
AUCTION

August 18
Butler Township
Calhoun County



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

* Online Bidding Available at www.stalcupag.com *

August

18

2021

Time: 10:00 a.m.

Location: Calhoun County Expo Center

Expo Building

400 High St

Rockwell City, Iowa 50579

COUNTY Calhoun

TOWNSHIP Butler

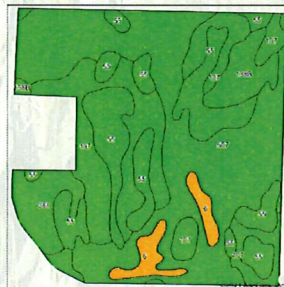
Acres: 144 acres, more or less

Cress Family Farms

Owner/Seller

The Cress Family presents an opportunity to expand your farmland acreage. This farm contains high quality soils as evidenced by the CSR-2 of 85.

Cropland Acres	141.42 acres
Corn Base	69.0 acres
PLC Yield	172
Soybean Base	69.0 acres
PLC Yield	50
Real Estate Taxes	\$3,768
Lease	Terminated for 2022
Cropland CSR2	85.0
Primary Soils	Canisteo, Webster, & Nicollet



FARM LOCATION:

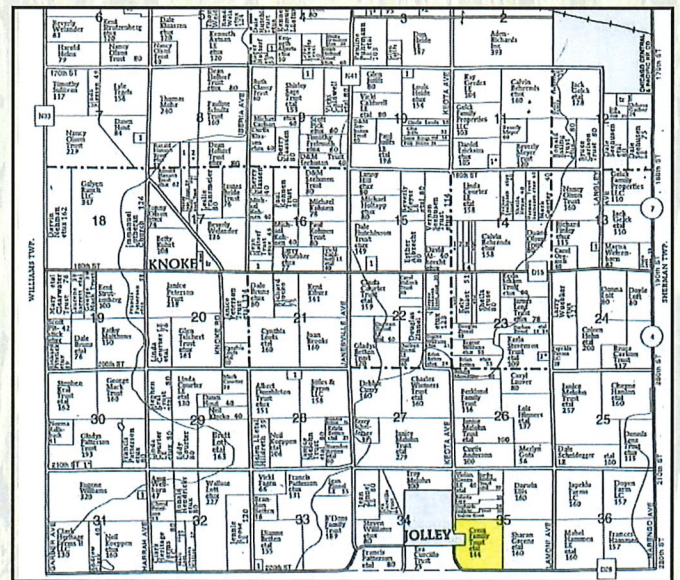
Bordering the southeast side of Jolley. County blacktop D26 borders the south and west sides.

LEGAL DESCRIPTION:

The Southwest Quarter (SW 1/4) of Section Thirty-five (35), Township Eight-nine North (T89N), Range Thirty-three West (R33W) of the 5th P.M., Calhoun County, Iowa, Including Lots 1,2,3,4,5, and 6 in Block 6 and Lots 1, 2, 3, 4 & 5 in Block 1 of Kolb's Addition to the Town of Jolley.

Except for :

- * Blocks 2, 3, 4, 5 of Kolb's Addition to Jolley ; AND EXCEPT
- * the abandoned Right-of Way of the Milwaukee Railroad across said SW 1/4; AND EXCEPT
- * a tract of land commencing at a point 1,342 feet South of the West Quarter (W 1/4) corner of said Section Thirty-five (35), thence East 643 feet; thence South 214.2 feet; thence West 643 feet; thence North 214.2 feet to the place of beginning; AND EXCEPT
- * that part of the SW 1/4 lying South and West of County Road D-26.



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 Thursday, November 18, 2021. Real estate taxes prorated 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 be 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.



For more information contact Travis Nissen or Nathan Deters 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

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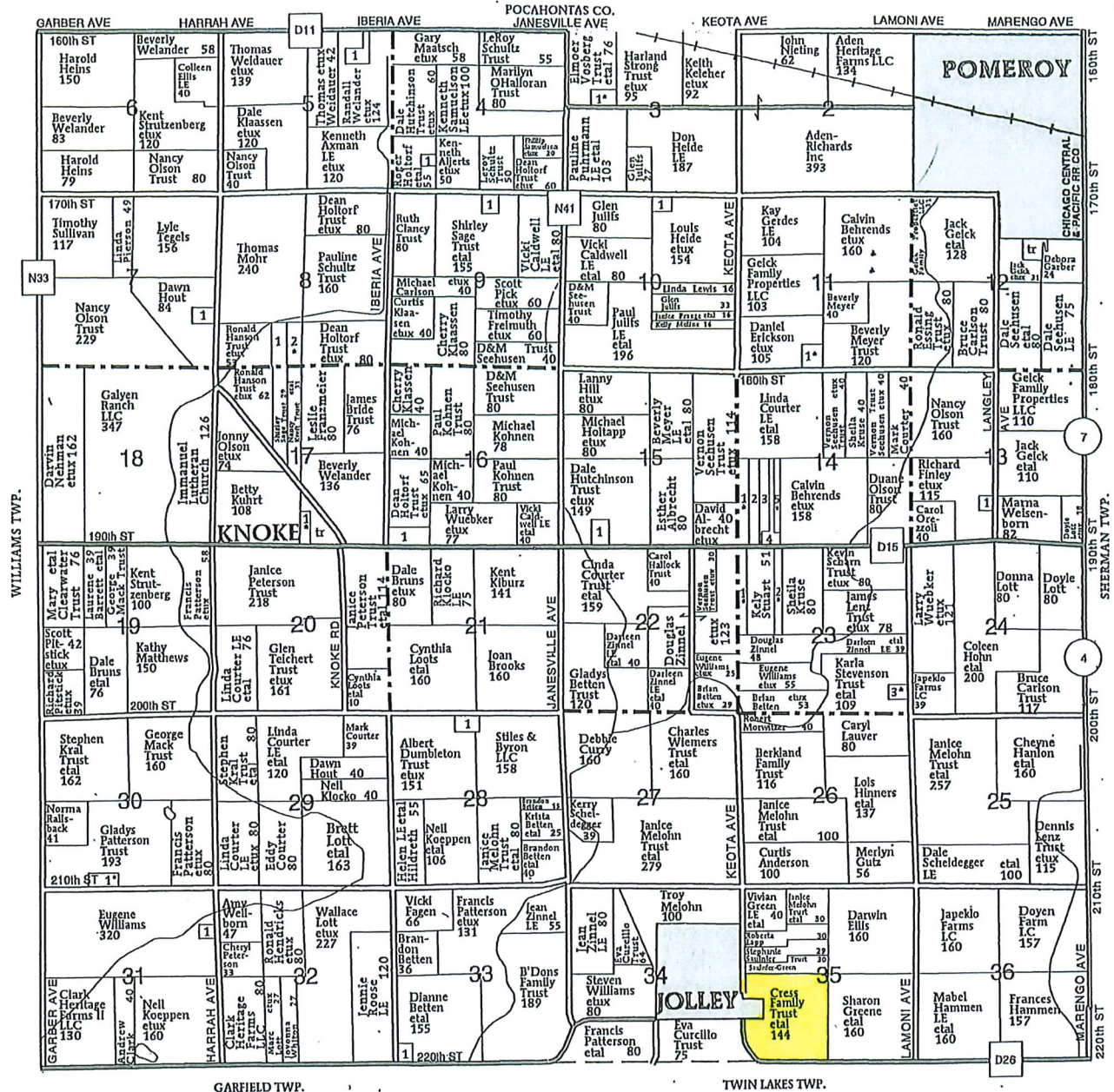
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T-89-N

BUTLER PLAT

R-33-W



BUTLER TOWNSHIP

- SECTION 3**
- 1. Gerdes, Steven etux 10
- SECTION 4**
- 1. Holtorf, Marlyn 5
- SECTION 5**
- 1. Weldauer, Thomas 5
- SECTION 7**
- 1. Klocko, Nell 10
- SECTION 8**
- 1. Sage Trust, Shirley 14
- 2. Kraft Trust, Nancy etal 12
- SECTION 9**
- 1. Anderson, Angela 5
- SECTION 10**
- 1. Helde, Gregg 6
- SECTION 11**
- 1. Erickson, Danlel etux 9

SECTION 13

- 1. Heschke, Carlene 5
- SECTION 14**
- 1. Gray, Deborah etvr 20
- SECTION 20**
- 1. Rohlfs, Andrew 11
- SECTION 30**
- 1. Patterson, Francis etux 8
- SECTION 31**
- 1. Hidden Valley Farms Inc 5
- SECTION 33**
- 1. Helm, Kenneth 5

SECTION 28

- 1. Rohlfs, Andrew 11
- SECTION 30**
- 1. Patterson, Francis etux 8
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- 1. Hidden Valley Farms Inc 5
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SECTION 28

- 1. Rohlfs, Andrew 11
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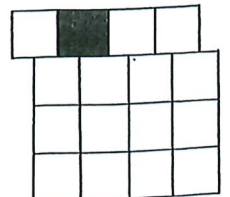
SECTION 31

- 1. Hidden Valley Farms Inc 5
- SECTION 33**
- 1. Helm, Kenneth 5

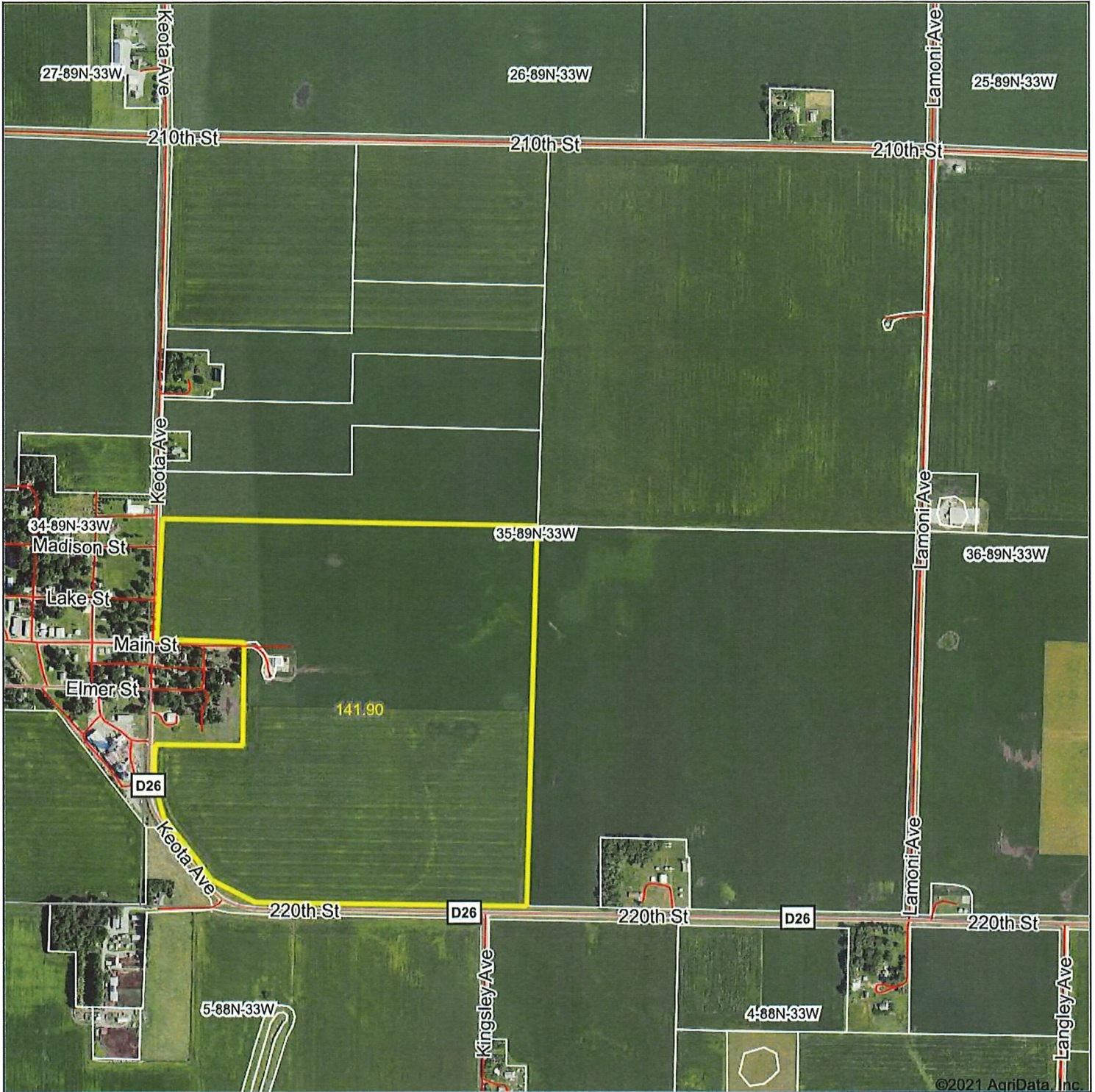
SECTION 33

- 1. Helm, Kenneth 5

TWIN LAKES TWP.



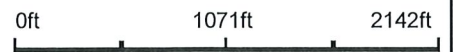
Aerial Map



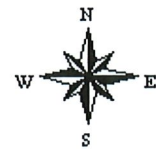
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Map Center: 42.480725, -94.707328



35-89N-33W
Calhoun County
Iowa



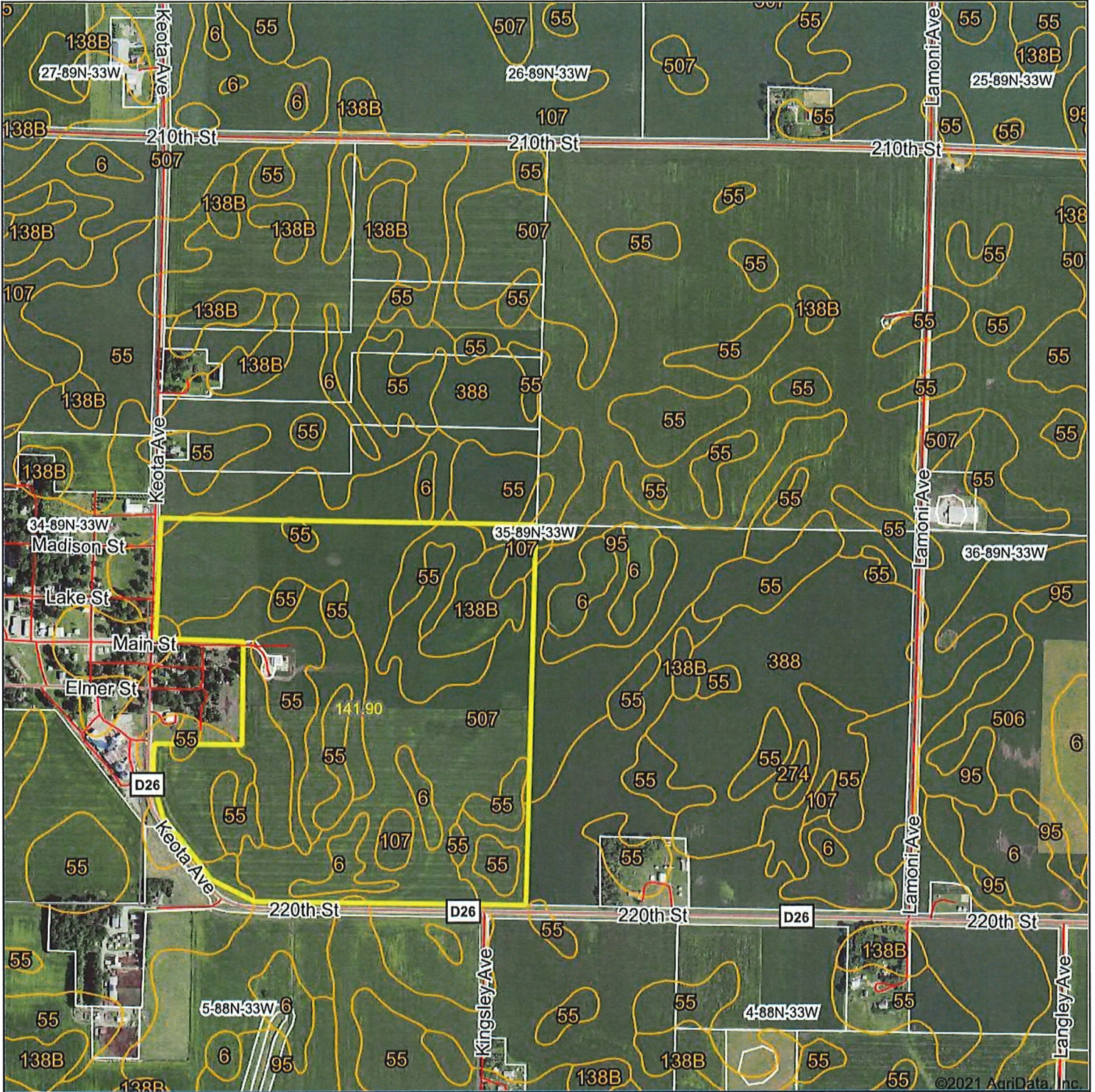
7/6/2021



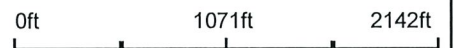
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Field borders provided by Farm Service Agency as of 5/21/2008

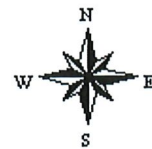
Aerial Map



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35-89N-33W
Calhoun County
Iowa

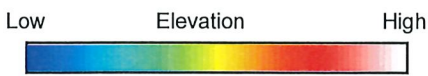
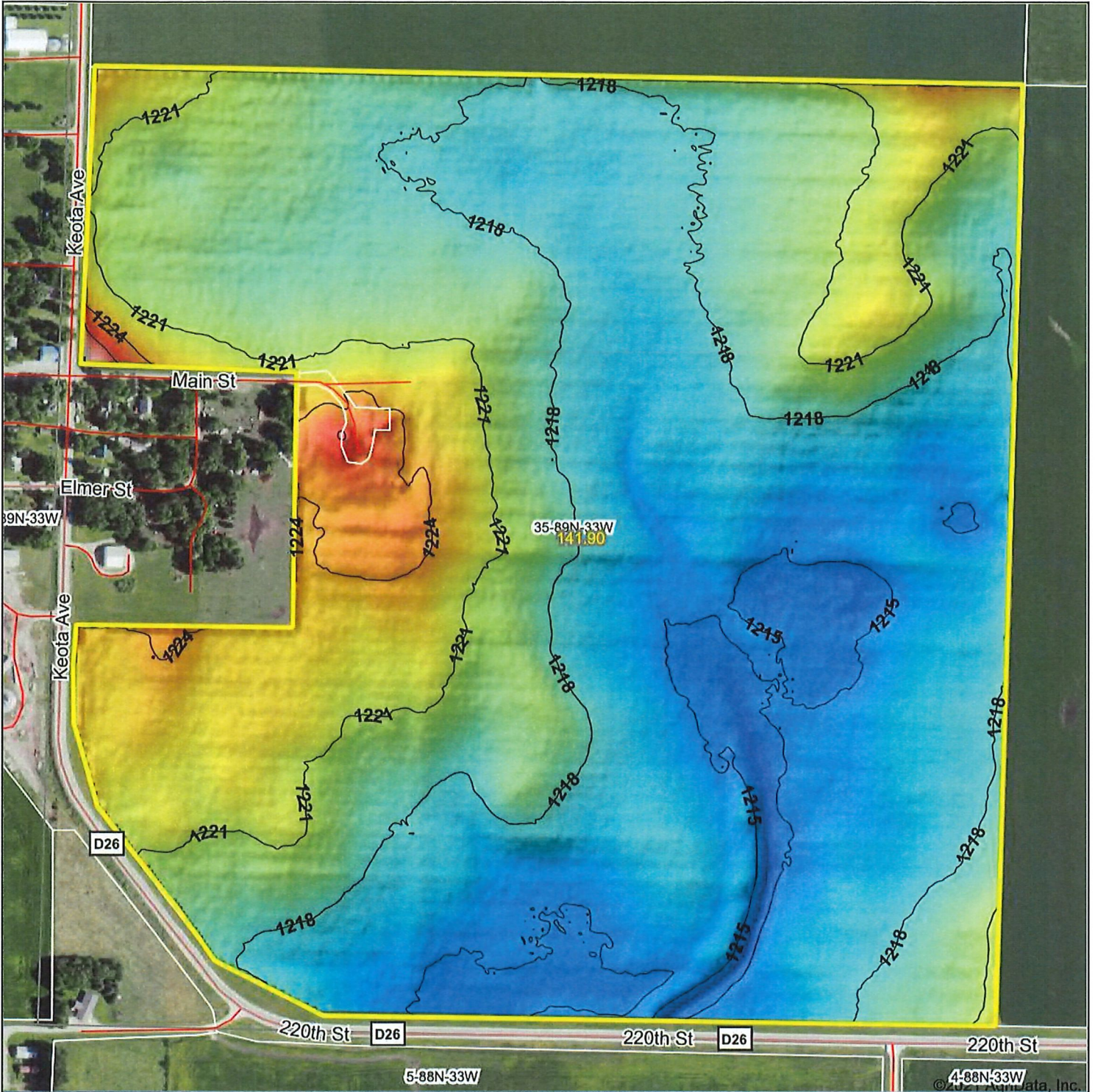


7/6/2021

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

Topography Hillshade



Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,213.7

Max: 1,230.6

Range: 16.9

Average: 1,218.6

Standard Deviation: 2.62 ft



35-89N-33W
Calhoun County
Iowa

7/6/2021

map center: 42.480725, -94.707328



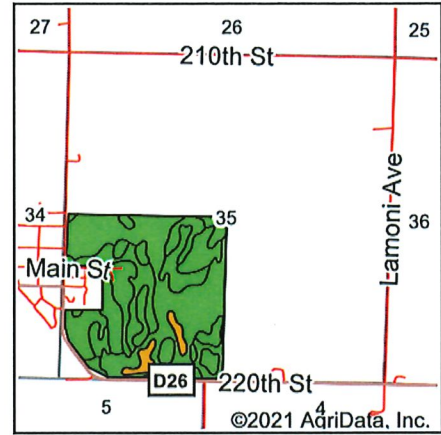
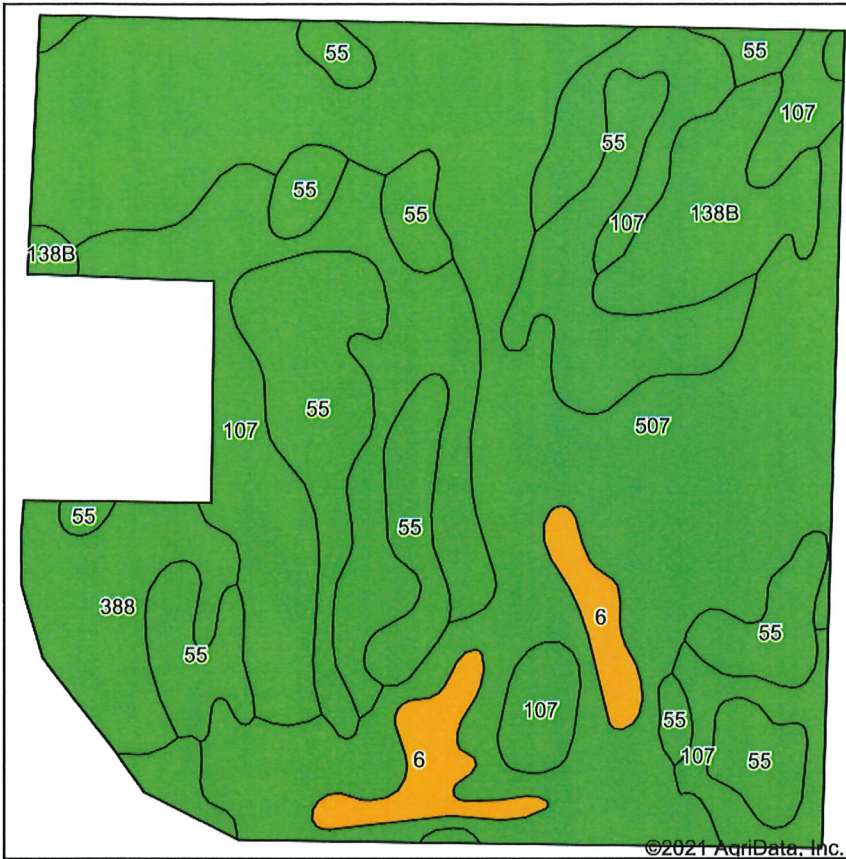
Maps Provided By:



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

Soils Map



State: Iowa
 County: Calhoun
 Location: 35-89N-33W
 Township: Butler
 Acres: 141.9
 Date: 7/6/2021



Soils data provided by USDA and NRCS.

Area Symbol: IA025, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	58.42	41.2%		IIw	224	65	84	78
107	Webster clay loam, 0 to 2 percent slopes	32.81	23.1%		IIw	224	65	86	83
55	Nicollet clay loam, 1 to 3 percent slopes	30.98	21.8%		Iw	233.6	67.7	89	88
388	Kossuth silty clay loam, 0 to 2 percent slopes	7.64	5.4%		IIw	224	65	86	77
138B	Clarion loam, 2 to 6 percent slopes	7.08	5.0%		Ile	225.6	65.4	89	80
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.97	3.5%		IIIw	164.8	47.8	59	57
Weighted Average						224.1	65	85	80.6

**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.

4 Year Crop History



Owner/Operator:
 Address:
 Address:
 Phone:

Date:

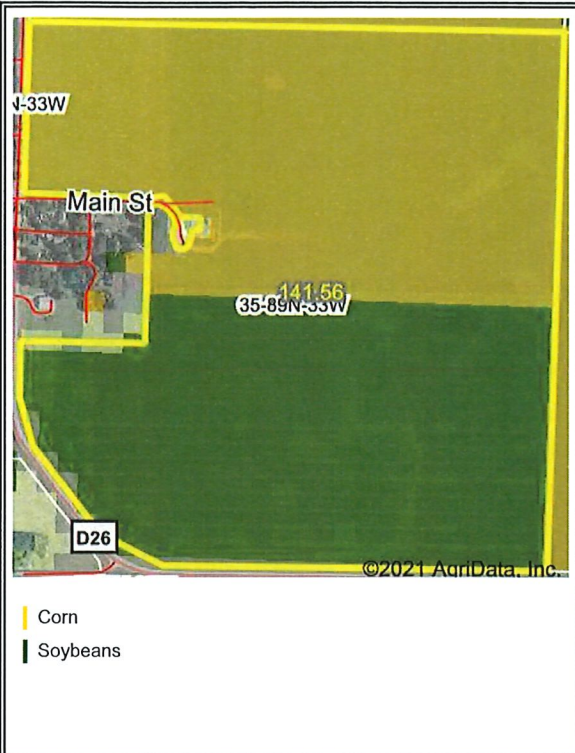
Farm Name:

Field ID:

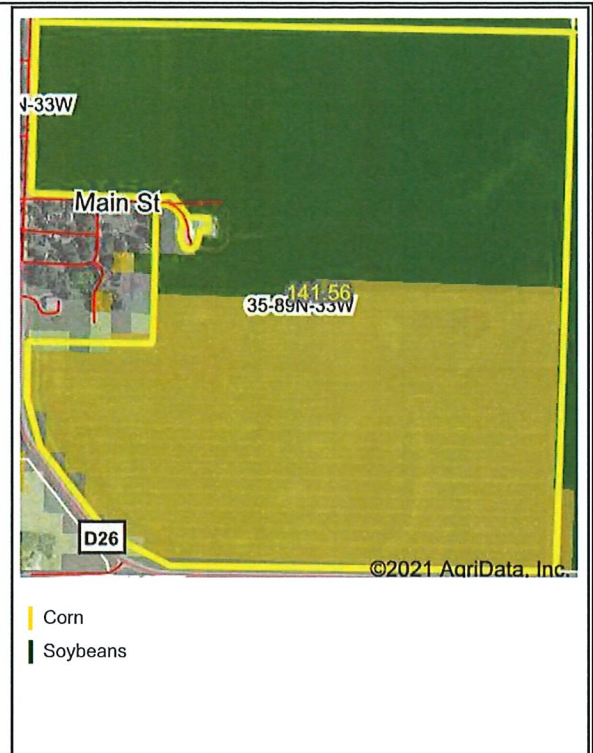
Acct. #:

Crop Year:

Crop Year:



Crop Year:



Crop Year:



Map Center: 42.478430, -94.713639

State: IA

County: Calhoun

Legal: 35-89N-33W

Twnshp: Butler



Maps Provided By:

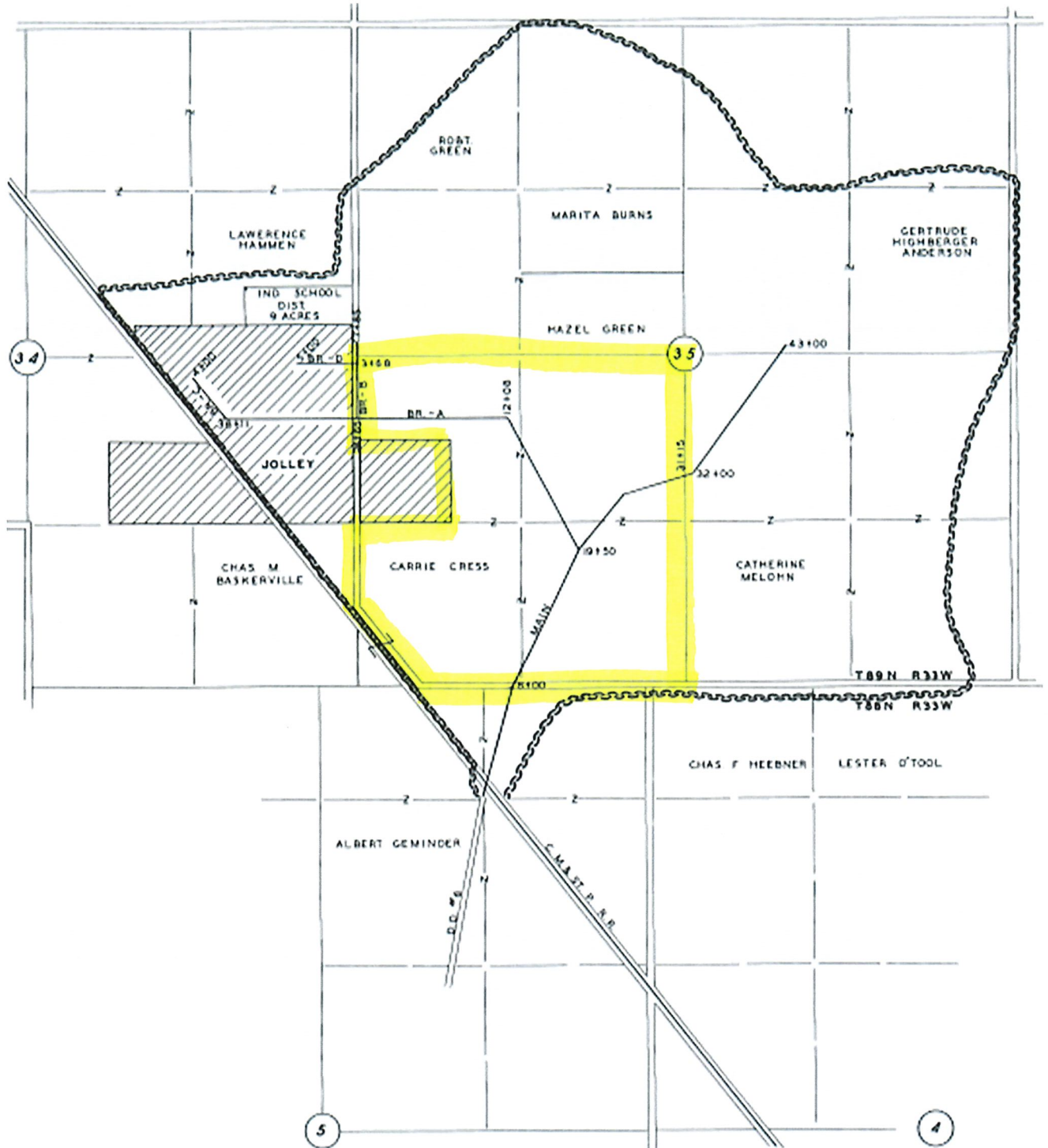


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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

County Tile Map





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(712) 732-4811 • Fax (712) 732-7371 • [www@stalcupag.com](http://www.stalcupag.com)