

LAND AUCTION

118.24 Surveyed Acres • To be sold as 2 parcels
Sections 8 & 9 • Barnes Twp • Buena Vista County
Tuesday, October 25 • 10:00 AM
 American Legion | 200 Main St., Sioux Rapids, IA
ONLINE BIDDING AVAILABLE

Farm Location From Linn Grove:

Go east 1/2 mile on 435th St. The farm is on the south side. Auction signs will be posted.

Legal Description Parcel 1: 67.78 surveyed acres in the N 1/2 SW 1/4 Except Lot A in Section 9-93-37, Buena Vista County.

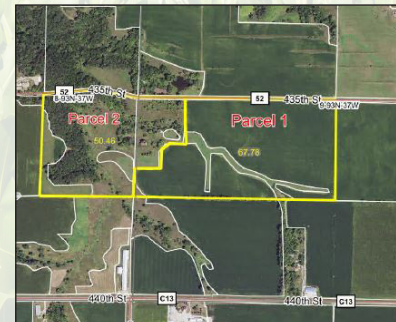
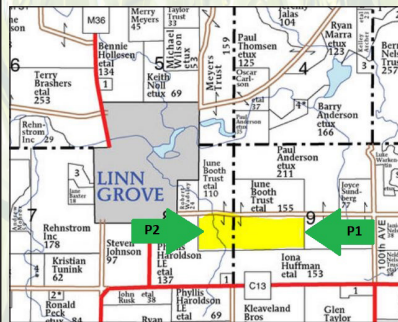
Parcel 2: 50.46 surveyed acres in NE 1/4 SE 1/4 & Lot C in Section 8-93-37 & Lot A in Section 9-93-37, Buena Vista County.

June Booth Trust, Owner/Seller

Here is an opportunity for everyone - two parcels offering high quality cropland, timber/recreational land and pasture. Parcel 1 has 66.28 acres of high quality cropland with a CSR-2 rating of 86.8. Parcel 2 has 48.99 acres of hardwood timber & open grassland ideal for either the hunter/recreational buyer or livestock producer.

	Parcel 1	Parcel 2
Gross Acres	67.78 acres	50.46 acres
Cropland Acres	66.4 acres	8.5 acres
Corn Base	63.8 acres*	7.6 acres*
PLC Yield	118 bu/acre	118 bu/acre
Soybean Base	2.6 acres*	0.9 acres*
PLC Yield	35 bu/acre	35 bu/acre
Cropland CSR-2	86.8	68.9
Primary Soils	Clarion & Nicollet	Belview
Real Estate Taxes	\$2,612 for entire farm*	
Lease	Open for 2023	

*estimated



To Register and Bid on this auction and for sale terms visit: stalcupag.com



Providing Direction, Delivering Results Since 1942
stalcupag.com

For additional information, please contact:



**Travis Nissen, ARA or
 Chad Husman, AFM**
 Storm Lake, Iowa
 Office: (712) 732-4811
 Evenings: (712) 541-5158 (Travis)
tnissen@stalcupag.com
chusman@stalcupag.com



Farm Management • Appraisals • Consultations • Farm Real Estate

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

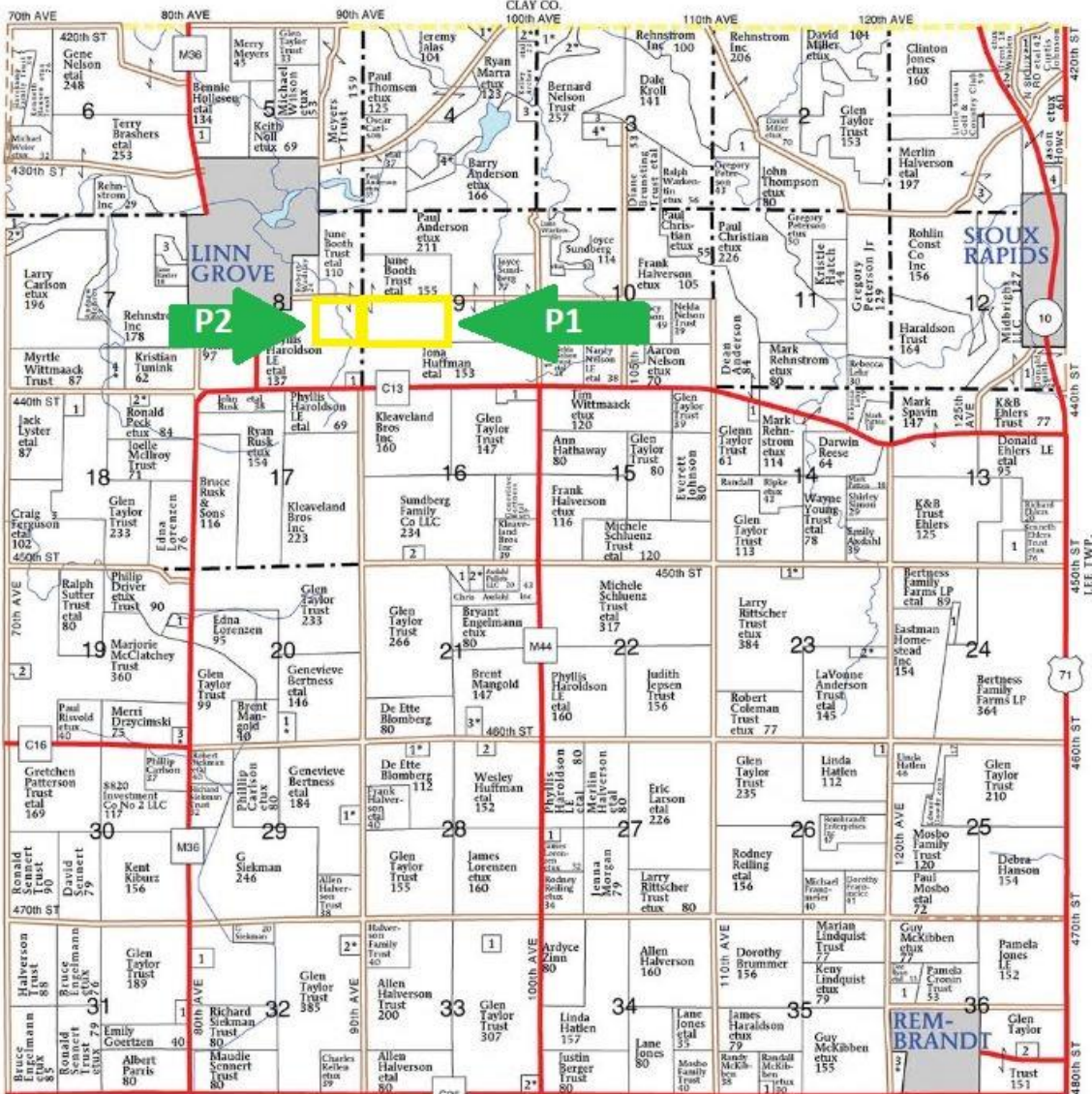
Terms:

- 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 November 29, 2022. Real estate taxes prorated to date of closing.
- Possession is given at closing, subject to current tenant's lease expiring February 28, 2023.
- 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.

T-93-N

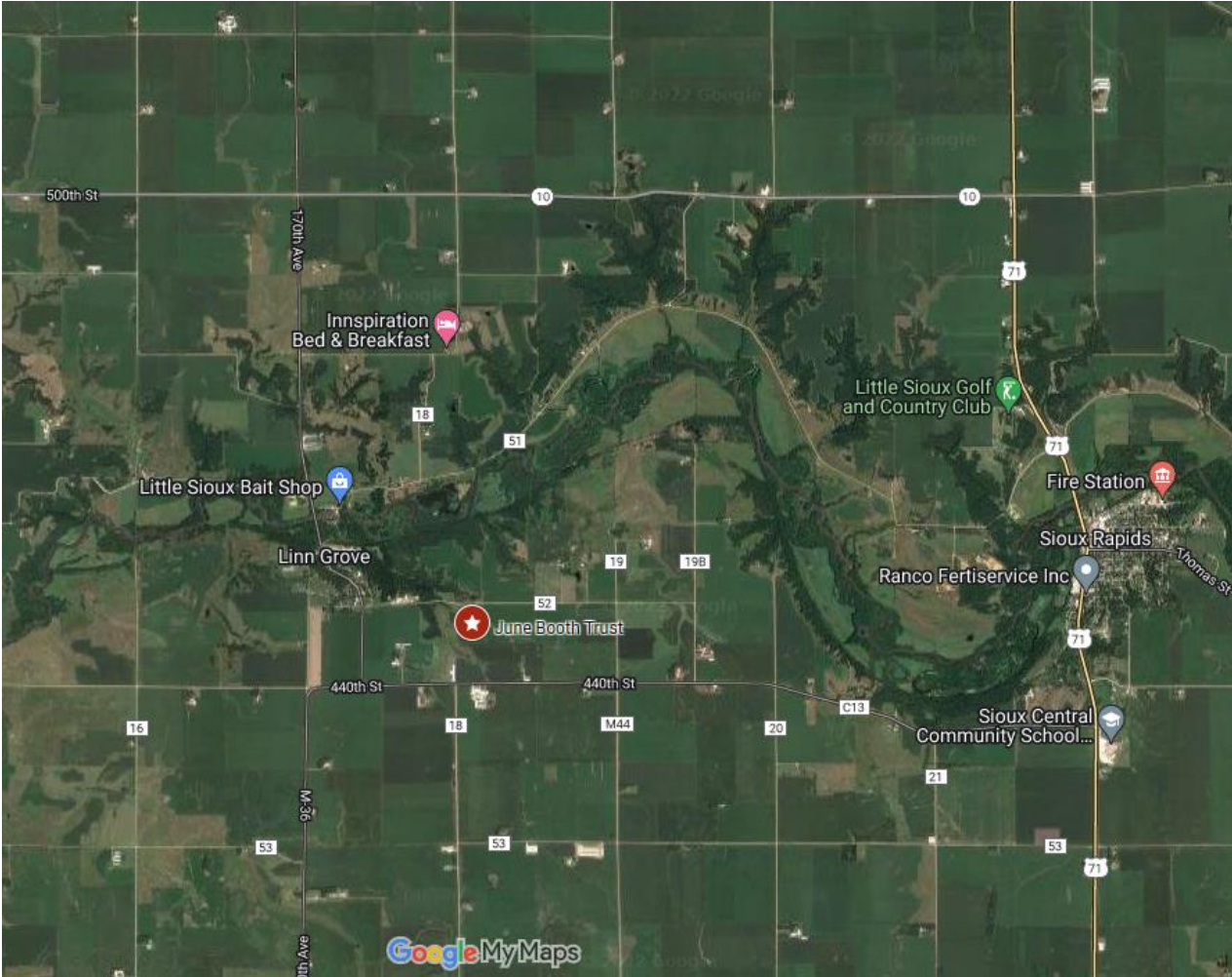
BARNES PLAT

R-37-W

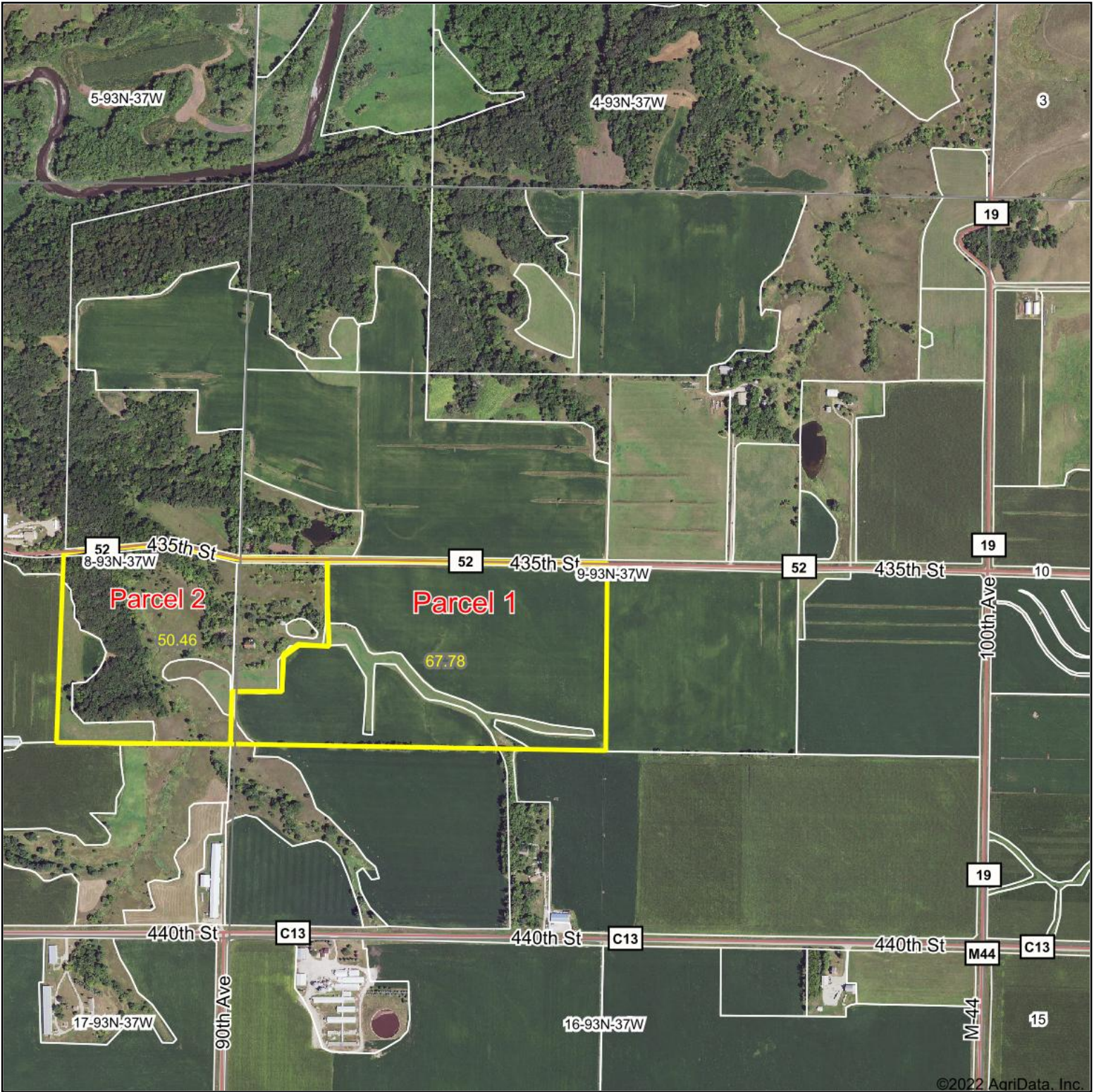


SCOTT TWP.

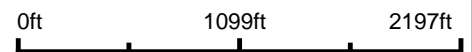
Location Map



Aerial Map



Map Center: 42.887741, -95.222099



9-93N-37W
Buena Vista County
Iowa

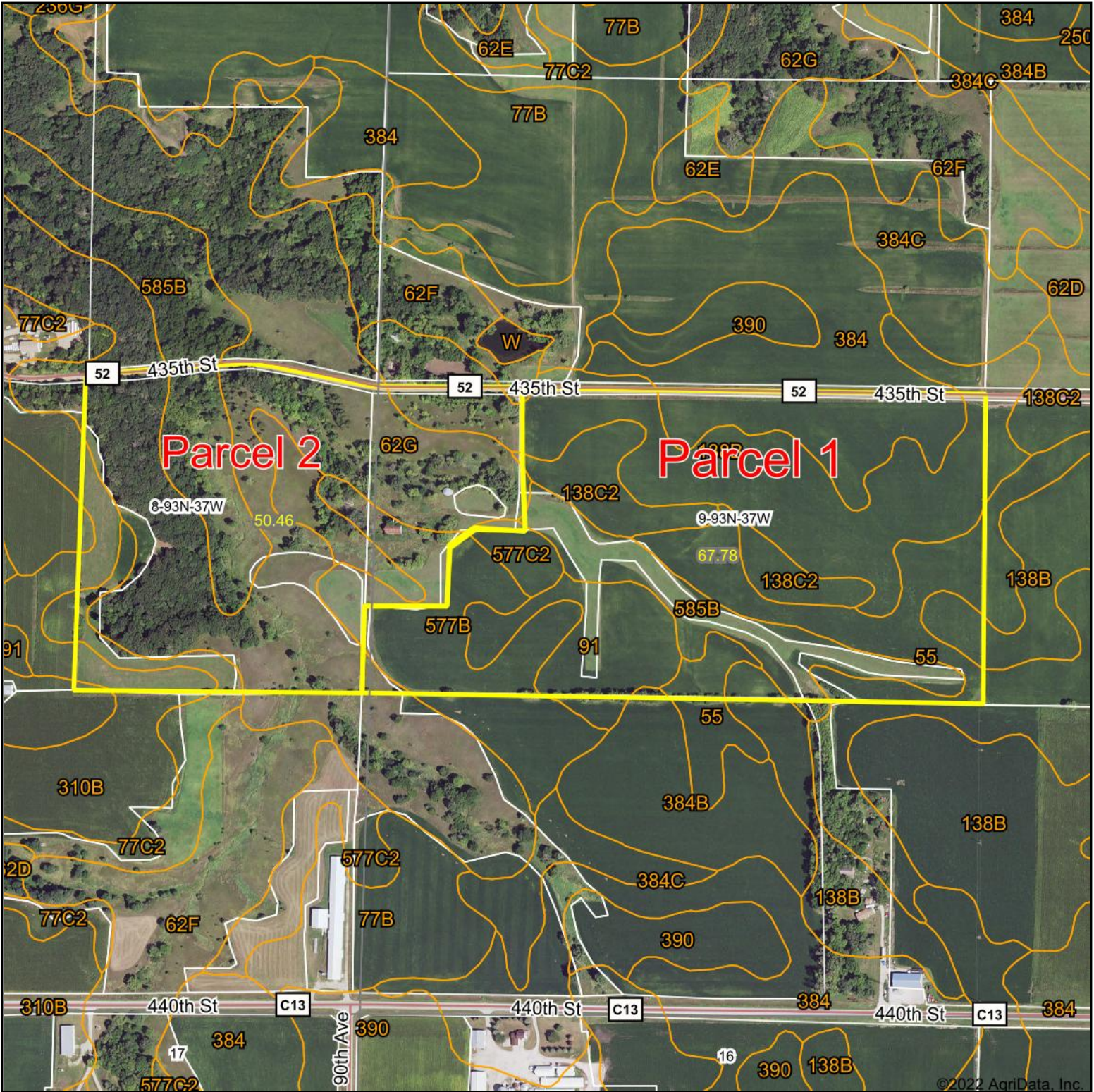


9/14/2022

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.

Aerial Map



©2022 AgriData, Inc.



Map Center: 42.885526, -95.227410



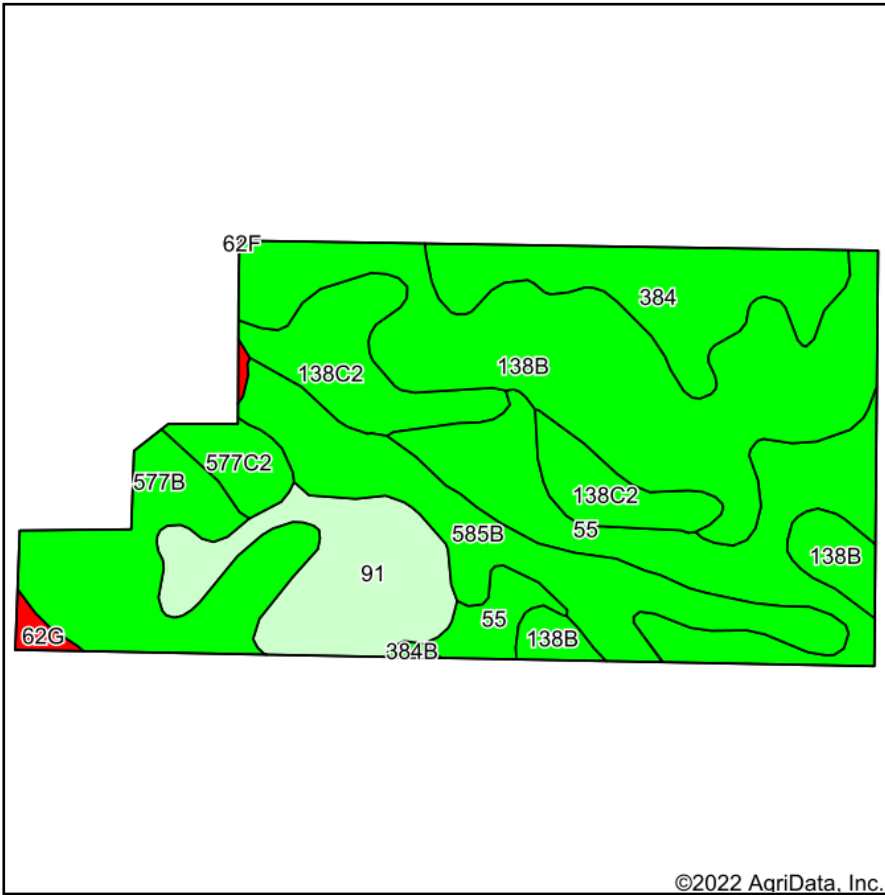
9-93N-37W
Buena Vista County
Iowa



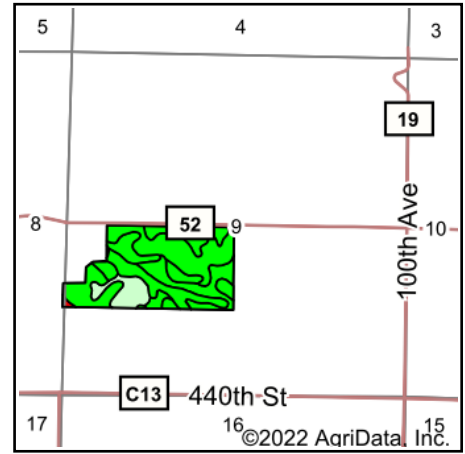
9/14/2022

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

Soils Map - Parcel 1



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Buena Vista**
 Location: **9-93N-37W**
 Township: **Barnes**
 Acres: **66.28**
 Date: **8/29/2022**



Area Symbol: IA021, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	
138B	Clarion loam, 2 to 6 percent slopes	18.52	27.9%		Ile	225.6	65.4	89	76	
55	Nicollet clay loam, 1 to 3 percent slopes	10.96	16.5%		Iw	233.6	67.7	89	84	
585B	Colo-Spillville complex, 2 to 5 percent slopes	7.97	12.0%		IIw	203.2	58.9	77	57	
577B	Everly clay loam, 2 to 5 percent slopes	7.31	11.0%		Ile	225.6	65.4	90	69	
91	Primghar silty clay loam, 0 to 2 percent slopes	6.68	10.1%		Iw	240.0	69.6	100	84	
384	Collinwood silty clay loam, 1 to 3 percent slopes	6.40	9.7%		IIw	208.0	60.3	82	71	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.25	9.4%		IIIle	204.8	59.4	83	60	
577C2	Everly clay loam, 5 to 9 percent slopes, moderately eroded	1.55	2.3%		IIIle	204.8	59.4	82	51	
62G	Belview loam, 22 to 40 percent slopes	0.50	0.8%		VIIe	88.0	25.5	10	5	
384B	Collinwood silty clay loam, 2 to 6 percent slopes	0.14	0.2%		Ile	200.0	58.0	82	66	
Weighted Average						1.89	220.4	63.9	86.8	71.9

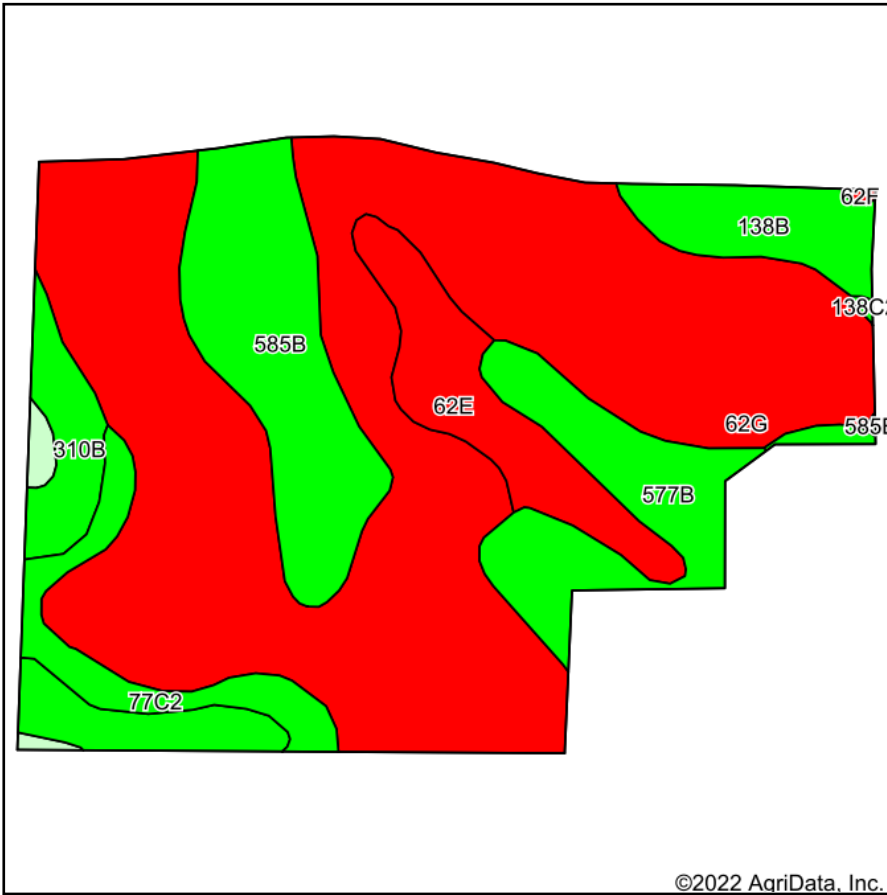
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

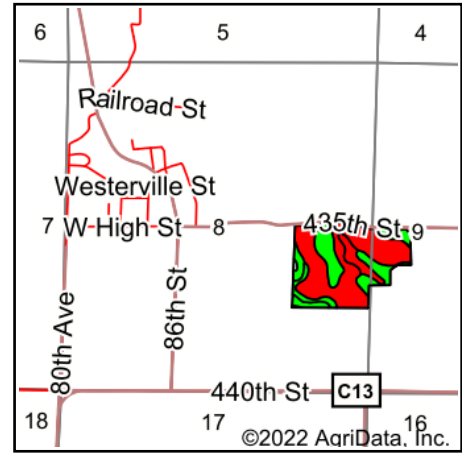
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map - Parcel 2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Buena Vista**
 Location: **8-93N-37W**
 Township: **Barnes**
 Acres: **48.99**
 Date: **8/29/2022**



Area Symbol: IA021, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	
62G	Belview loam, 22 to 40 percent slopes	28.55	58.3%		Vllc	88.0	25.5	10	5	
585B	Colo-Spillville complex, 2 to 5 percent slopes	5.70	11.6%		llw	203.2	58.9	77	57	
577B	Everly clay loam, 2 to 5 percent slopes	3.99	8.1%		lle	225.6	65.4	90	69	
62E	Storden loam, 10 to 22 percent slopes, moderately eroded	3.29	6.7%		IVe	121.6	35.3	32	30	
310B	Galva silty clay loam, 2 to 5 percent slopes	2.92	6.0%		lle	232.0	67.3	95	74	
138B	Clarion loam, 2 to 6 percent slopes	2.05	4.2%		lle	225.6	65.4	89	76	
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	2.02	4.1%		llle	211.2	61.2	88	54	
310	Galva silty clay loam, 0 to 2 percent slopes	0.29	0.6%		I	240.0	69.6	100	79	
577C2	Everly clay loam, 5 to 9 percent slopes, moderately eroded	0.18	0.4%		llle	204.8	59.4	82	51	
Weighted Average						5.09	135.6	39.3	38.2	27.7

**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.

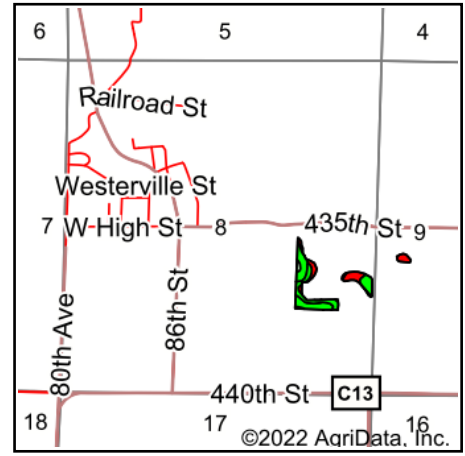
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map - Parcel 2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Buena Vista**
 Location: **8-93N-37W**
 Township: **Barnes**
 Acres: **8.5**
 Date: **8/30/2022**



Area Symbol: IA021, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	
310B	Galva silty clay loam, 2 to 5 percent slopes	3.02	35.5%		Ile	232.0	67.3	95	74	
62G	Belview loam, 22 to 40 percent slopes	2.41	28.4%		VIIe	88.0	25.5	10	5	
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	1.78	20.9%		IIle	211.2	61.2	88	54	
577B	Everly clay loam, 2 to 5 percent slopes	0.94	11.1%		Ile	225.6	65.4	90	69	
310	Galva silty clay loam, 0 to 2 percent slopes	0.29	3.4%		I	240.0	69.6	100	79	
585B	Colo-Spillville complex, 2 to 5 percent slopes	0.06	0.7%		IIw	203.2	58.9	77	57	
Weighted Average						3.59	186.2	54	68.9	49.7

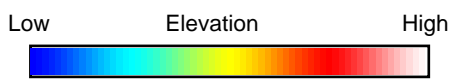
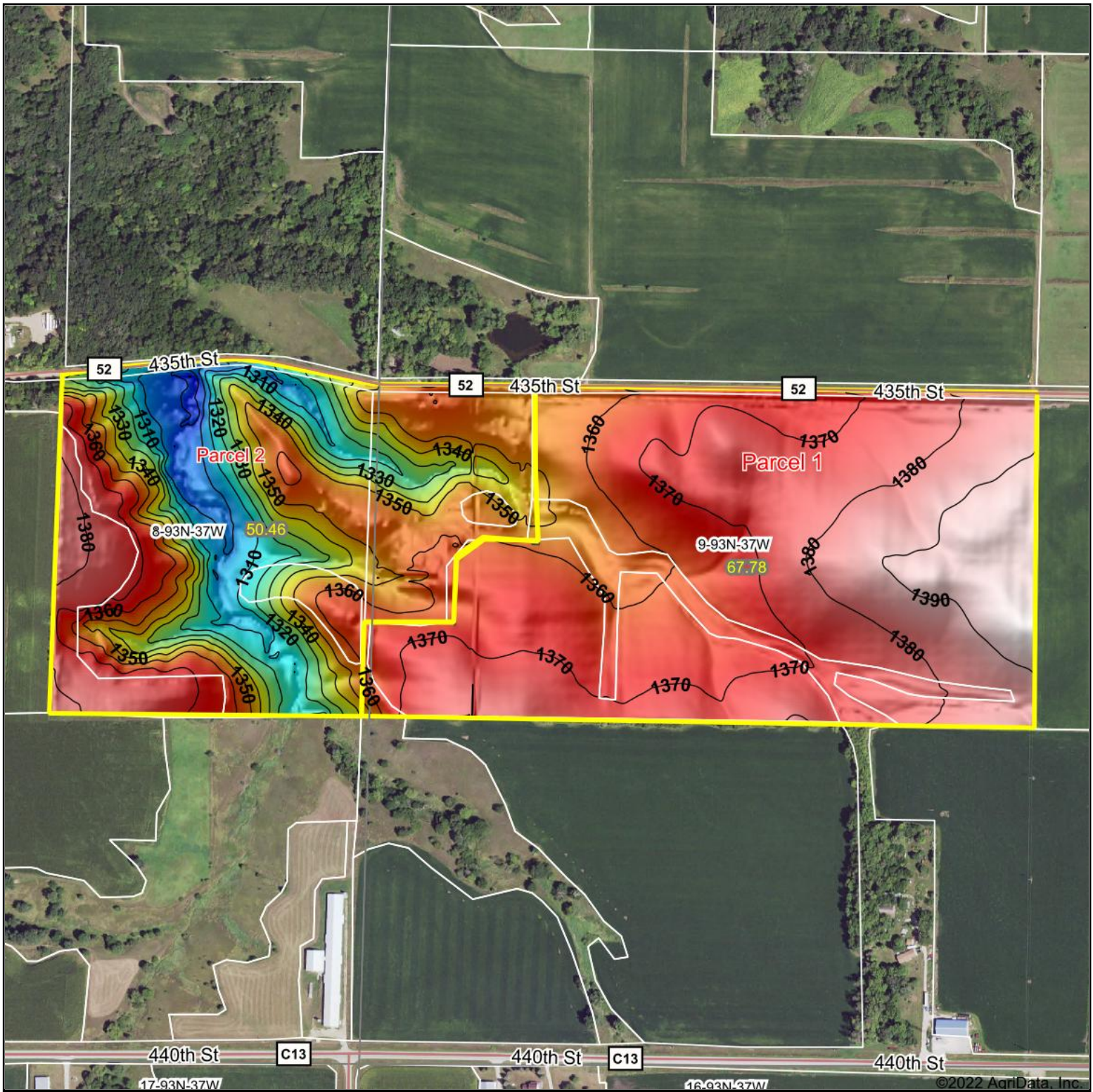
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

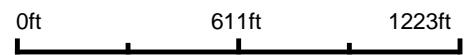
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade

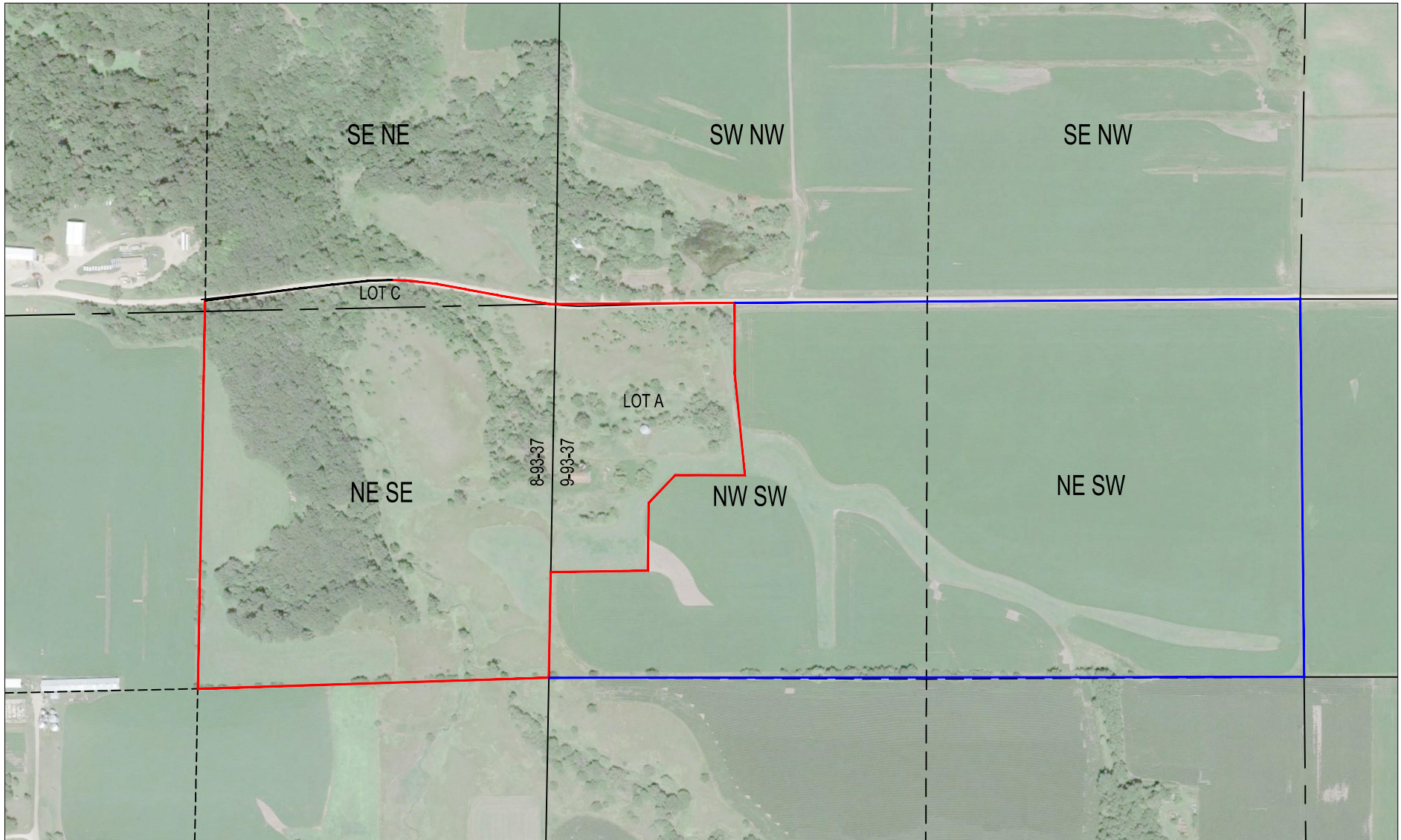


Source: USGS 3 meter dem
 Interval(ft): 10
 Min: 1,283.2
 Max: 1,396.4
 Range: 113.2
 Average: 1,360.0
 Standard Deviation: 23.26 ft



9-93N-37W
Buena Vista County
Iowa

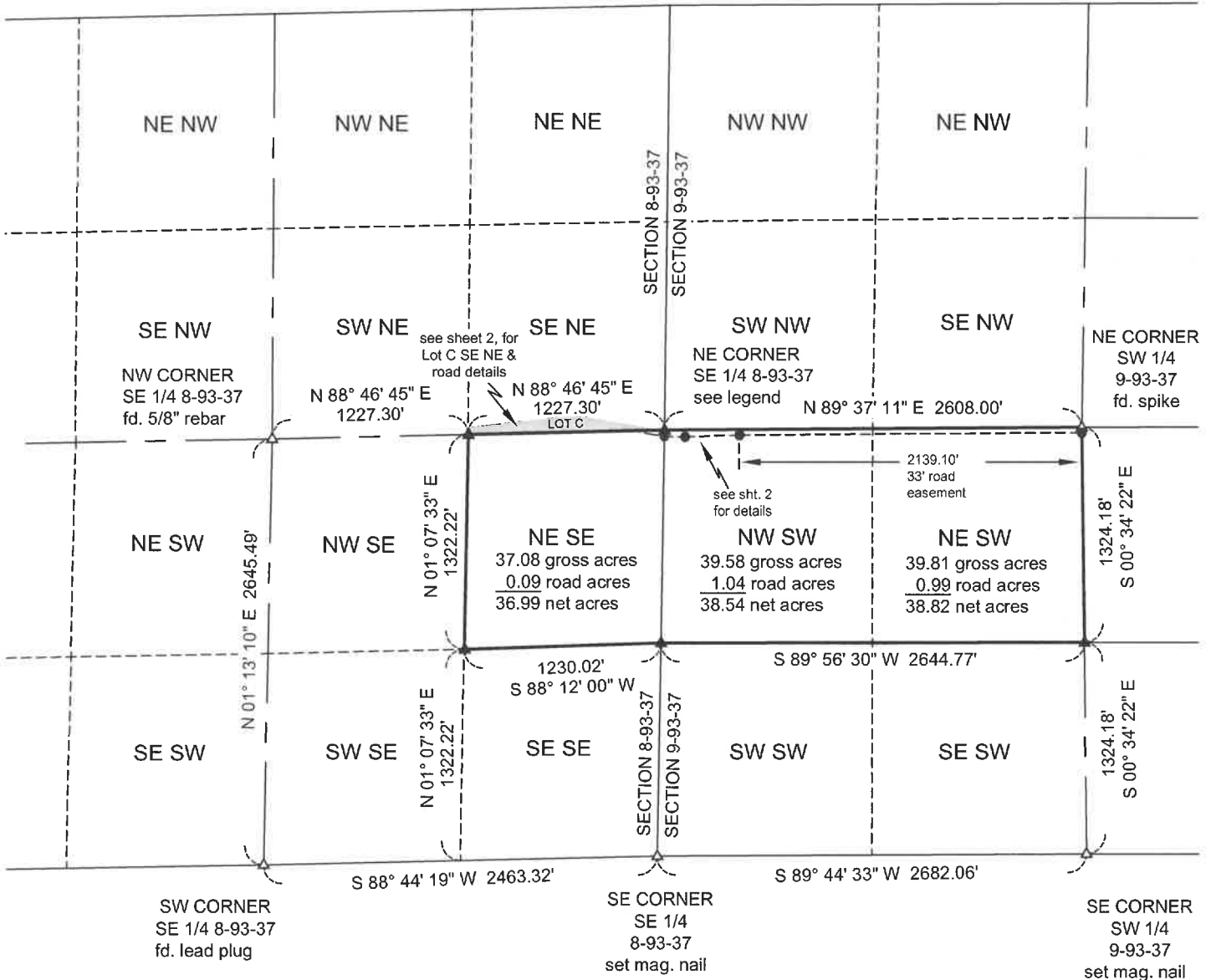
map center: 42.885525, -95.227406



West portion	GROSS	ROAD	NET
LOT C Sect. 8	1.77	0.85	0.92
NE SE 8	37.08	0.09	36.99
LOT A Sect. 9	11.61	0.53	11.08
TOTAL	50.46	1.47	48.99

EAST PORTION	GROSS	ROAD	NET
NW SW EXCPT Lot A	27.97	0.51	27.46
NE SW 9	39.81	0.99	38.82
TOTAL	67.78	1.50	66.28

INDEX LEGEND	
RETRACEMENT PLAT	
COUNTY:	BUENA VISTA
LOT:	
SECTIONS:	8&9
TOWNSHIP:	T-93-N
RANGE:	R-37-W 5TH P.M.
ALIQUOT PART:	NE 1/4 SE 1/4 8-93-37 & N 1/2 SW 1/4 9-93-37
PROPRIETORS:	CHERYL ANDERSON, JUNE BOOTH REV. TRUST, PAUL M. & SHARON ANDERSON
SURVEY PREPARED FOR:	BOOTH FAMILY
SURVEY PREPARED BY:	J. SCOTT SHEVEL IOWA PLS NO. 11810
COMPANY NAME:	ISG
ADDRESS:	1725 N. LAKE AVE, STORM LAKE, IA. 50588
PHONE:	712-732-7745



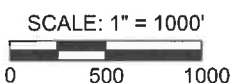
LEGAL DESCRIPTIONS:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4 SE 1/4) OF SECTION 8, TOWNSHIP 93 NORTH, RANGE 37 WEST OF THE 5TH P.M., BUENA VISTA COUNTY, IOWA.

AND

THE NORTH HALF OF THE SOUTHWEST QUARTER (N 1/2 SW 1/4) OF SECTION 9, TOWNSHIP 93 NORTH, RANGE 37 WEST OF THE 5TH P.M., BUENA VISTA COUNTY, IOWA.

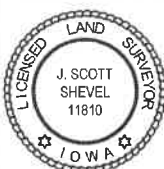
ABOVE DESCRIBED TRACTS CONTAIN A TOTAL OF 116.47 ACRES AND ARE SUBJECT TO ALL EASEMENTS OF RECORD.



LEGEND OF SYMBOLS/ABBREVIATIONS

- CORNERS SET (1/2" rebar w/rpc no. 11810)
- ◆ CORNER SET (7" SPIKE)
- ▲ SECTION CORNER FOUND (monuments as described)
- ▲ SECTION CORNERS SET (1/2" rebar w/rpc no. 11810)
- rpc RED PLASTIC CAP

I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.



J. Scott Shevel
 License Number 11810
 My License renewal date is December 31, 2023
 Pages covered by this seal 2

ISG Architecture Engineering Land Surveying Environmental Planning www.isg-ep.com

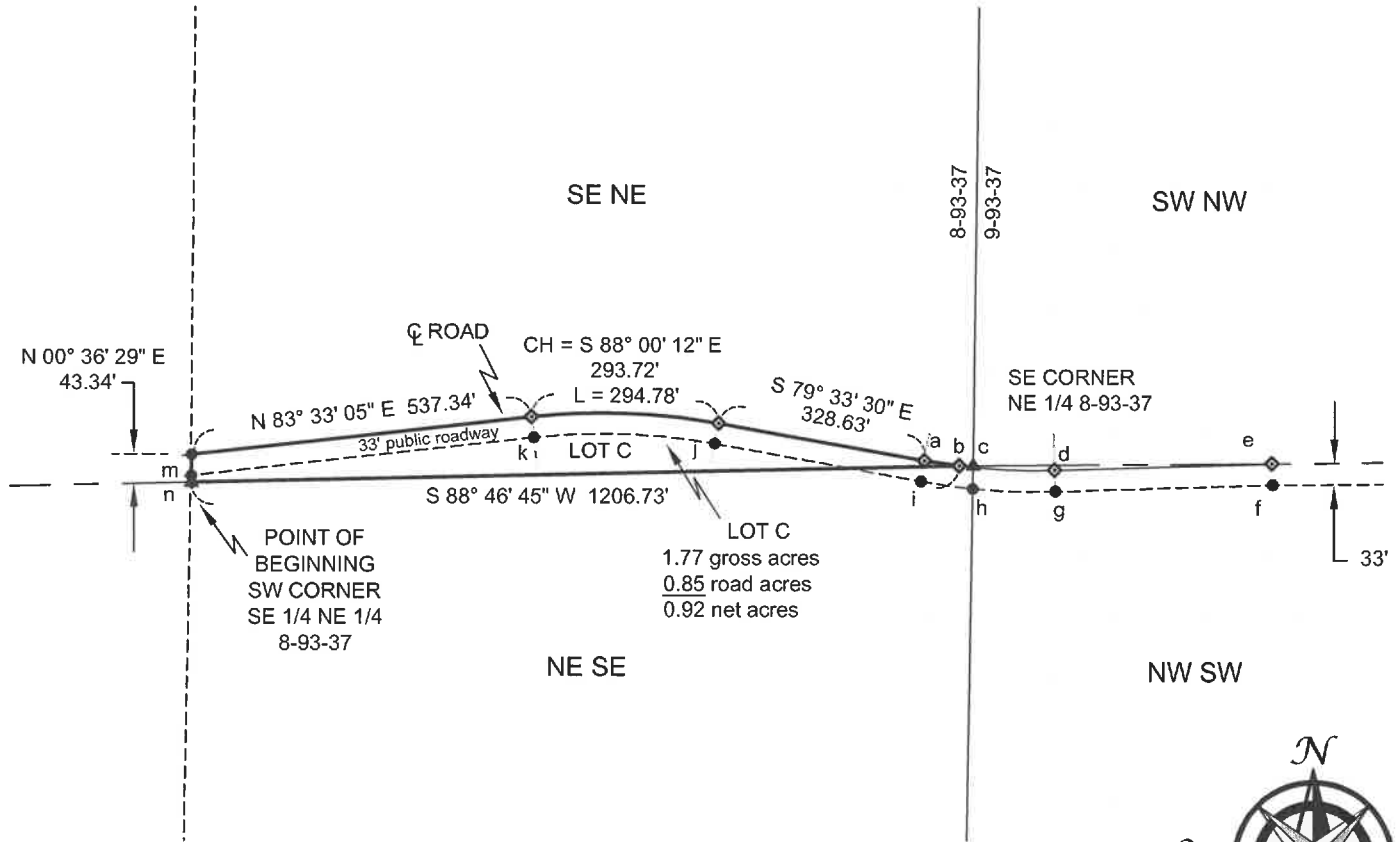
I+S GROUP

PN: 22-26797
 Drawn: JSS
 Sheet 1 OF 2
 Surveyed by: JSS
 Surveyed: 4/26/22
 Revised:
 Drawing Name:

INDEX LEGEND

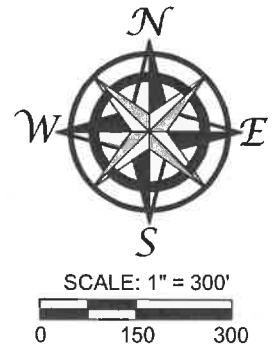
PLAT OF SURVEY LOT C

COUNTY: BUENA VISTA
LOT: C
SECTION: 8
TOWNSHIP: T-93-N
RANGE: R-37-W 5TH P.M.
ALIQUOT PART: SE 1/4 NE 1/4
PROPRIETORS: CHERYL ANDERSON, JUNE BOOTH REV. TRUST, PAUL M. & SHARON ANDERSON
SURVEY PREPARED FOR: BOOTH FAMILY
SURVEY PREPARED BY: J. SCOTT SHEVEL IOWA PLS NO. 11810
COMPANY NAME: ISG
ADDRESS: 1725 N. LAKE AVE, STORM LAKE, IA. 50588
PHONE: 712-732-7745



LINE TABLE	
b-c	N 88° 46' 45" E 20.56'
d-e	N 88° 17' 33" E 340.95'
e-f	S 01° 04' 03" E 33.00'
f-g	S 88° 17' 33" W 340.58'
i-j	N 79° 33' 32" W 328.88'
k-m	S 83° 33' 05" W 541.44'
m-n	S 00° 34' 05" W 10.09'

CURVE TABLE			
	RADIUS	ARC L	CHORD
a-b	1000.00'	55.94'	S 81° 35' 14" E 55.93'
b-d	1000.00'	148.64'	S 87° 26' 56" E 148.51'
g-h	1033.00'	129.59'	N 88° 06' 48" W 129.50'
h-i	1033.00'	81.75'	N 82° 15' 07" W 81.73'
j-k	967.00'	285.05'	N 88° 00' 11" W 284.02'



DESCRIPTION LOT C

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) OF SECTION 8, TOWNSHIP 93 NORTH, RANGE 37 WEST OF THE 5TH P.M., BUENA VISTA COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Southwest (SW) corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 8; Thence North 00° 36' 29" East, along the West line of said Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4), 43.34 feet to the centerline of a public roadway; Thence North 83° 33' 05" East, along said centerline, 537.34 feet; Thence continuing along said centerline on the arc of a 1000.00 foot radius curve concave southerly, 294.78 feet, said curve having a chord which bears South 88° 00' 12" East, for 293.72 feet; Thence continuing along said centerline South 79° 33' 30" East, 328.63 feet; Thence continuing along said centerline on the arc of a 1000.00 foot radius curve, concave northeasterly, 55.94 feet to the South line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4), aforementioned curve having a chord which bears South 81° 35' 14" East, for 55.93 feet; Thence South 88° 46' 45" West, along said South line, 1206.73 feet to the Point of Beginning.

Hereafter known as Lot C, in Section 8, Township 93 North, Range, 37 West of the 5th P.M., Buena Vista County, Iowa.

Tract contains 1.77 acres and is subject to all easements of record.

ISG	Architecture Engineering Land Surveying Environmental Planning www.is-grp.com
	I+S GROUP
PN: 22-26797	Drawn: JSS
Sheet 2 OF 2	Surveyed by: JSS
Revised:	Surveyed: 4/26/22
Drawing Name:	



