
AUCTION

August 25
Lincoln Township
Buena Vista County



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

WEDNESDAY

10:00 a.m.

August

25
2021

**Columbus Club Hall (formerly KC Hall)
1507 E Lakeshore Dr.
Storm Lake, IA**

**BUENA VISTA COUNTY
LINCOLN TOWNSHIP**

160 acres, m/l

FARM LOCATION

1 mile east and 1/2 mile north of 3 & 71, or 1 mile north and 1/2 mile east

LEGAL DESCRIPTION

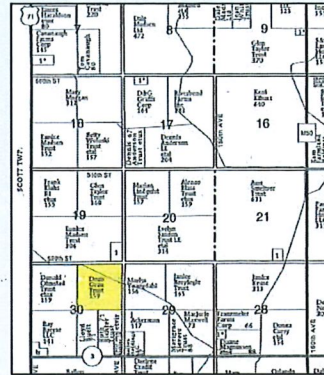
NE 1/4 of Section 30-92-36

**Buena Vista University
Owner/Seller**

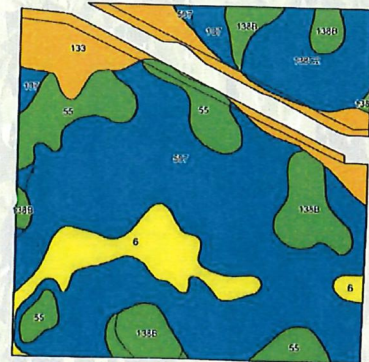
This is a well-located quarter section just around the section from the 3 & 71 truck stop. Near the Albert City ethanol plant & several feed mills. Good blend of soils common to the area. Open drainage ditch in the northeast gives an excellent tile outlet. This is a great opportunity to add a quality parcel to your farm or investment portfolio.

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 October 25, 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 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.



Total Cropland Acres	148.3
Active Cropland Acres	141.4
CRP Acres	6.9 @ \$225/ac til 9-30-28
Corn Base & PLC Yield	73.7 / 154
Soybean Base & PLC Yield	67.7 / 44
Real Estate Taxes	\$4,094
Lease	Terminated for 2022
Cropland CSR	72.8
Cropland CSR-2	82.2
Primary Soil	Canisteo clay loam
Secondary Soils	Clarion, Nicolett, Okoboji & Colo



For more information contact
Dennis Reyman at Stalcup Ag Service
(712) 732-4811
or evenings at (712) 299-3839 (cell)



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

Location Map

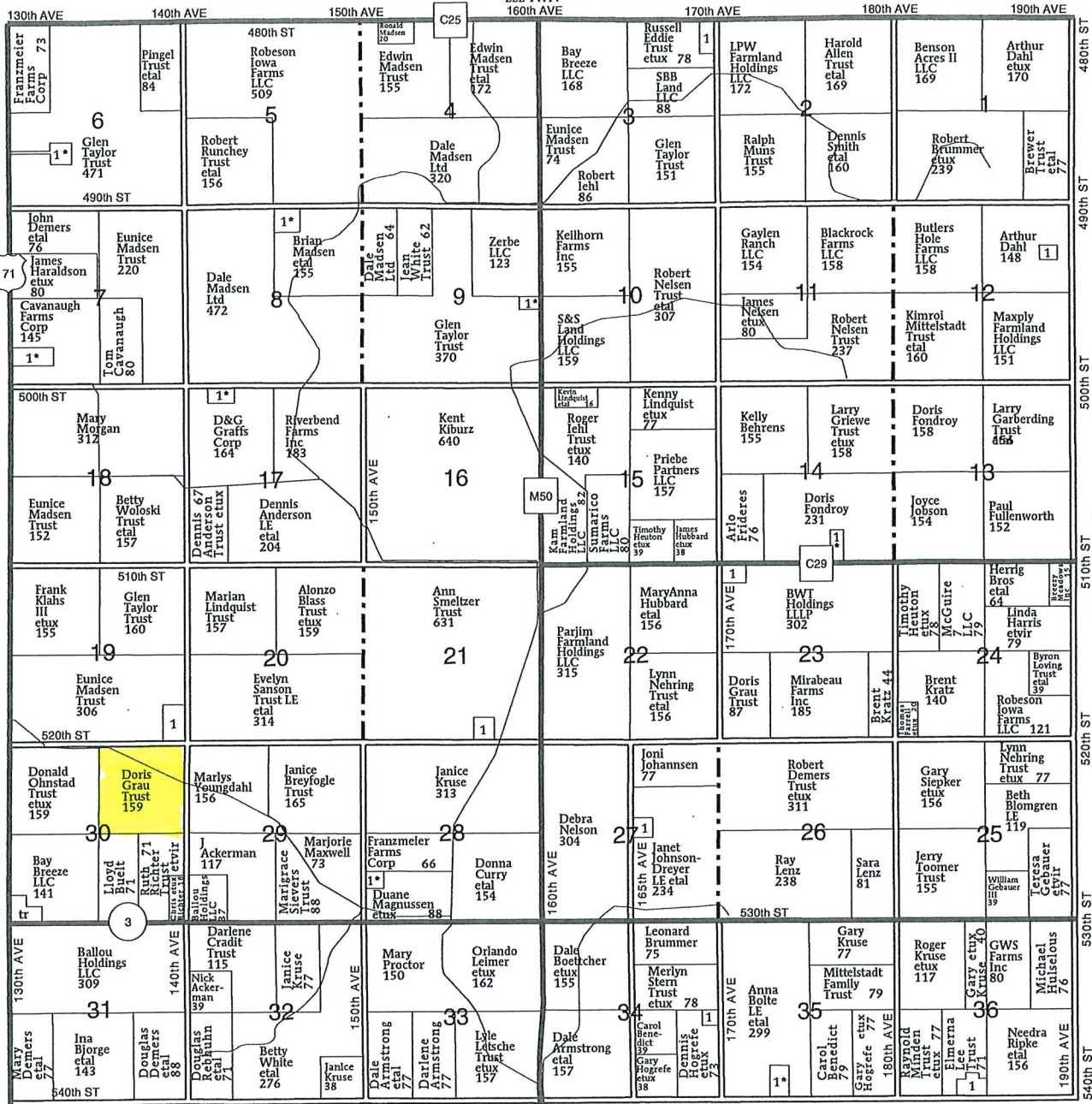


The Buena Vista University farm (formerly Doris W. Grau Trust) is situated in the center of Buena Vista County, just around the section from the 3 & 71 Truck Stop. The property lays southwest of the intersection of 520th Street and 140th Avenue.

(Landowners)

LEE TWP.

160th AVE



GRANT TWP.

LINCOLN TOWNSHIP

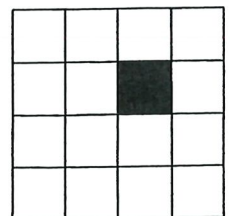
- SECTION 3
- 1. S&B Pork LC 10
- SECTION 6
- 1. Walker, Jack etux 7
- SECTION 7
- 1. Cavanaugh, Bart etux 15
- SECTION 8
- 1. Skelton, Roger etux 12
- SECTION 9
- 1. Rebhuhn, Michael etux 6

SECTION 12

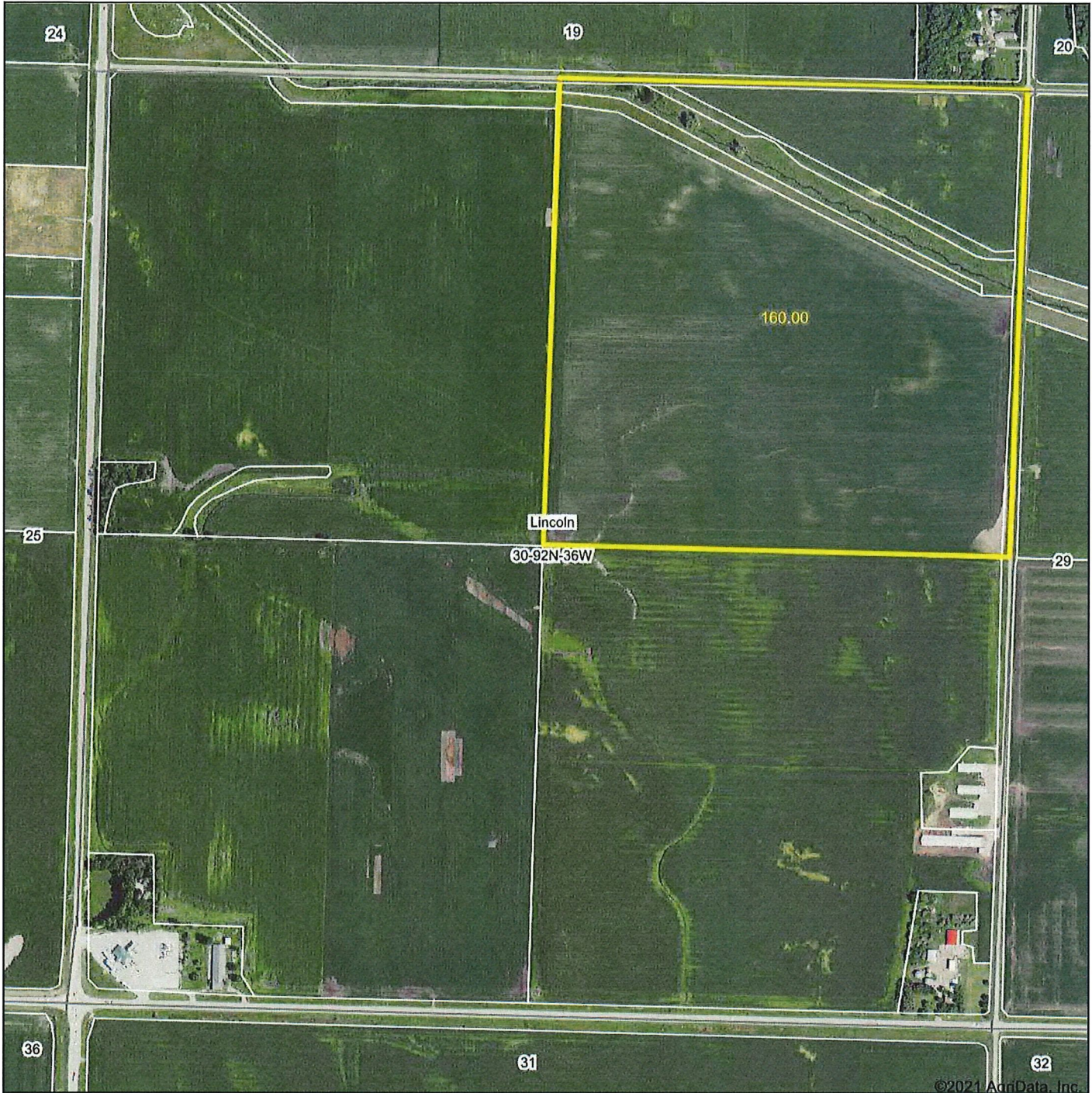
- 1. Peters, Chad 8
- SECTION 14
- 1. Heuton, Jacob etux 7
- SECTION 17
- 1. Boettcher, Todd etux 13
- SECTION 19
- 1. Madsen III, Edwin 13
- SECTION 21
- 1. West, Brian 7
- SECTION 23
- 1. NDL Pork LLC 11

SECTION 27

- 1. Jones, Kelli 6
- SECTION 28
- 1. Johannsen, Joel etux 5
- SECTION 34
- 1. NFP Farms LLP 5
- SECTION 35
- 1. Garberding, David etux 13
- SECTION 36
- 1. AI Farms LLC 9



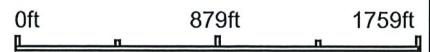
2019 Aerial Photo of Section 30



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Map Center: 42.756006, -95.141508



30-92N-36W
Buena Vista County
Iowa

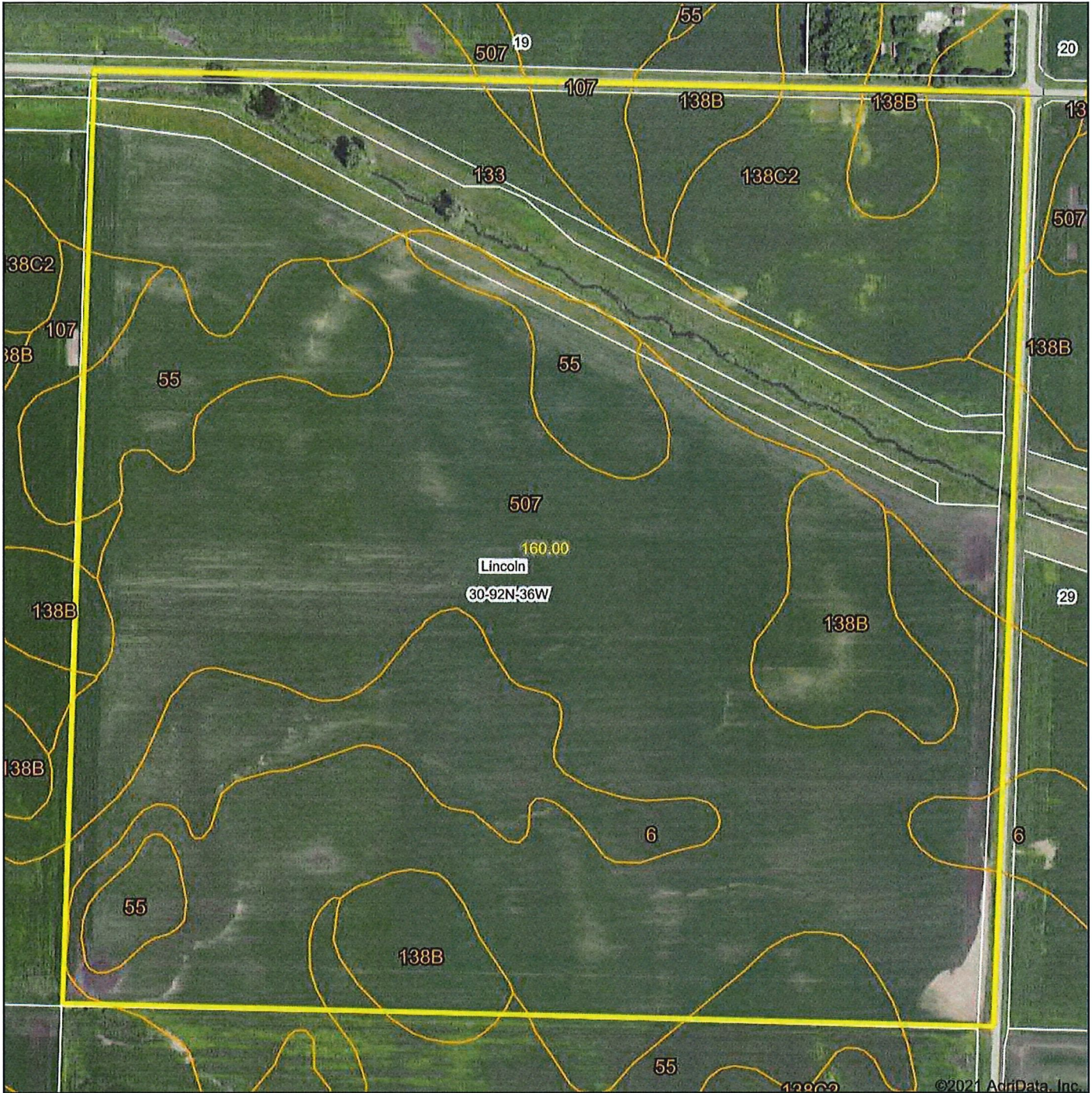


7/16/2021



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

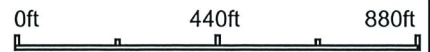
2019 Aerial Photo with Soils



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Map Center: 42.759677, -95.136577



30-92N-36W
Buena Vista County
Iowa



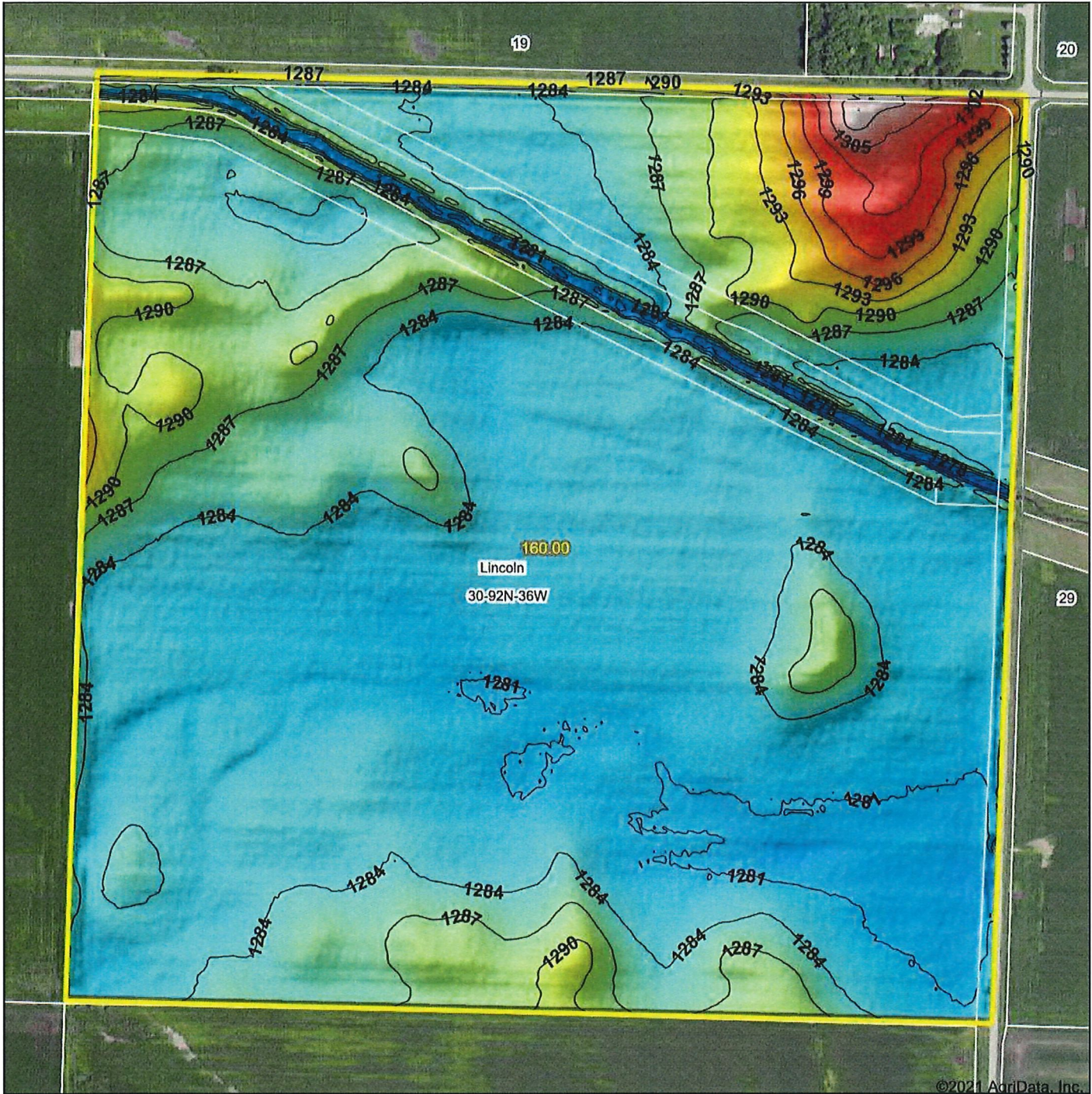
7/16/2021



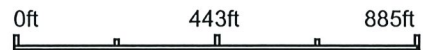
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Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,275.3
 Max: 1,309.8
 Range: 34.5
 Average: 1,284.8
 Standard Deviation: 4.33 ft



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.

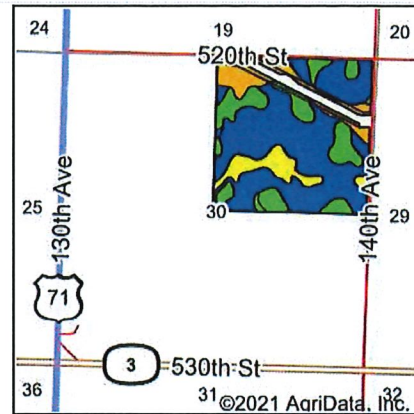
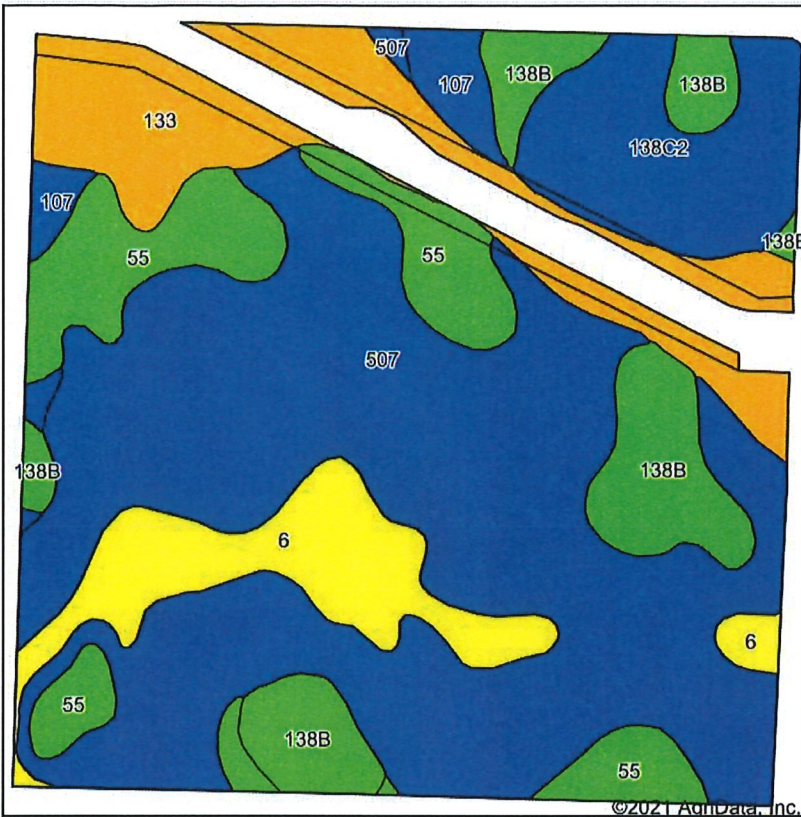


30-92N-36W
Buena Vista County
Iowa

7/16/2021

map center:42.759677, -95.136577

Soil Map



State: **Iowa**
 County: **Buena Vista**
 Location: **30-92N-36W**
 Township: **Lincoln**
 Acres: **148.3**
 Date: **7/16/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA021, Soil Area Version: 26

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	73.36	49.5%		Ilw	224	65	84	74
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	17.21	11.6%		Ilw	204.8	59.4	78	76
55	Nicollet clay loam, 1 to 3 percent slopes	15.84	10.7%		Iw	233.6	67.7	89	84
138B	Clarion loam, 2 to 6 percent slopes	13.91	9.4%		Ile	225.6	65.4	89	76
6	Okoboji silty clay loam, 0 to 1 percent slopes	12.22	8.2%		Illw	177.6	51.5	59	54
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	12.21	8.2%		Ille	204.8	59.4	83	60
107	Webster clay loam, 0 to 2 percent slopes	3.55	2.4%		Ilw	224	65	86	79
Weighted Average						217.5	63.1	82.2	72.8

**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: Date: 7/16/2021

Address: Farm Name:

Address: Field ID:

Phone: Acct. #:

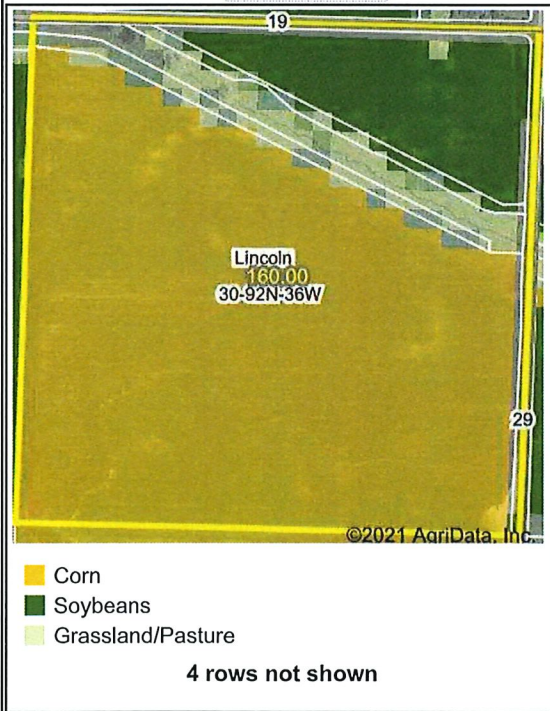
Crop Year: 2020

Crop Year: 2019



Crop Year: 2018

Crop Year: 2017



Map Center: 42.759677, -95.136577

State: IA County: Buena Vista

Legal: 30-92N-36W Twnshp: Lincoln

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



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