
AUCTION

August 6
Sheridan Township
Carroll County



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

For sale terms visit our website at www.stalcupag.com or call Grant Aschinger or Dan Niemeier at Stalcup Ag Service 712-732-4811

August

6

2021

Chuck O'Connor
Owner/Seller

Here is a good farm on the northern edge of Carroll County. A nice mix of glacial soils makes this farm an excellent addition to your farming operation or a great investment opportunity.

COUNTY Carroll
TOWNSHIPS Sheridan
Acres: 106 acres, more or less

Online Bidding Available at www.stalcupag.com

Time: 10:00 a.m.

Location: Lake City Country Club
1300 E Main St
Lake City, IA

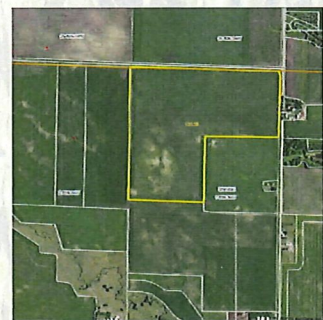
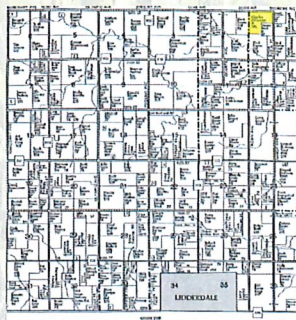
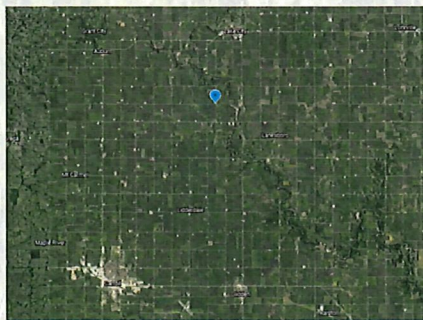
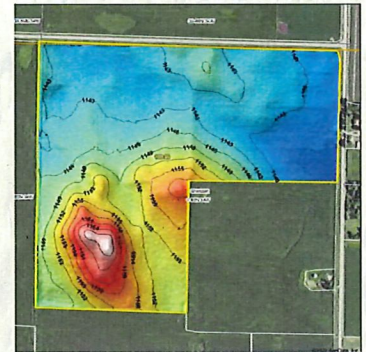
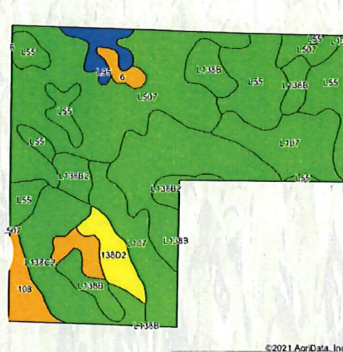
Cropland Acres	103.39 acres
Corn Base	81.0 acres
PLC Yield	157
Soybean Base	21.86 acres
PLC Yield	48
Real Estate Taxes	\$2,816
Lease	Terminated, Open for 2022
Cropland CSR	76.7
Cropland CSR2	84.4
Primary Soils	Canisteo, Clarion, and Nicollet
Secondary Soils	Webster

FARM LOCATION:

From Lake City go south 5 miles on N41, west 1 1/2 miles on 110th Street then 1 mile north on Ranch Ave. Farm is on the west side. From Lanesboro: go north 1 mile on N47, then 3 1/2 miles west on 110th Street, then 1 mile north on Ranch Ave.

LEGAL DESCRIPTION:

The North Half Northwest Quarter (N 1/2 NW 1/4) and part of the Southwest Quarter Northwest Quarter (SW 1/4 NW 1/4) of Section One (1), Township Eighty-five (85) North, Range Thirty-four (34) West of the 5th P.M., Carroll County, Iowa.



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



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.

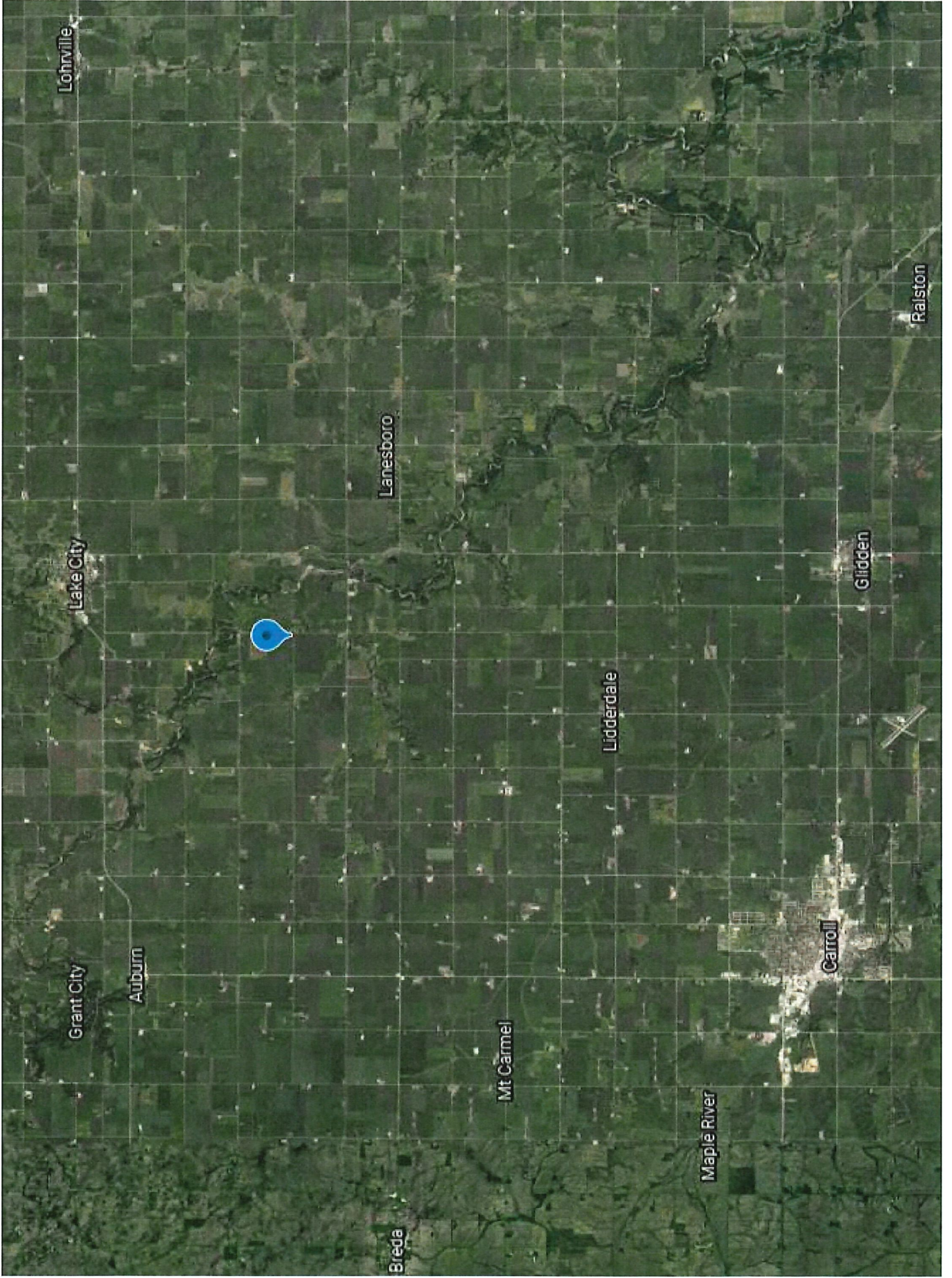
*Closing is scheduled for Friday, September 17, 2021. Real estate taxes pro-rated to date of closing.

*Possession is given at closing. Subject to current tenant's lease expiring February 28, 2022.

*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.



Lohrville

Lake City

Lanesboro

Ralston

Glidden

Lidderdale

Carroll

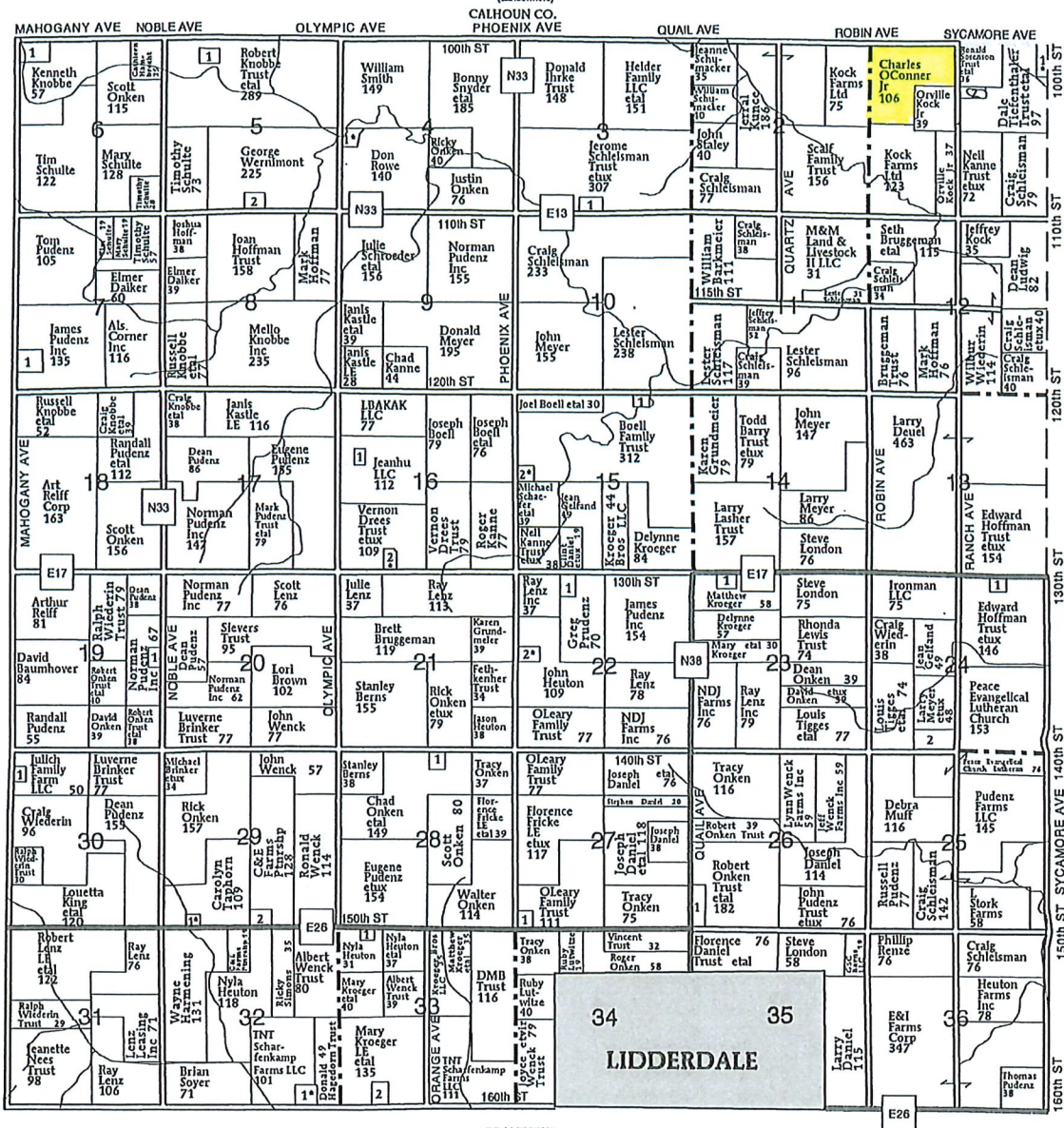
Mt Carmel

Maple River

Grant City

Auburn

Breda



SHERIDAN TOWNSHIP

SECTION 1

- 1. Clark, Warren etux 6
- 2. Goins, Stephen 13

SECTION 3

- 1. Smith Brothers Farm LLP 5

SECTION 4

- 1. Hoffman, Mark etux 11

SECTION 5

- 1. Knobbe, William 5

SECTION 9

- 2. Knobbe, Russell 9

SECTION 6

- 1. White, Charles 13

SECTION 7

- 1. Forke, John 10

SECTION 15

- 1. Boell, Brady 6
- 2. Boell, Eric etux 6

SECTION 16

- 1. Huegarlich, Justin 6
- 2. Boell, Kraig etux 8

SECTION 19

- 1. Becker, Bryan 11

SECTION 22

- 1. Daniel Trust 9
- 2. Pudenz Trust, Darrell etux 9

SECTION 23

- 1. Clark, Matthew 9

SECTION 24

- 1. Soyer, Allen 7
- 2. Onken, Rick 14

SECTION 26

- 1. Onken, David 12

SECTION 27

- 1. Immanuel Evangelical Lutheran 6

SECTION 28

- 1. Onken, Rick 8

SECTION 29

- 1. Jorgensen, Douglas etux 6
- 2. Janning, Rhonda 11

SECTION 30

- 1. Snyder, Donna 6

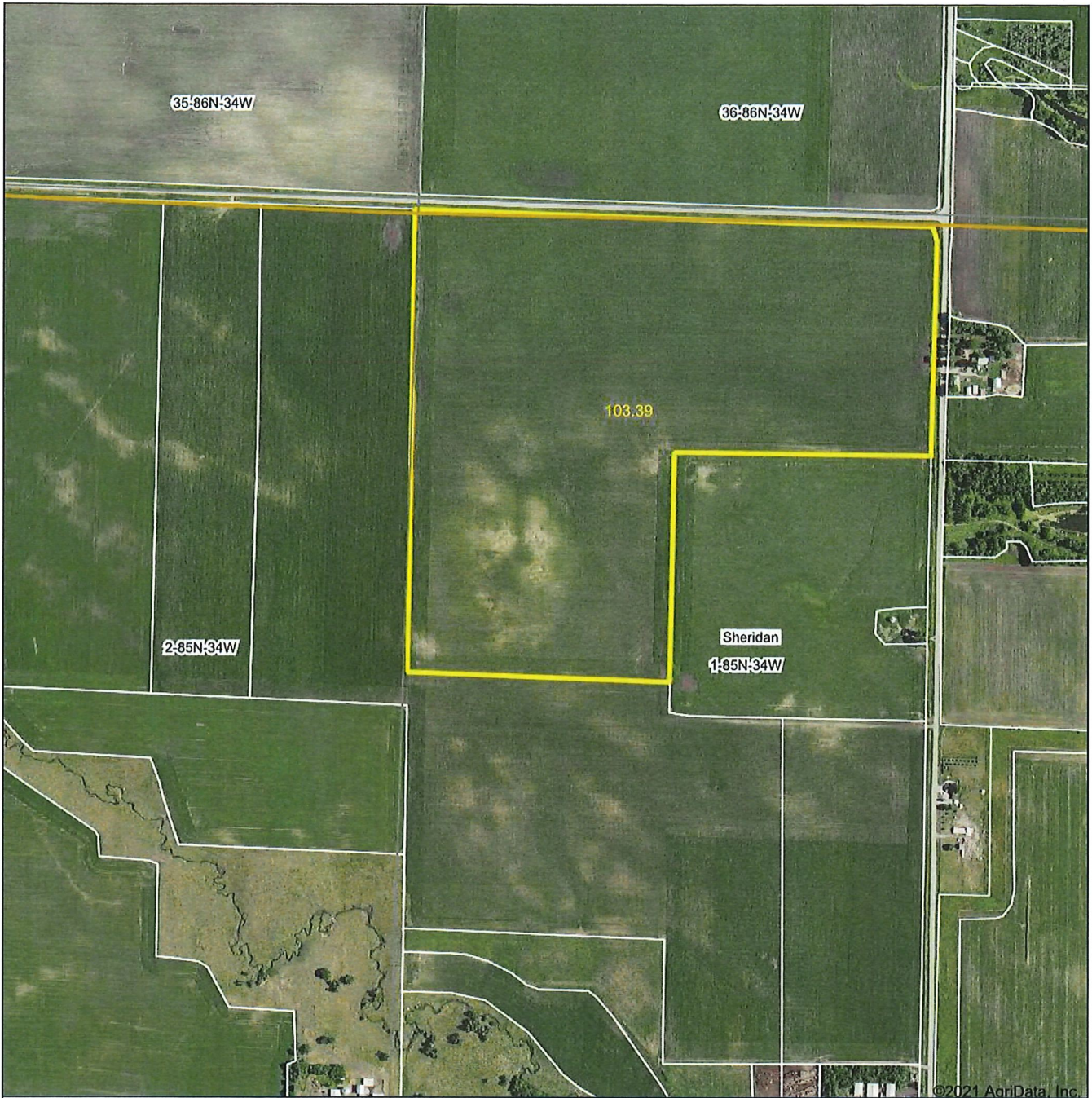
SECTION 32

- 1. Scharfenkamp Trust, Karen etal 7

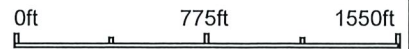
SECTION 33

- 1. Borkowski, David 7
- 2. Kroeger Brothers LLC 15

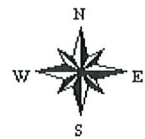
Aerial Map



Map Center: 42.204823, -94.762039



1-85N-34W
Carroll County
Iowa

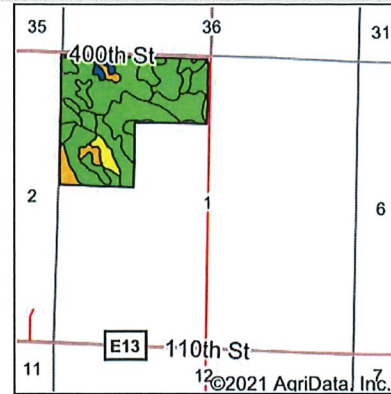
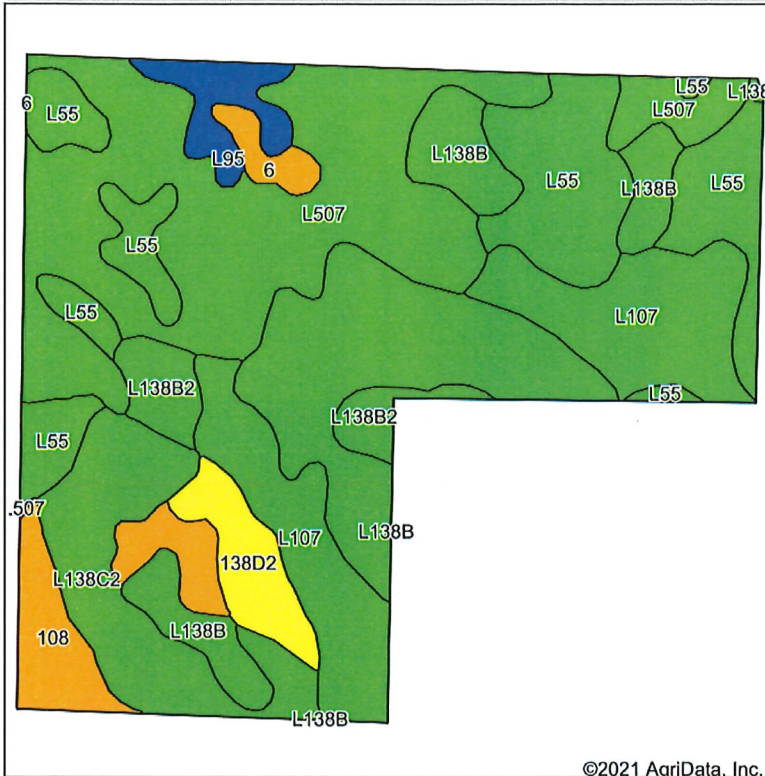


6/11/2021



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

Soils Map



State: Iowa
 County: Carroll
 Location: 1-85N-34W
 Township: Sheridan
 Acres: 103.39
 Date: 6/11/2021



Soils data provided by USDA and NRCS.

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Area Symbol: IA027, Soil Area Version: 25									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	27.23	26.3%			llw	87		81
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	19.82	19.2%			lle	88		80
L55	Nicollet loam, 1 to 3 percent slopes	16.55	16.0%			le	91		85
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	14.94	14.5%			llw	88		84
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	9.21	8.9%			llle	83		67
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	3.43	3.3%			llle	52	54	62
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	3.27	3.2%			lle	85		70
108	Wadena loam, 0 to 2 percent slopes	3.22	3.1%			lls	56	54	54
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.58	2.5%			llw	75		80
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.95	1.9%			llle	64		68
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.19	1.2%			lllw	59	57	74
Weighted Average						84.4	*-		*n 78.5

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

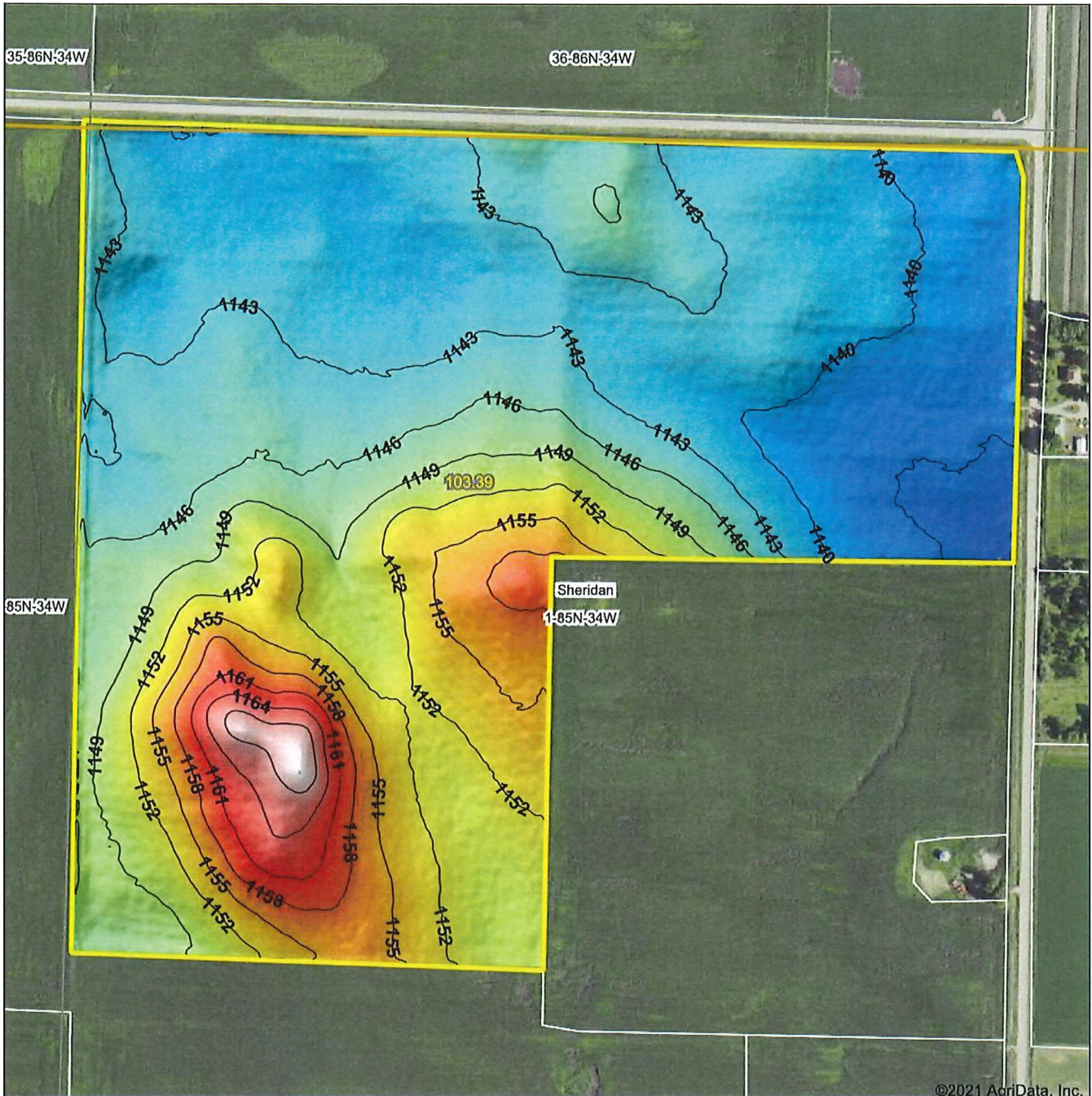
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

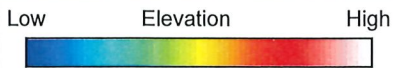
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

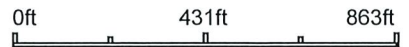
Topography Hillshade



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,135.1
 Max: 1,169.6
 Range: 34.5
 Average: 1,146.6
 Standard Deviation: 6.73 ft



Stalcup
 Ag Service
 Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com
 Field borders provided by Farm Service Agency as of 5/21/2008.



1-85N-34W
Carroll County
Iowa

6/11/2021
 map center:42.204823, -94.762039



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