expiring February 28, 2022
- *Announcements the day of the sale will supersede all other announcements.
- *The sellers will retain the right to refuse any or all bids.
- *Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.

FSA Cropland Acres	150.97
Corn Base & PLC Yield	77.5* / 193
Soybean Base & PLC Yield	69.6* / 52
Real Estate Taxes	\$4,512
Lease	Open as of Feb. 28, 2022
Cropland CSR	69.8
Cropland CSR-2	90.2
Primary Soil	Galva
Secondary Soils	Afton & Judson



For more information contact
 Grant Aschinger or Dennis Reyman
 at Stalcup Ag Service (712) 732-4811
 or evenings at (712) 490-6564 (Grant)



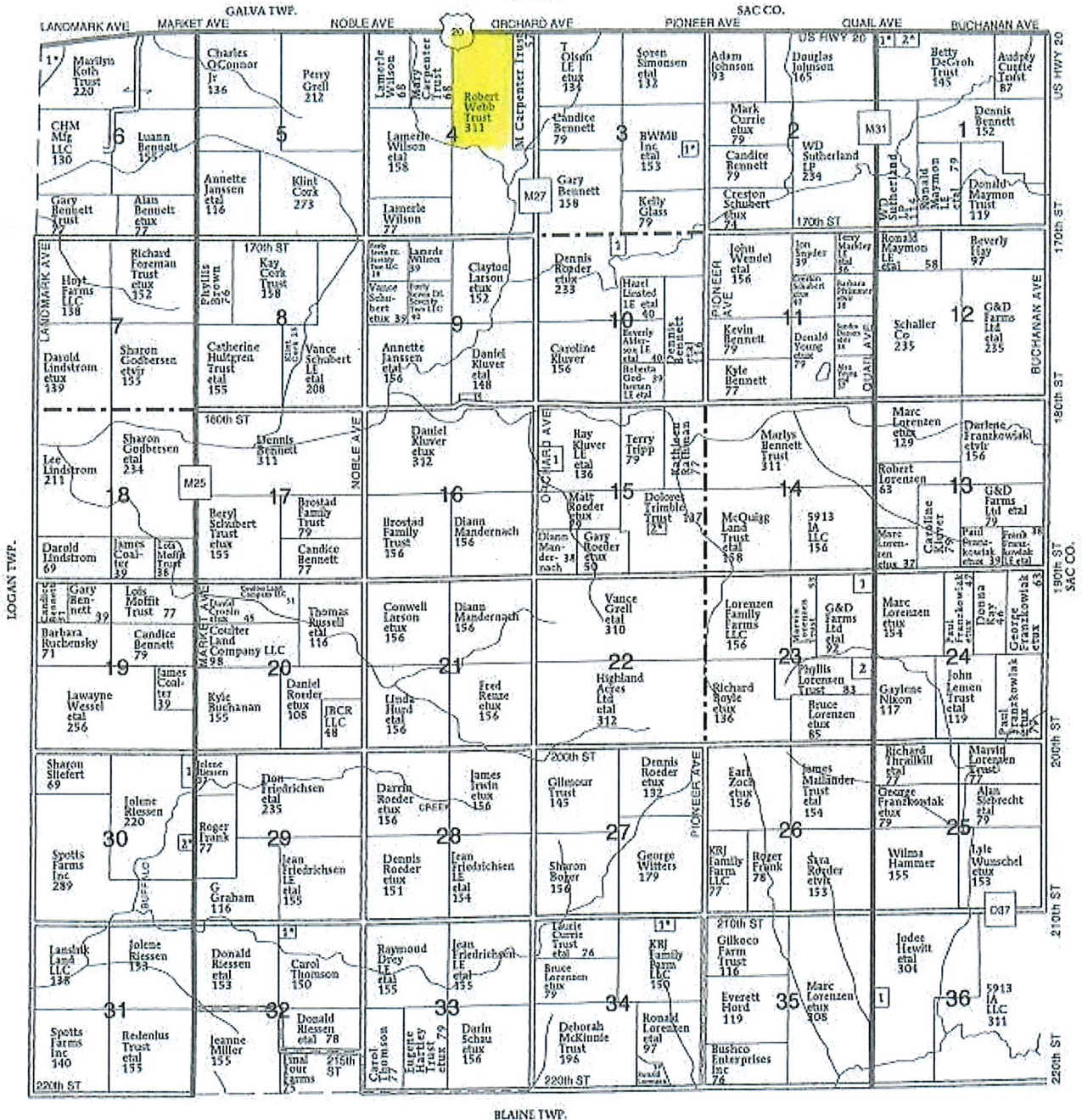
1705 North Lake Ave * PO Box 67
 Storm Lake, IA 50588
 (712) 732-4811 * Fax (712) 732-7371
www.stalcupag.com

PLAT MAP – SILVER CREEK TOWNSHIP

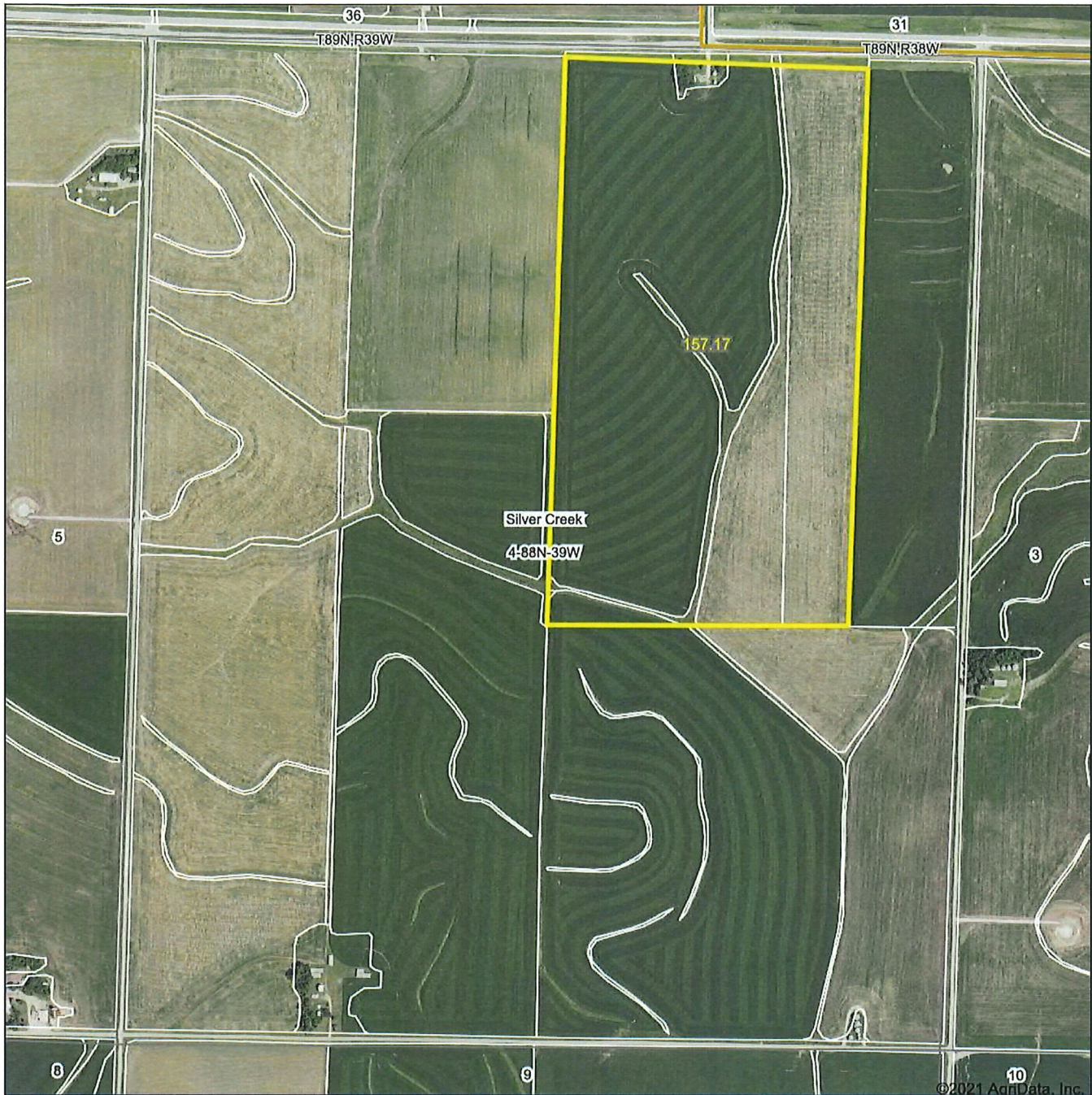
T-88-N

SILVER CREEK PLAT

R-39-W



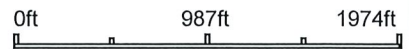
Aerial Map



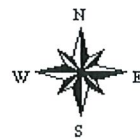
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Map Center: 42.465982, -95.390931



4-88N-39W
Ida County
Iowa

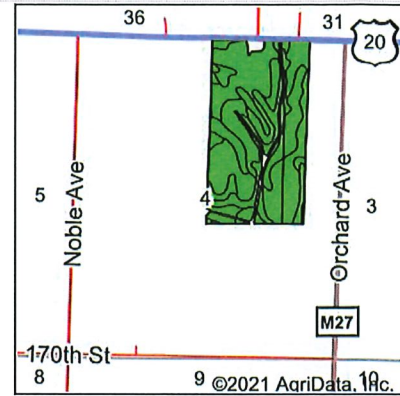


6/3/2021



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

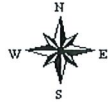
Soils Map



State: Iowa
 County: Ida
 Location: 4-88N-39W
 Township: Silver Creek
 Acres: 152.89
 Date: 6/3/2021



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA093, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	75.36	49.3%	■	Ile	95	73	76
310C	Galva silty clay loam, 5 to 9 percent slopes	29.84	19.5%	■	IIIle	87	57	77
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	19.18	12.5%	■	IIw	80	75	68
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	5.79	3.8%	■	Ile	92	76	81
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	5.71	3.7%	■	Ile	90	71	68
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	5.45	3.6%	■	IIw	80	62	81
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.83	2.5%	■	Ile	95	81	78
78B2	Sac silty clay loam, 2 to 5 percent slopes, eroded	3.27	2.1%	■	Ile	86	67	67
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	2.65	1.7%	■	IIw	78	75	80
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	0.96	0.6%	■	IIIle	84	55	66
92	Marcus silty clay loam, 0 to 2 percent slopes	0.50	0.3%	■	IIw	94	78	75
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	0.35	0.2%	■	Ile	95	73	76
Weighted Average						90.2	69.8	*n 75.1

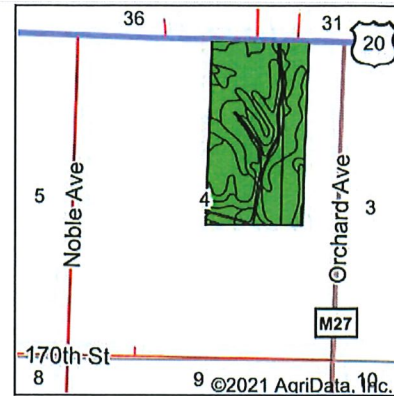
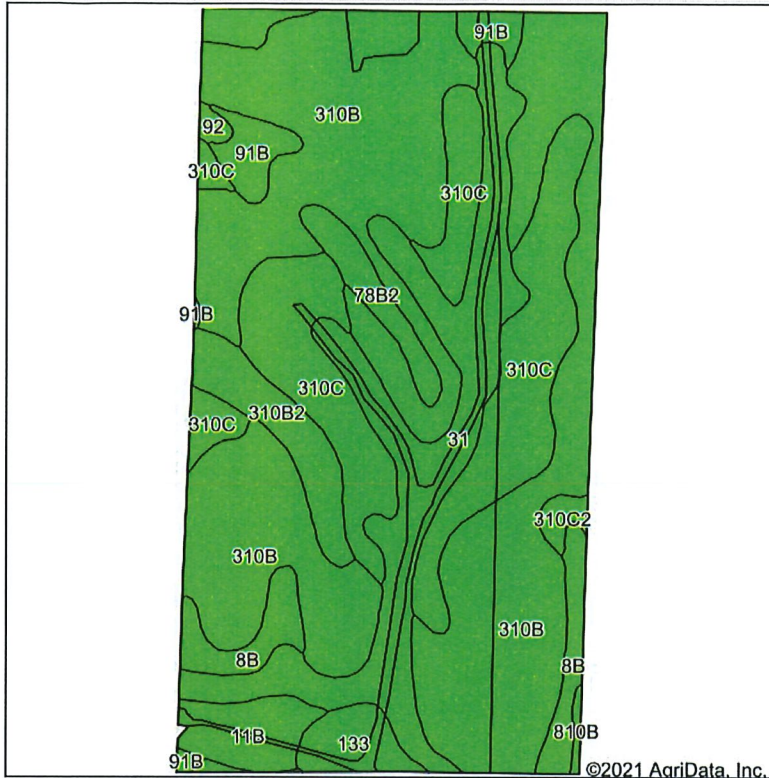
**IA has updated the CSR values for each county to CSR2.

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

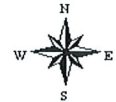
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



State: Iowa
 County: Ida
 Location: 4-88N-39W
 Township: Silver Creek
 Acres: 159.68
 Date: 6/3/2021



Soils data provided by USDA and NRCS.

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Area Symbol: IA093, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	77.05	48.3%	■	Ile	95	73	76
310C	Galva silty clay loam, 5 to 9 percent slopes	29.94	18.8%	■	Ille	87	57	77
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	23.13	14.5%	■	Ilw	80	75	68
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	5.79	3.6%	■	Ilw	80	62	81
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	5.79	3.6%	■	Ile	92	76	81
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	5.71	3.6%	■	Ile	90	71	68
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.98	2.5%	■	Ile	95	81	78
78B2	Sac silty clay loam, 2 to 5 percent slopes, eroded	3.27	2.0%	■	Ile	86	67	67
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	3.21	2.0%	■	Ilw	78	75	80
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	0.96	0.6%	■	Ille	84	55	66
92	Marcus silty clay loam, 0 to 2 percent slopes	0.50	0.3%	■	Ilw	94	78	75
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	0.35	0.2%	■	Ile	95	73	76
Weighted Average						89.9	70	*n 75

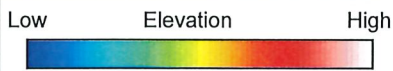
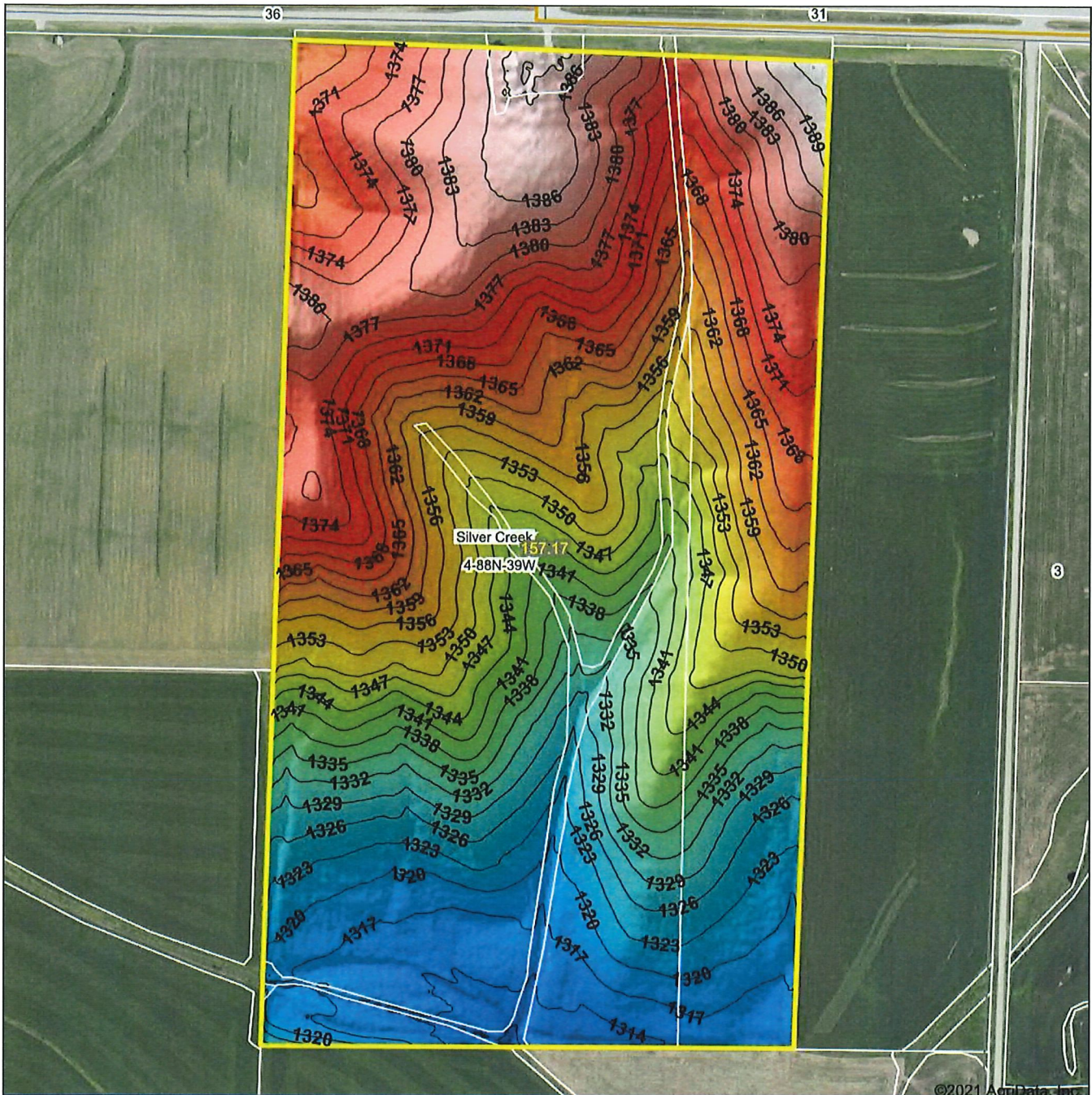
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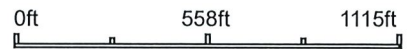
Soils data provided by USDA and NRCS.

Topography Hillshade



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

Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,308.3
 Max: 1,392.9
 Range: 84.6
 Average: 1,351.2
 Standard Deviation: 22.93 ft

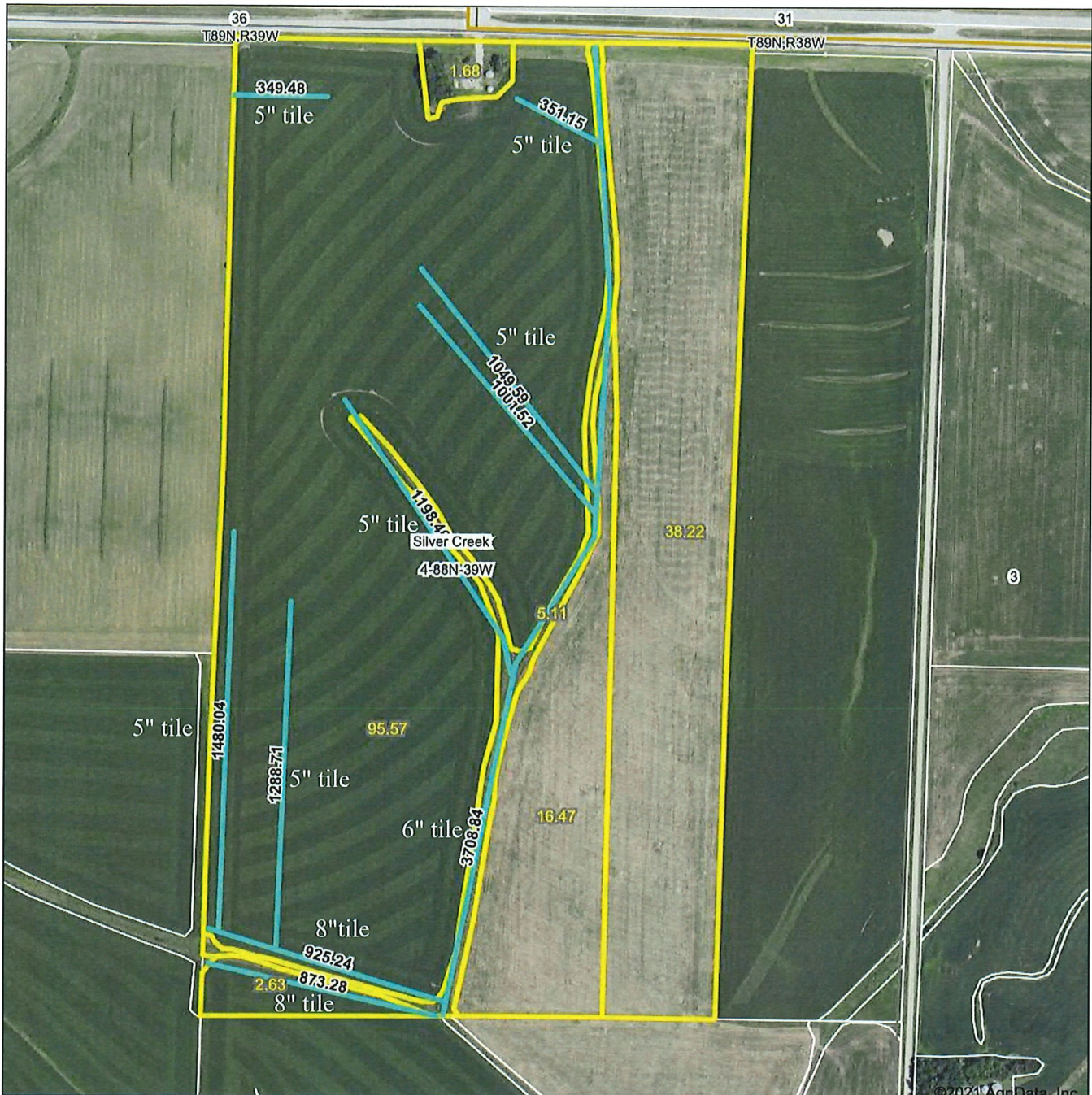


6/3/2021

4-88N-39W
Ida County
Iowa

map center:42.465982, -95.390931

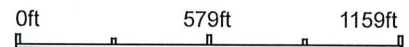
Aerial Map



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Map Center: 42.469499, -95.386300



4-88N-39W
Ida County
Iowa



6/8/2021



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