
AUCTION

August 18
Jackson Township
Sac County



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

* Online Bidding Available at www.stalcupag.com *

August

18

2021

Time: 2:00 P.M.

Location: Sac County Fairgrounds
4-H Building
416 Park Ave
Sac City, IA 50583

COUNTY Sac

TOWNSHIP Jackson

Acres: 120 acres, more or less

Cress Family Farms

Owner/Seller

Here is an opportunity to buy a good farm located near Sac City. High quality soils and attractive CRP rates make this a good addition to existing farming operations or as an investor income property.

FARM LOCATION:

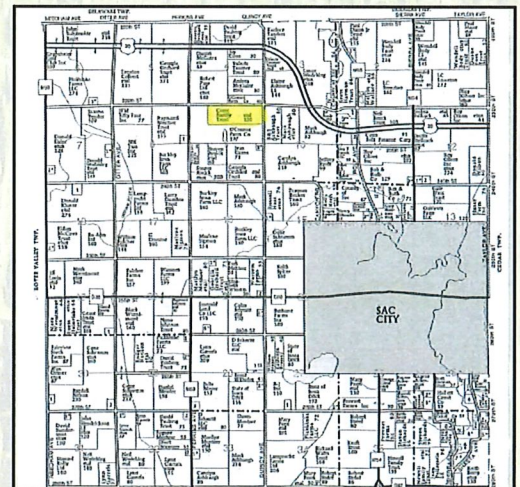
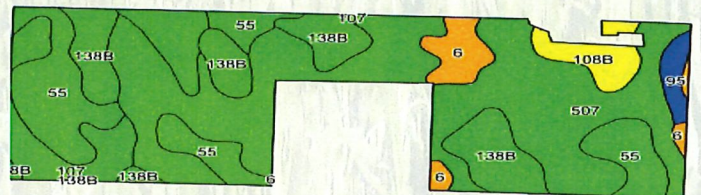
Three miles northwest of Sac City at the intersection of 230th St. & Quincy Ave.

LEGAL DESCRIPTION:

The North Half of the Northeast Quarter (N 1/2 NE 1/4) and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section Nine (9), Township Eighty-eight North (T88N, Range Thirty-six West (R36W of the 5th P.M., Sac County, Iowa

CRP: 29.81 acres of Cropland Currently enrolled in CRP with an annual payment of \$319.52 per acre expiring on September 30, 2025

Cropland Acres	118.89 acres	(Includes CRP Acres)
Corn Base	66.71 acres	
PLC Yield	133	
Soybean Base	22.09 acres	
PLC Yield	46	
Real Estate Taxes	\$2,700	
Lease	Terminated for 2022	
Cropland CSR2	83.3	(Active Cropland)
Primary Soils	Canisteo, Nicollet, and Clarion	



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



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

The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owner or broker.



Farm Management • Real Estate • Appraisal • Consultation

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GREEN REAL ESTATE & AUCTION CO.



Sac County Abstract Co.
 Grace Green, Jeani Green, Helga Harker, Abstracters
Office Phone: 662-7317 Fax: 662-4090
 Mike Green, Auctioneer - Broker - 662-4218

420 West Main

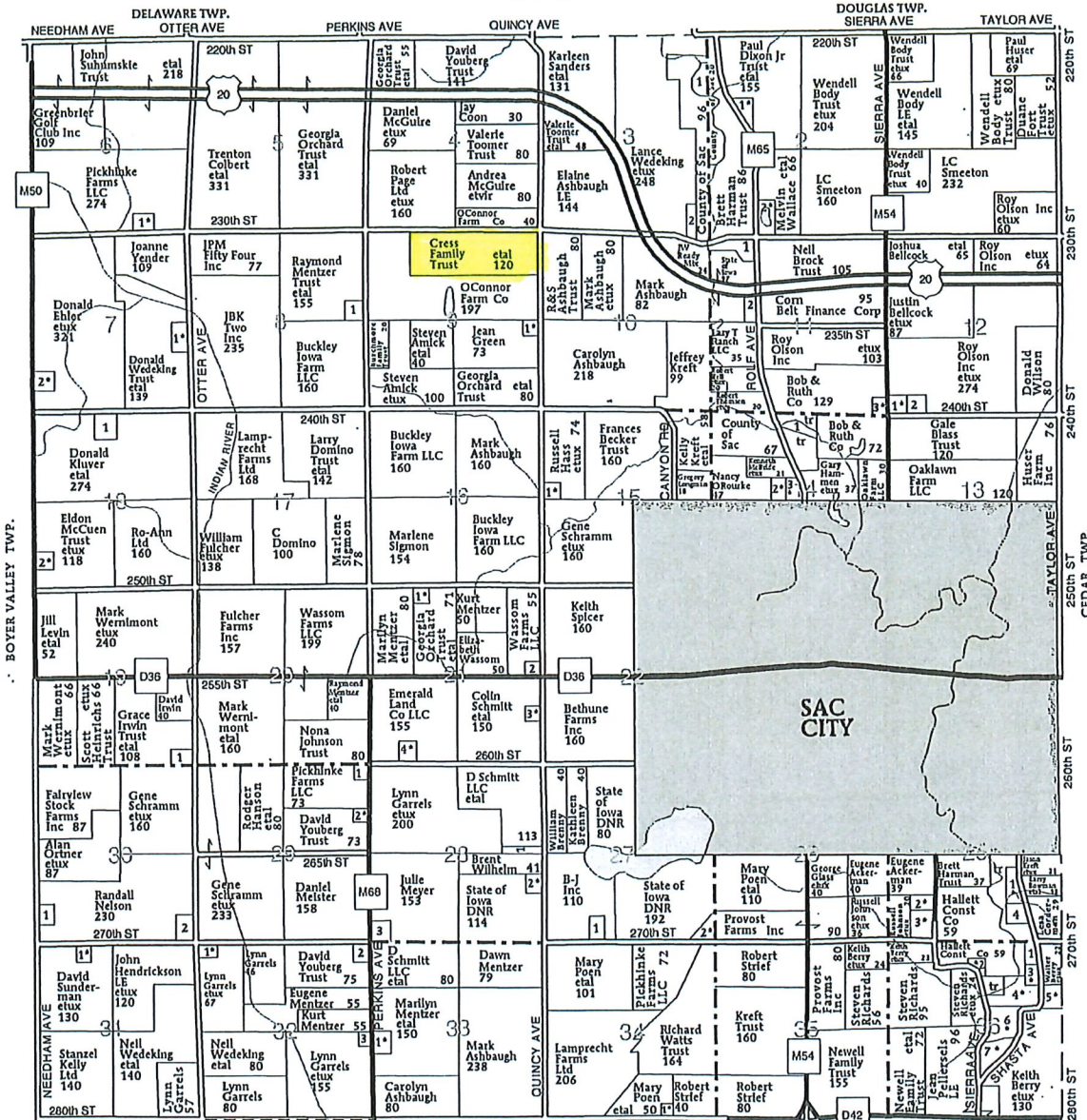
www.greenrealstate-auction.com

Sac City, IA

T-88-N

JACKSON PLAT

R-36-W



JACKSON TOWNSHIP

- SECTION 2**
- 1. Shearer LE, Amle etal 7
- 2. McBride, Kenneth etux 13
- SECTION 3**
- 1. Harman, Brett 11
- 2. Nunez, Margaret 6
- SECTION 6**
- 1. Uren, Jamle etal 5
- SECTION 7**
- 1. Aragon, John etux 6
- 2. Ehler, Timothy etux 7
- SECTION 8**
- 1. Maschhoffs LLC 5

SECTION 9

- 1. Bass, Christopher etux 10
- SECTION 11**
- 1. Harman Trust, Brett 14
- 2. Harman Trust, Brett 7
- 3. Green, James etux 7
- SECTION 12**
- 1. Olson, Jeannette etal 7
- 2. Blass Trust, Gale 15
- SECTION 14**
- 1. Schulte Family Trust 10
- 2. Nadrochal, Donald etux 10
- 3. Schultz, Elmer etux 11

SECTION 15

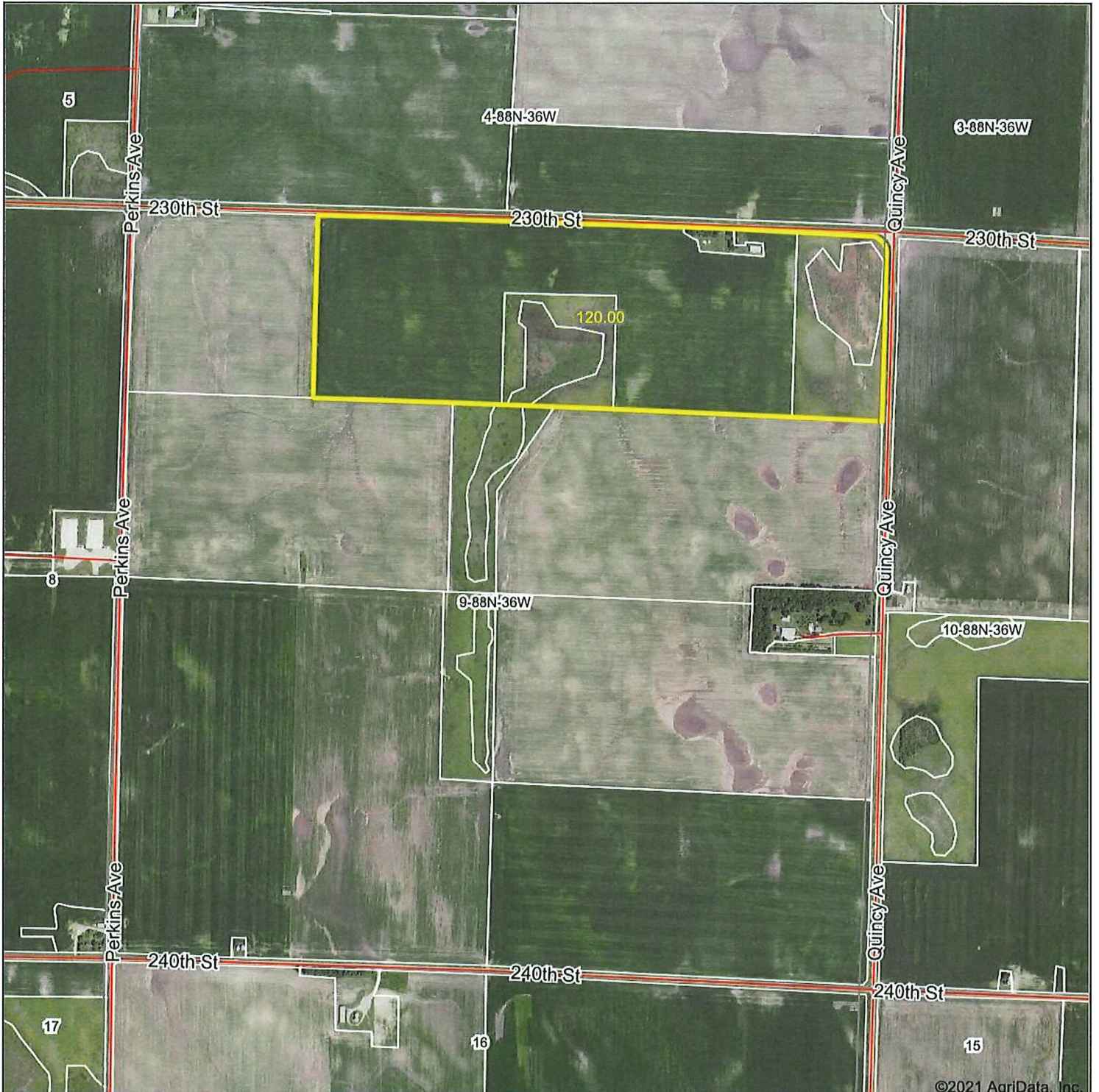
- 1. Hansen, Robert etux 6
- SECTION 18**
- 1. Frohardt Bros 11
- 2. Laursen, J etal 13
- SECTION 19**
- 1. Irwin, David 12
- SECTION 21**
- 1. Drey, Dale etux 9
- 2. Landus Coop 5
- 3. White, Terry etux 10
- 4. Amlick, Steven etux 6
- SECTION 25**
- 1. Partridge, Lauri etal 15
- 2. McDonough, Scott etux 5

- 3. Colvin, Gary etux 14
- 4. Rudd, Robert 10
- SECTION 27**
- 1. Glass, James 10
- 2. Hallberg, Roger etal 8
- SECTION 28**
- 1. Brent Wilhelm LLC 6
- 2. Gosch, Steven etux 10
- 3. Rubendall, Todd 7
- SECTION 29**
- 1. Pickel, Betty 7
- 2. Gangelhoff, Kalyn etal 7
- SECTION 30**
- 1. Garrels Investment Properties LLC 5

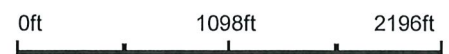
- 2. Johnson, Dianna 12
- SECTION 31**
- 1. Helmich, Teddy etux 7
- SECTION 32**
- 1. Garrels, Lynn etux 10
- 2. Rubendall, Todd 5
- 3. Landus Coop 5
- SECTION 33**
- 1. Mentzer, Eugene etux 10
- SECTION 34**
- 1. Irwin, Chris etal 5
- SECTION 36**
- 1. Krefl, Jason 10
- 2. Burbach, Loren etal 7
- 3. Krefl, Jason etux 15

- 4. Coats, Robert etux 10
- 5. Bettin, Justin etal 10
- 6. McBride, Kenneth etux 18
- 7. Mellin, Edward etux 17

Aerial Map



Map Center: 42.452334, -95.040691



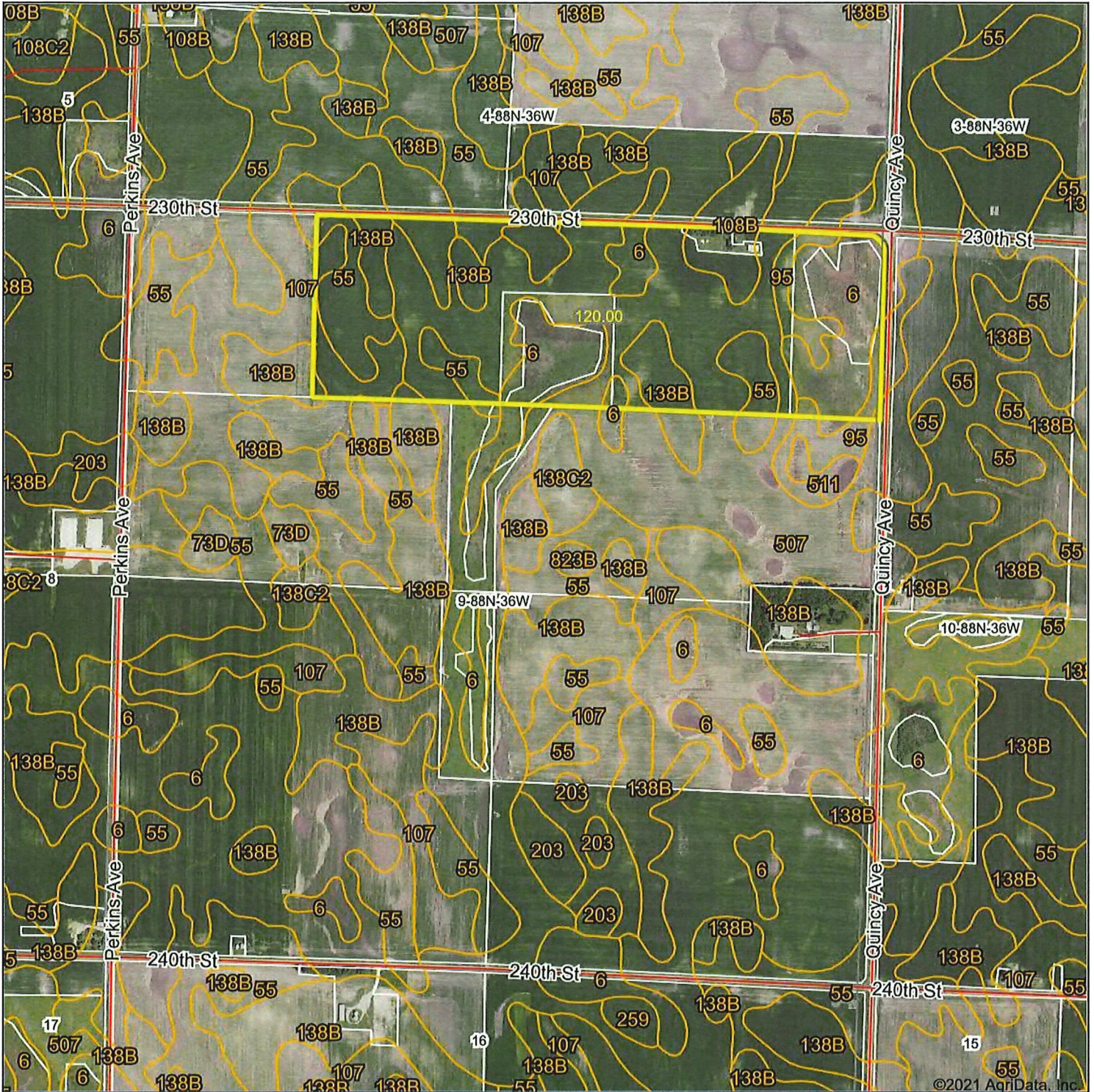
9-88N-36W
Sac County
Iowa



7/6/2021

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

Aerial Map



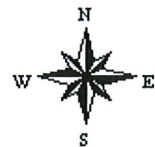
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Map Center: 42.452334, -95.040691

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9-88N-36W
Sac County
Iowa

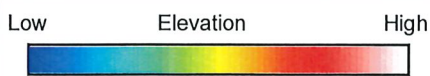
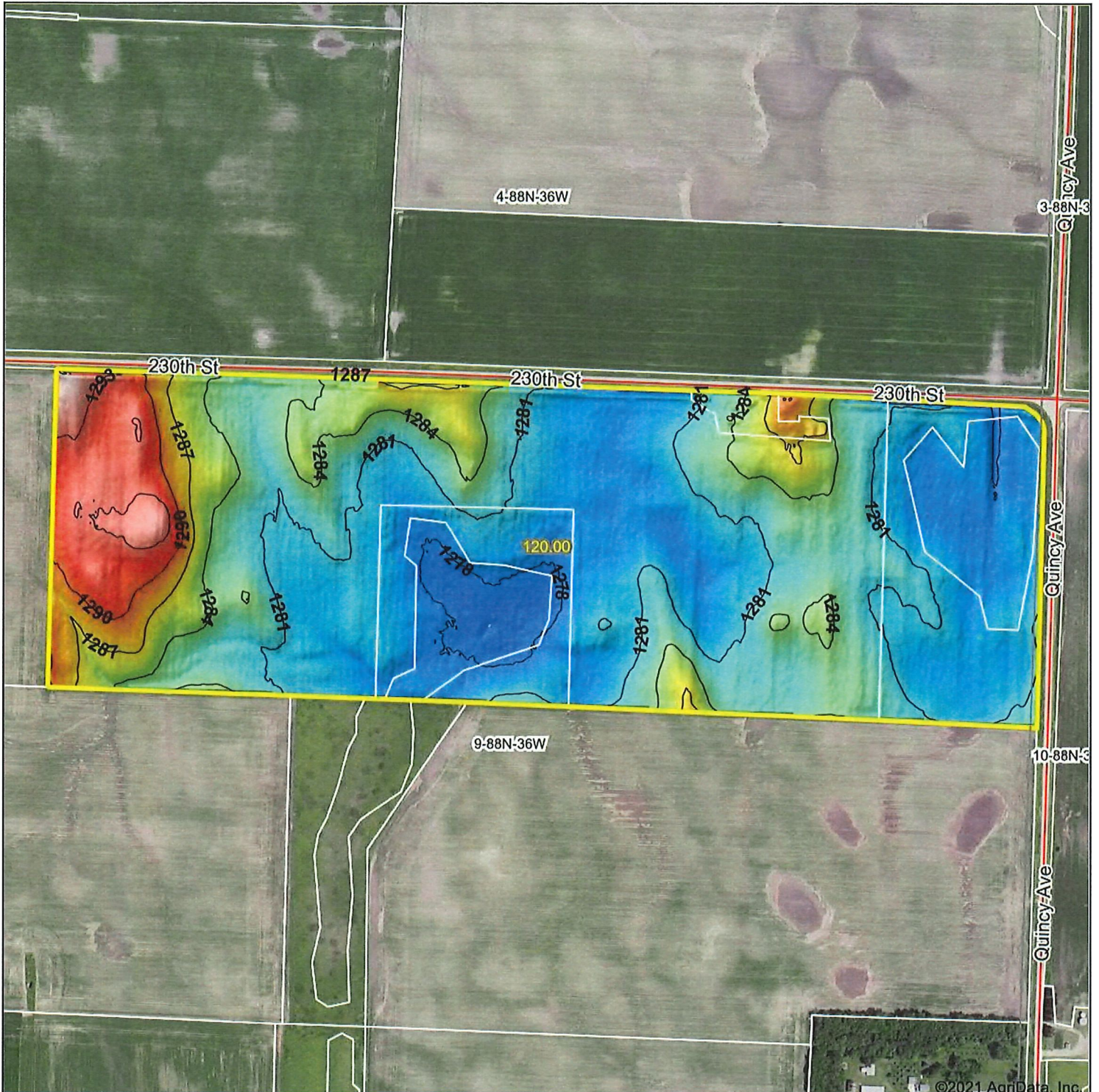


7/6/2021

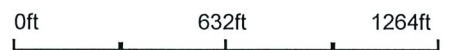
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,276.9
 Max: 1,296.4
 Range: 19.5
 Average: 1,282.4
 Standard Deviation: 3.9 ft



7/6/2021

9-88N-36W
 Sac County
 Iowa

map center:42.452334, -95.040691

Stalcup
 Ag Service

Maps Provided By

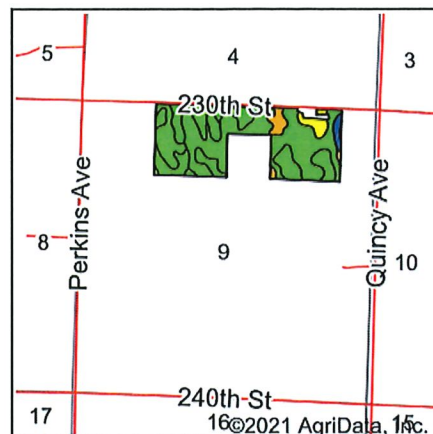
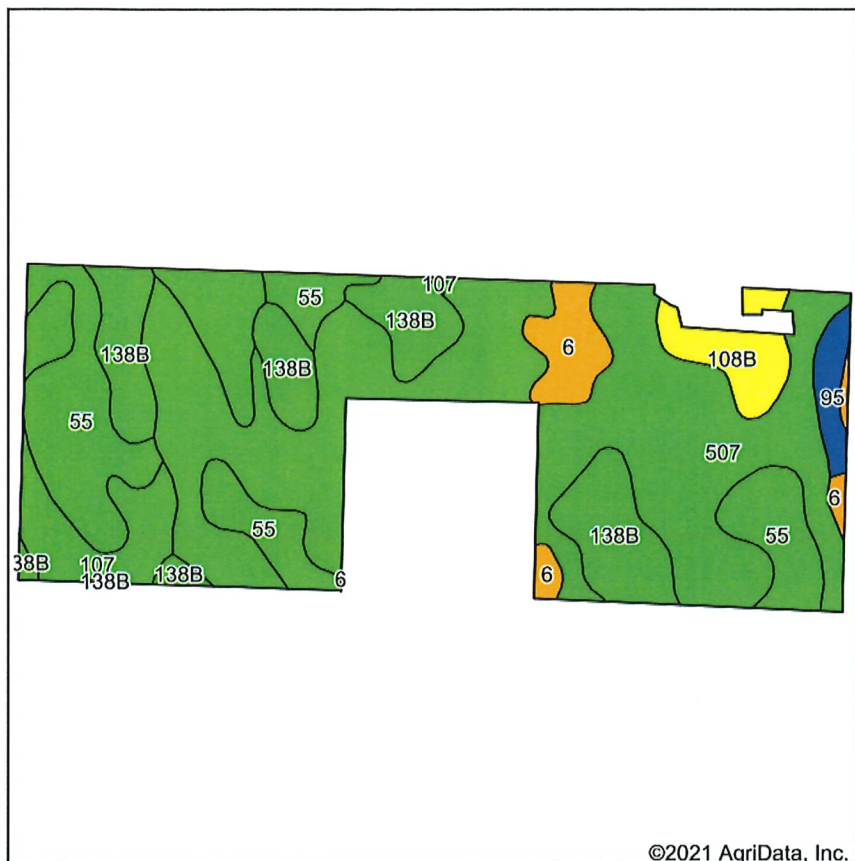
surety
 CUSTOMIZED ONLINE MAPPING

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

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Soils Map



State: Iowa
 County: Sac
 Location: 9-88N-36W
 Township: Jackson
 Acres: 84
 Date: 7/6/2021



Soils data provided by USDA and NRCS.

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Area Symbol: IA161, Soil Area Version: 28									
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	38.45	45.8%		IIw	224	65	84	75
55	Nicollet clay loam, 1 to 3 percent slopes	15.00	17.9%		Iw	233.6	67.7	89	85
138B	Clarion loam, 2 to 6 percent slopes	13.02	15.5%		Ile	225.6	65.4	89	77
107	Webster clay loam, 0 to 2 percent slopes	9.02	10.7%		IIw	224	65	86	80
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.76	4.5%		IIIw	177.6	51.5	59	55
108B	Wadena loam, 2 to 6 percent slopes	3.19	3.8%		Ile	80	23.2	52	49
95	Harps clay loam, 0 to 2 percent slopes	1.56	1.9%		IIw	198.4	57.5	72	59
Weighted Average						217.9	63.2	83.3	75.5

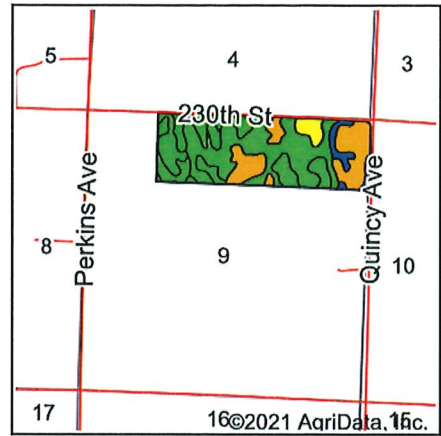
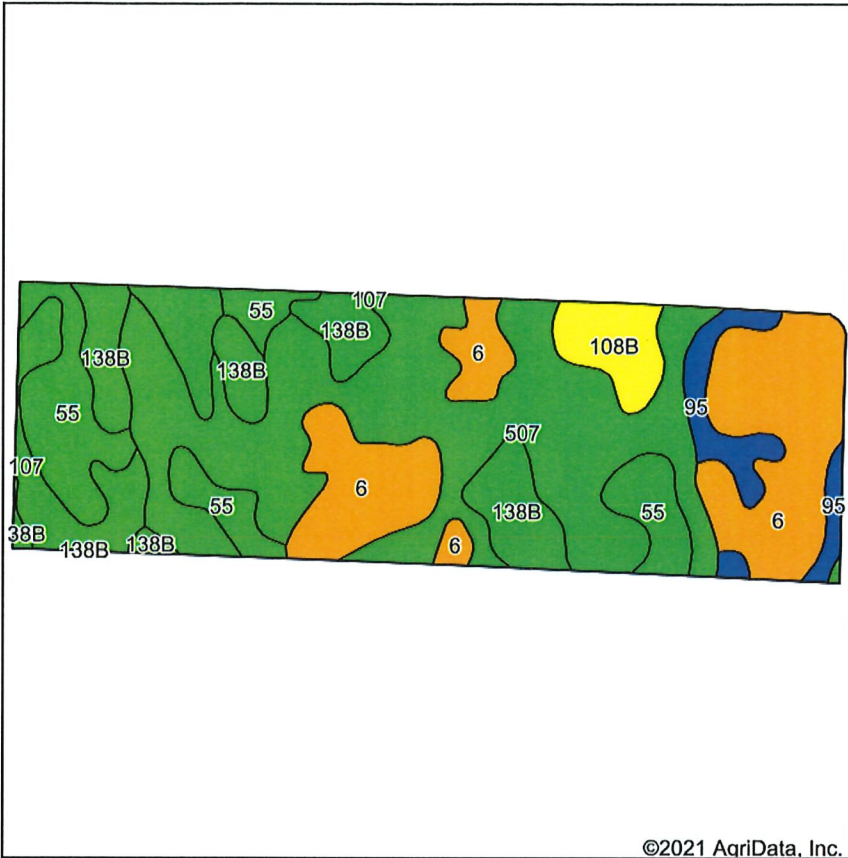
**IA has updated the CSR values for each county to CSR2.

*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.

Soils Map



State: Iowa
 County: Sac
 Location: 9-88N-36W
 Township: Jackson
 Acres: 120
 Date: 7/6/2021



Soils data provided by USDA and NRCS.

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Area Symbol: IA161, Soil Area Version: 28

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	45.10	37.6%		llw	224	65	84	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	26.98	22.5%		lllw	177.6	51.5	59	55
55	Nicollet clay loam, 1 to 3 percent slopes	15.20	12.7%		lw	233.6	67.7	89	85
138B	Clarion loam, 2 to 6 percent slopes	13.23	11.0%		lle	225.6	65.4	89	77
107	Webster clay loam, 0 to 2 percent slopes	9.38	7.8%		llw	224	65	86	80
95	Harps clay loam, 0 to 2 percent slopes	5.45	4.5%		llw	198.4	57.5	72	59
108B	Wadena loam, 2 to 6 percent slopes	4.66	3.9%		lle	80	23.2	52	49
Weighted Average						208.2	60.4	77.9	70.6

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*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:

Date:

Address:

Farm Name:

Address:

Field ID:

Phone:

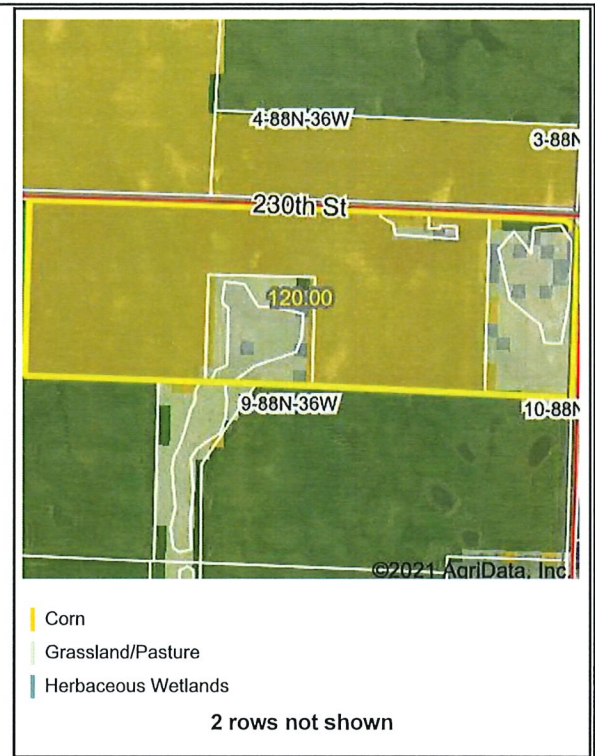
Acct. #:

Crop Year:

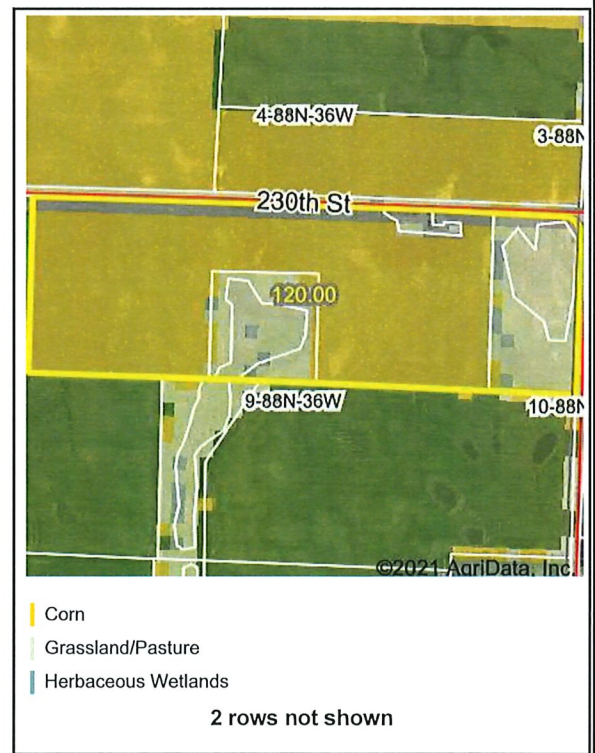
Crop Year:



Crop Year:



Crop Year:



Map Center: 42.452334, -95.040691

State: IA

County: Sac

Legal: 9-88N-36W

Twnshp: Jackson



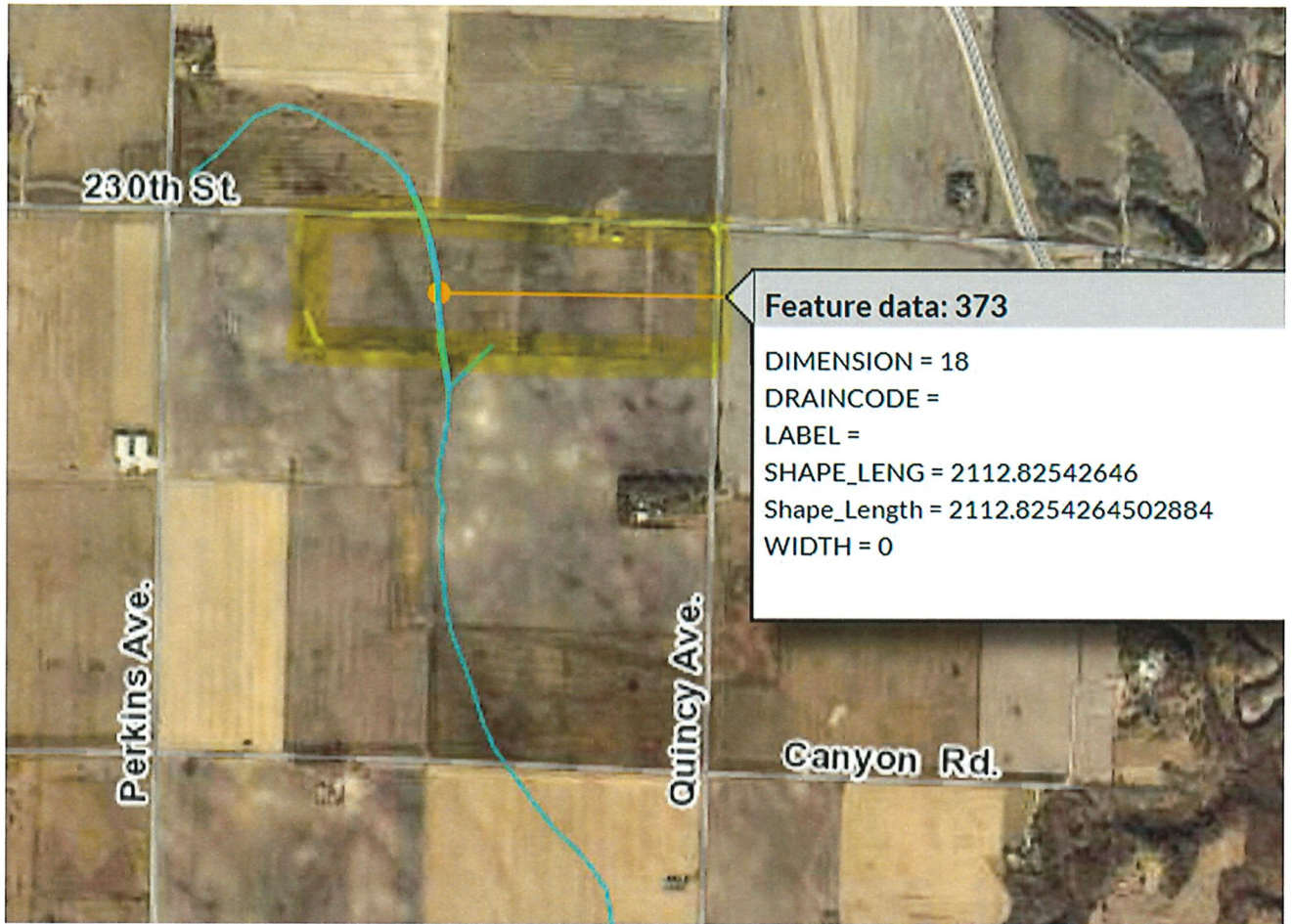
Maps Provided By:



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County Tile Map





Farm Management • Real Estate • Appraisal • Consultation

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