

# LAND AUCTION

116.7 surveyed ac • Sec 17 • Silver Creek Twp • Ida Co.

80 ac m/l • Sec 32 • Eureka Twp • Sac Co.

Tuesday, October 18 • 10:00 AM

Quad Co. Corn Processors | 100 E. 3rd St., Galva, IA

**ONLINE BIDDING AVAILABLE**

## Parcel 1 Location From Galva:

3 miles south of Hwy 20 on M25, turn east on 190th. The farm is on the north side of the road.

## Parcel 2 Location From Galva:

2 miles east on D15 & 1 mile south on M27. Intersection of M27 & 210th St.

|                   | <u>Parcel 1</u>             | <u>Parcel 2</u>  |
|-------------------|-----------------------------|------------------|
| Total Acres       | 116.7 acres*                | 80 acres         |
| Cropland Acres    | 113.5 acres*                | 76.37 acres      |
| Corn Base         | 50%                         | 38.08 acres      |
| PLC Yield         | 171 bu/acre                 | 171 bu/acre      |
| Soybean Base      | 50%                         | 38.29 acres      |
| PLC Yield         | 49 bu/acre                  | 49 bu/acre       |
| Cropland CSR-2    | 92.8                        | 83.0             |
| Real Estate Taxes | \$3,888                     | \$2,428          |
| Lease             | Open for '23                | Open for '23     |
| Primary Soils     | Galva silty clay & Primghar | Galva silty clay |

\*surveyed

## Schubert Family • Owner/Seller

Here are two Galva area farms which offer the combination of high-quality soils and attractive location along paved roads and near ethanol plants. Parcel 1 is the east 116 acres of the SW 1/4. The west 40 acres are retained by the Schubert family. High CSR2 with mainly Galva silty clay loam soils. Parcel 2 is the N 1/2 NW 1/4 of Section 32, Eureka Twp. Another tract with a blend of some of the better soils in the area. 90% of the cropland is Galva along with productive alluvial soils in the waterways. Closing will be November 15th. Make plans today for this opportunity!

Parcel 1 - Ida



Parcel 2 - Sac



**To Register and Bid on this auction and for sale terms visit: [stalcupag.com](http://stalcupag.com)**



Providing Direction, Delivering Results Since 1942  
[stalcupag.com](http://stalcupag.com)

For additional information, please contact:

**Dan Niemeier, AFM or  
Dennis Reyman, AFM, ARA**

Storm Lake, Iowa

Office: (712) 732-4811

Evenings: (712) 229-7131 (Dan)

[dniemeier@stalcupag.com](mailto:dniemeier@stalcupag.com)

[dreyman@stalcupag.com](mailto:dreyman@stalcupag.com)



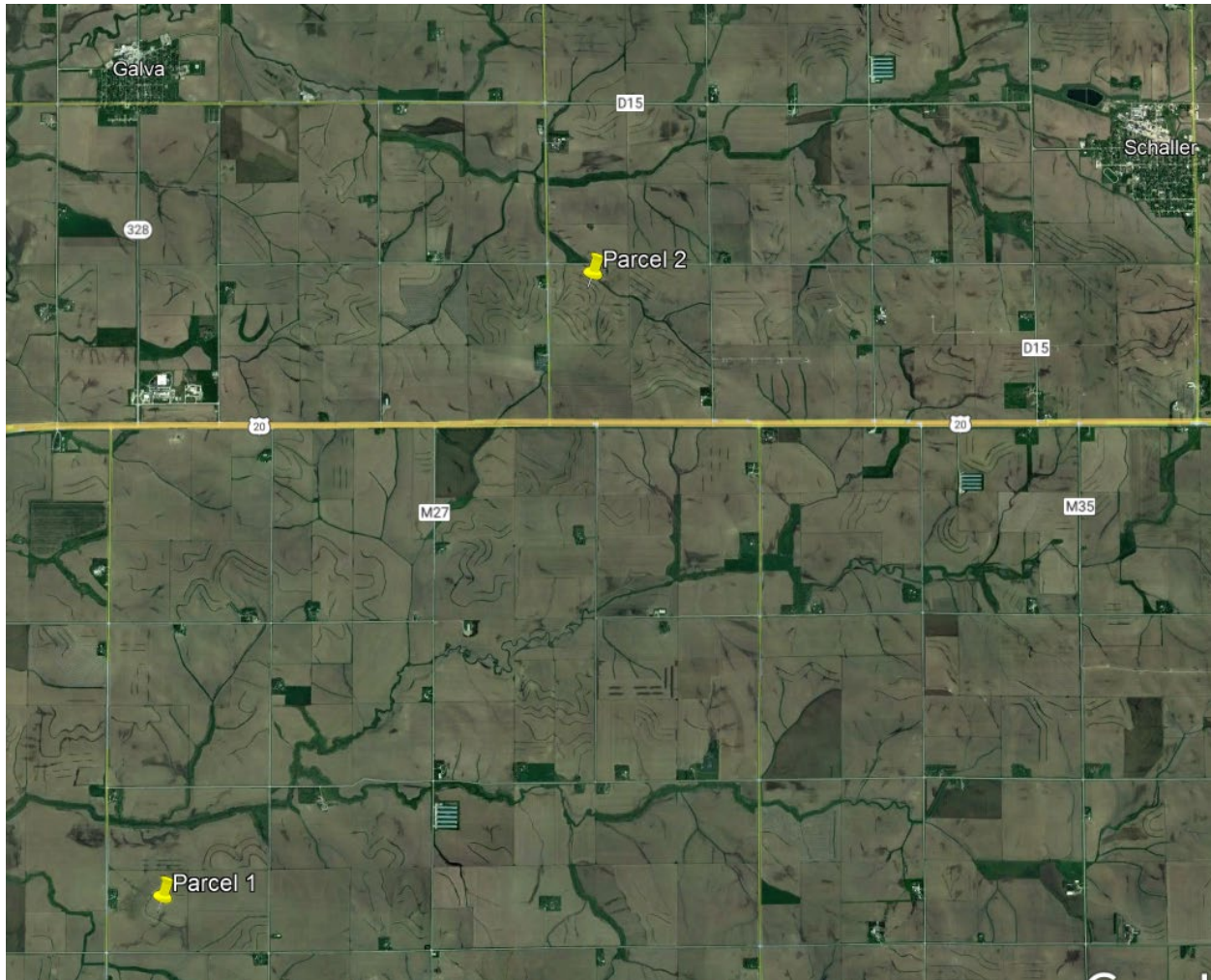
Farm Management • Appraisals • Consultations • Farm Real Estate

The information contained herein is believed to be correct, but no responsibility therefore 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.
- Parcel 1 bidding will be times the tillable acre per survey.
- Parcel 1: Buyer will receive future annual wind turbine payments, currently about \$15,000 per year beginning with the 2023 payment (paid January 2024).
- Parcel 1: Summit Carbon Pipeline has an easement along the east side of the farm. Sellers have already settled on the easement payment. Buyer will receive a credit of \$40,000 at closing.
- Parcel 2 bidding will be times 80 acres.
- Online bidding available at [stalcupag.com](http://stalcupag.com) the day of the sale. Register online at least 24 hours prior to auction.
- Closing is scheduled for November 15, 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.

## Location Map



**Parcel 1** is ¼ mile east of the intersection of M-25 (Market Avenue) and 190<sup>th</sup> Street

3 miles south of Quad County Ethanol or 7 miles north and 4 miles east of POET Ethanol Arthur

**Parcel 2** is at the intersection of M-27 (Armstrong Avenue) and 210<sup>th</sup> Street

2 miles east and 1 mile north of Quad County Ethanol

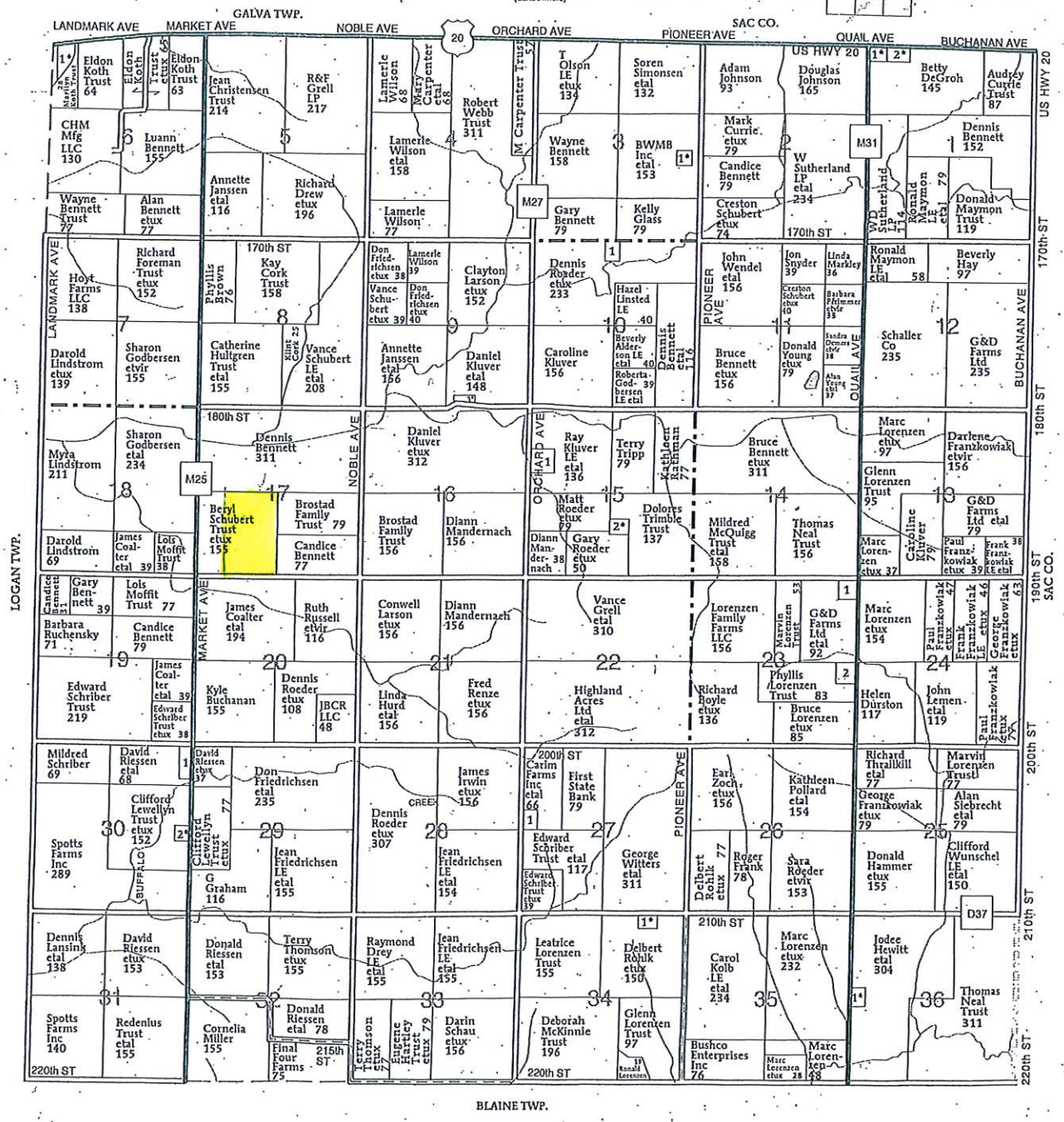
**Parcel 1**



T-88-N

**SILVER CREEK PLAT**  
(Landowners)

R-39-W



**SILVER CREEK TOWNSHIP**

- SECTION 1**  
1. Wunschel, John 6  
2. Ploeger Trust, Warren 8
- SECTION 3**  
1. Rasmussen, Terry 5
- SECTION 6**  
1. Helnse, Lorna 10

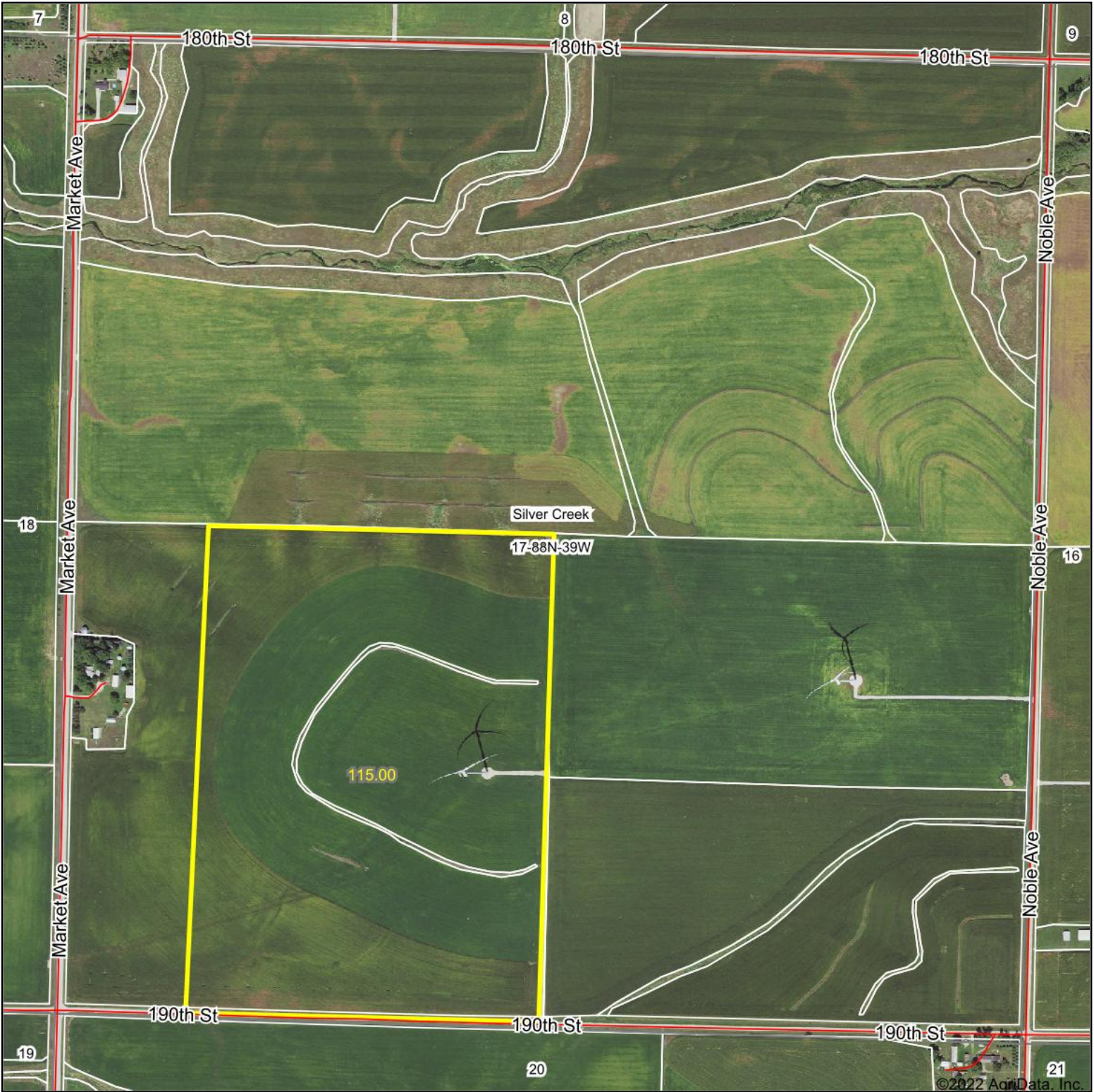
**SECTION 9**

1. Kluver, Daniel 8
- SECTION 10**  
1. Drose LLC 5
- SECTION 15**  
1. Kluver Turkey Farm, LLC 20
- SECTION 23**  
1. Stevenson, Florence 10

**SECTION 27**

1. Gilkoco Family Trust 11
- SECTION 30**  
1. Rohlk, Mary 9  
2. Rlessen, David 5
- SECTION 34**  
1. Rohlk, Kyle 5
- SECTION 36**  
1. Thomsen, Terry 7

# 2021 Aerial Map of Section 17



Map Center: 42.435424, -95.410632



**17-88N-39W**  
**Ida County**  
**Iowa**



9/13/2022



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

# 2021 Aerial Map with Soils



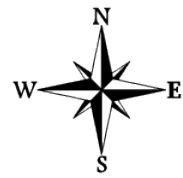
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Map Center: 42.432038, -95.415499



17-88N-39W  
Ida County  
Iowa

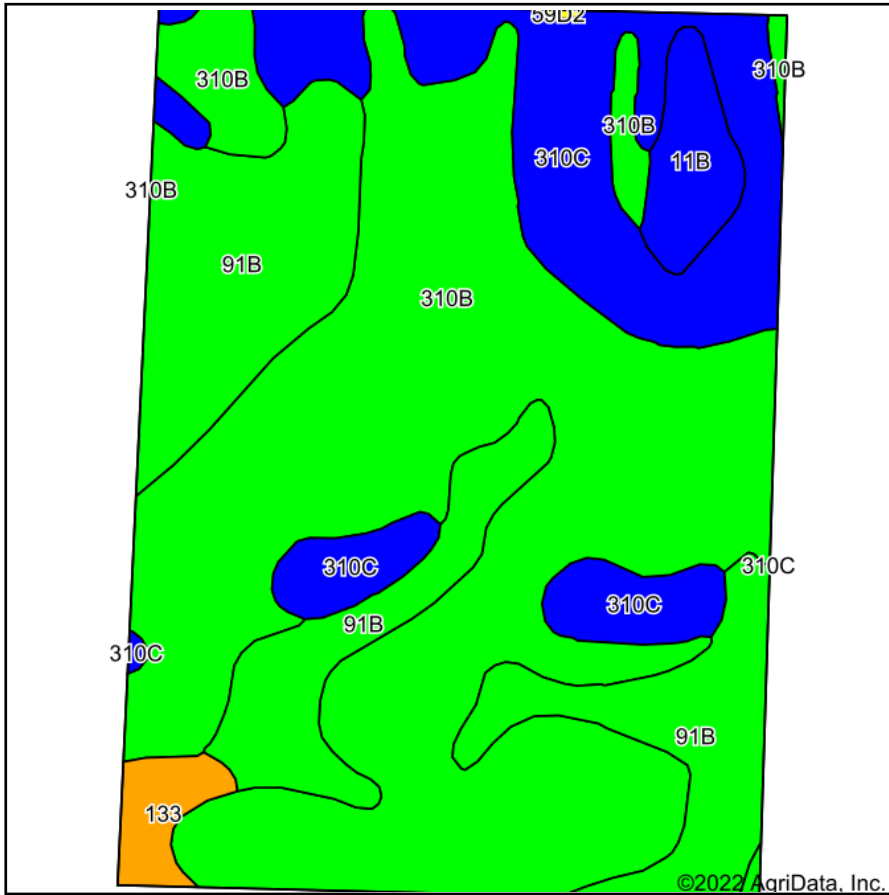


9/13/2022

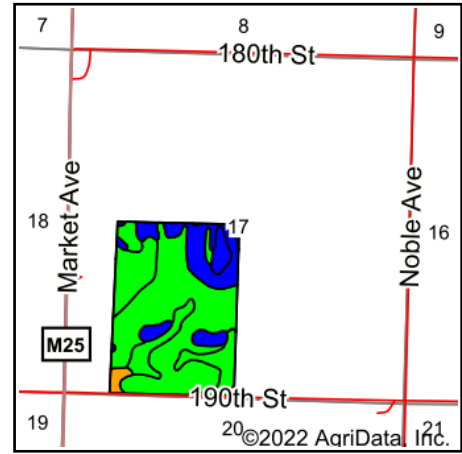


Field borders provided by Farm Service Agency as of 5/21/2008.

# Soil Map



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Ida**  
 Location: **17-88N-39W**  
 Township: **Silver Creek**  
 Acres: **115**  
 Date: **9/13/2022**



Maps Provided By:



Area Symbol: IA093, Soil Area Version: 32

| Code                    | Soil Description  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn Bu  | *i Soybeans Bu | *i Water-Holding Inch | CSR2**      | CSR         |             |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|----------------|-----------------------|-------------|-------------|-------------|
| 310B                    | Galva silty clay loam, 2 to 5 percent slopes                                  | 63.02 | 54.8%            |             | Ile              | 232.0       | 67.3           | 12.3                  | 95          | 73          |             |
| 91B                     | Primghar silty clay loam, 2 to 5 percent slopes                               | 25.88 | 22.5%            |             | Ile              | 232.0       | 67.3           | 11.7                  | 95          | 81          |             |
| 310C                    | Galva silty clay loam, 5 to 9 percent slopes                                  | 20.84 | 18.1%            |             | IIIe             | 216.0       | 62.6           | 12.3                  | 87          | 57          |             |
| 11B                     | Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded     | 3.24  | 2.8%             |             | IIlw             | 216.0       | 62.6           | 12.1                  | 80          | 62          |             |
| 133                     | Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded | 2.02  | 1.8%             |             | IIlw             | 204.8       | 59.4           | 11.8                  | 78          | 75          |             |
| <b>Weighted Average</b> |   |       |                  |             |                  | <b>2.18</b> | <b>228.2</b>   | <b>66.2</b>           | <b>12.2</b> | <b>92.8</b> | <b>71.6</b> |

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

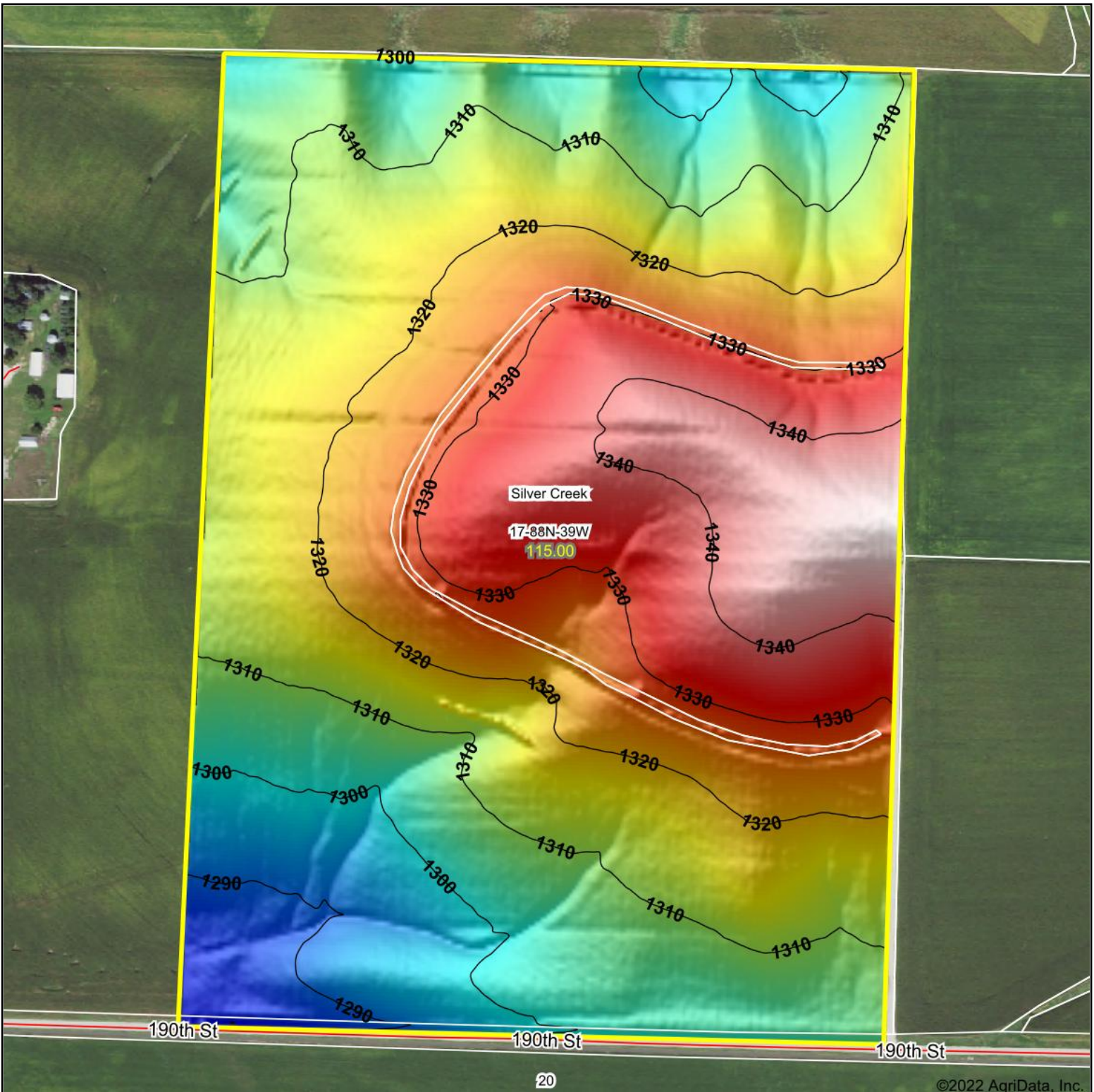
\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

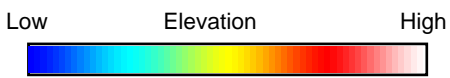
Soils data provided by USDA and NRCS.



# Topography Hillshade



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Source: USGS 3 meter dem



Interval(ft): 10

Min: 1,282.9

Max: 1,349.4

Range: 66.5

Average: 1,316.9

Standard Deviation: 14.24 ft



9/13/2022

**17-88N-39W**  
**Ida County**  
**Iowa**

map center: 42.432031, -95.415320

**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.

# 4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

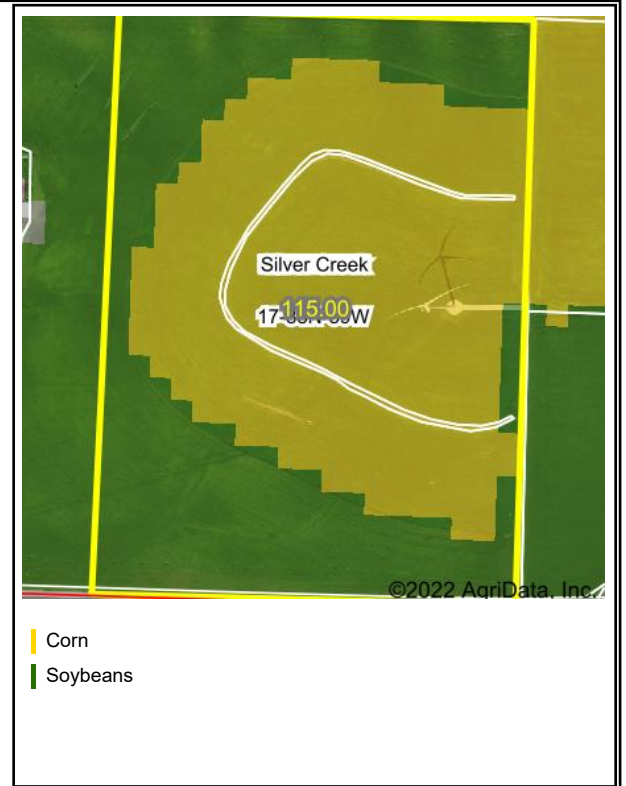
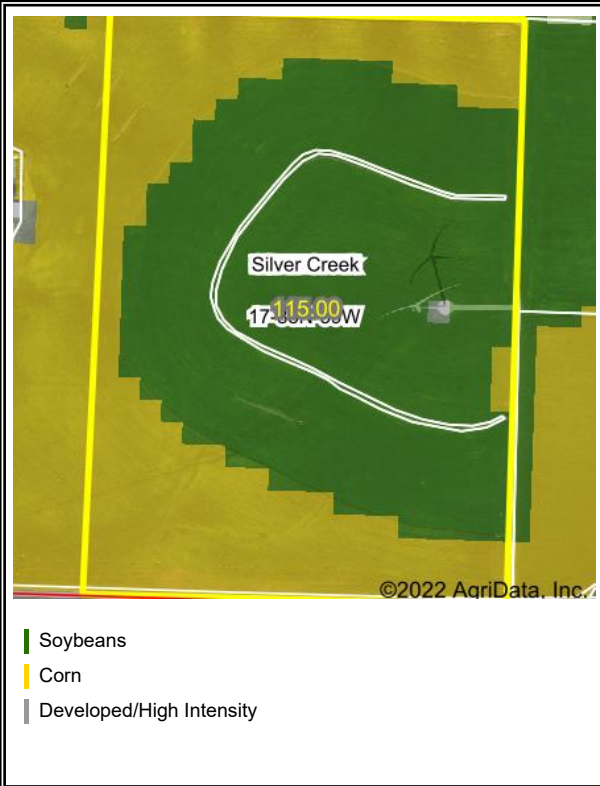
Farm Name:

Field ID:

Acct. #:

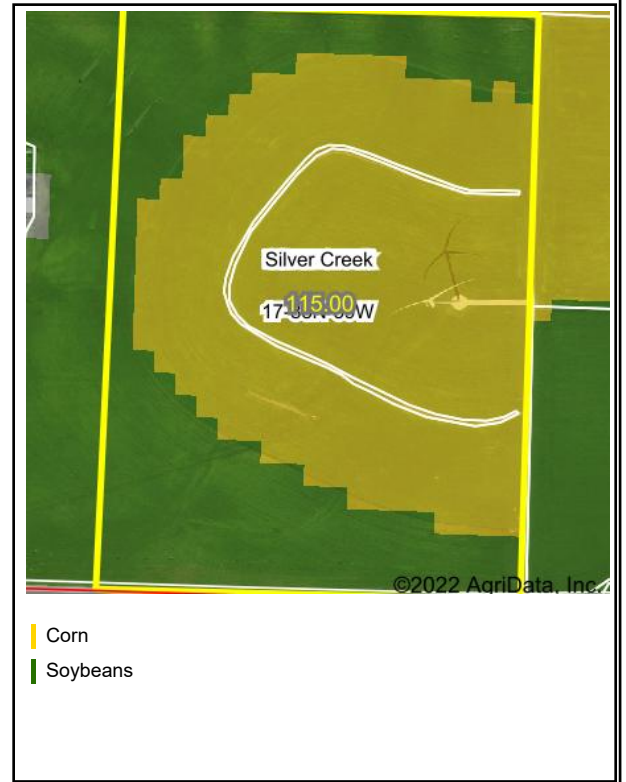
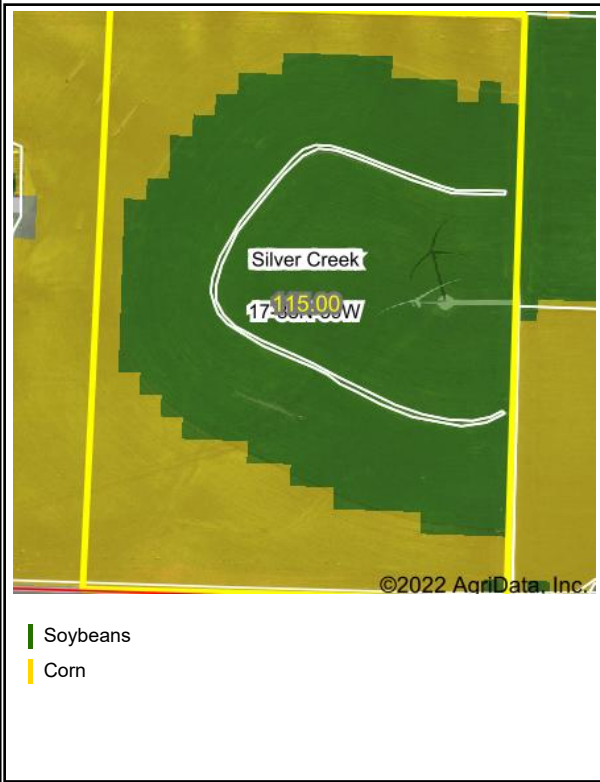
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 42.432031, -95.415320

State: IA

County: Ida

Legal: 17-88N-39W

Twnshp: Silver Creek



Maps Provided By:

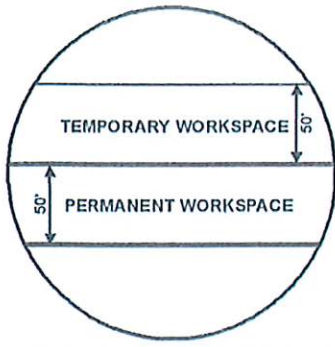


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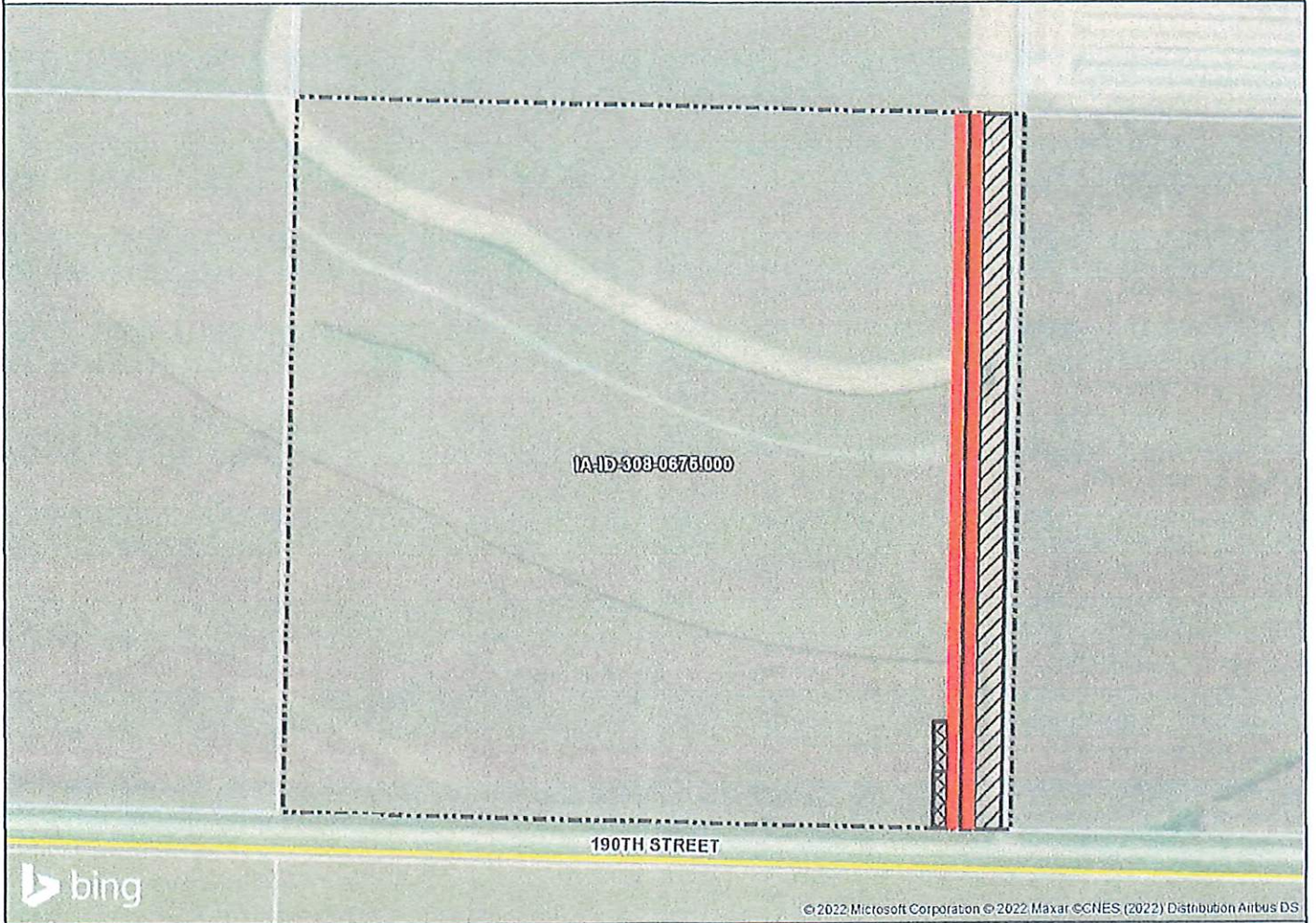
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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer

# EXHIBIT "B" PROPOSED ROUTE IDA COUNTY, IA



SEC. 17 T088N R39W



© 2022 Microsoft Corporation © 2022 Maxar © CNES (2022) Distribution Airbus DS

ROUTING LENGTH = 1284.406 FT. / ACCESS EASEMENT LENGTH = 0.000 FT.  
 IMPACTS: PIPELINE EASEMENT = 1.474 AC. / TEMPORARY CONSTRUCTION EASEMENT = 1.474 AC. / ATWS = 0.11 AC.

**Legend**

- PROPOSED ROUTE
- PARCEL BOUNDARY
- TEMPORARY CONSTRUCTION EASEMENT
- SECTION BOUNDARY
- PIPELINE EASEMENT
- ATWS
- ADJACENT PROPERTIES
- ACCESS EASEMENT

**NOTES:**

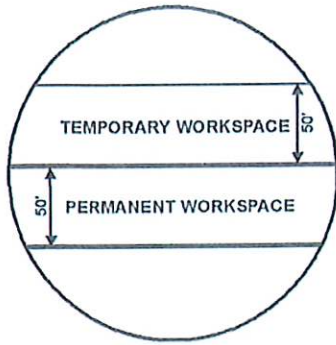
1. THE EASEMENTS ARE APPROXIMATELY SHOWN ON THIS EXHIBIT.
2. THIS SKETCH WILL BE UPDATED WITH A DRAWING SHOWING FINAL LOCATIONS OF EASEMENTS.
3. COORDINATE SYSTEM: UTM ZONE 15 NORTH, NAD83, US SURVEY FEET



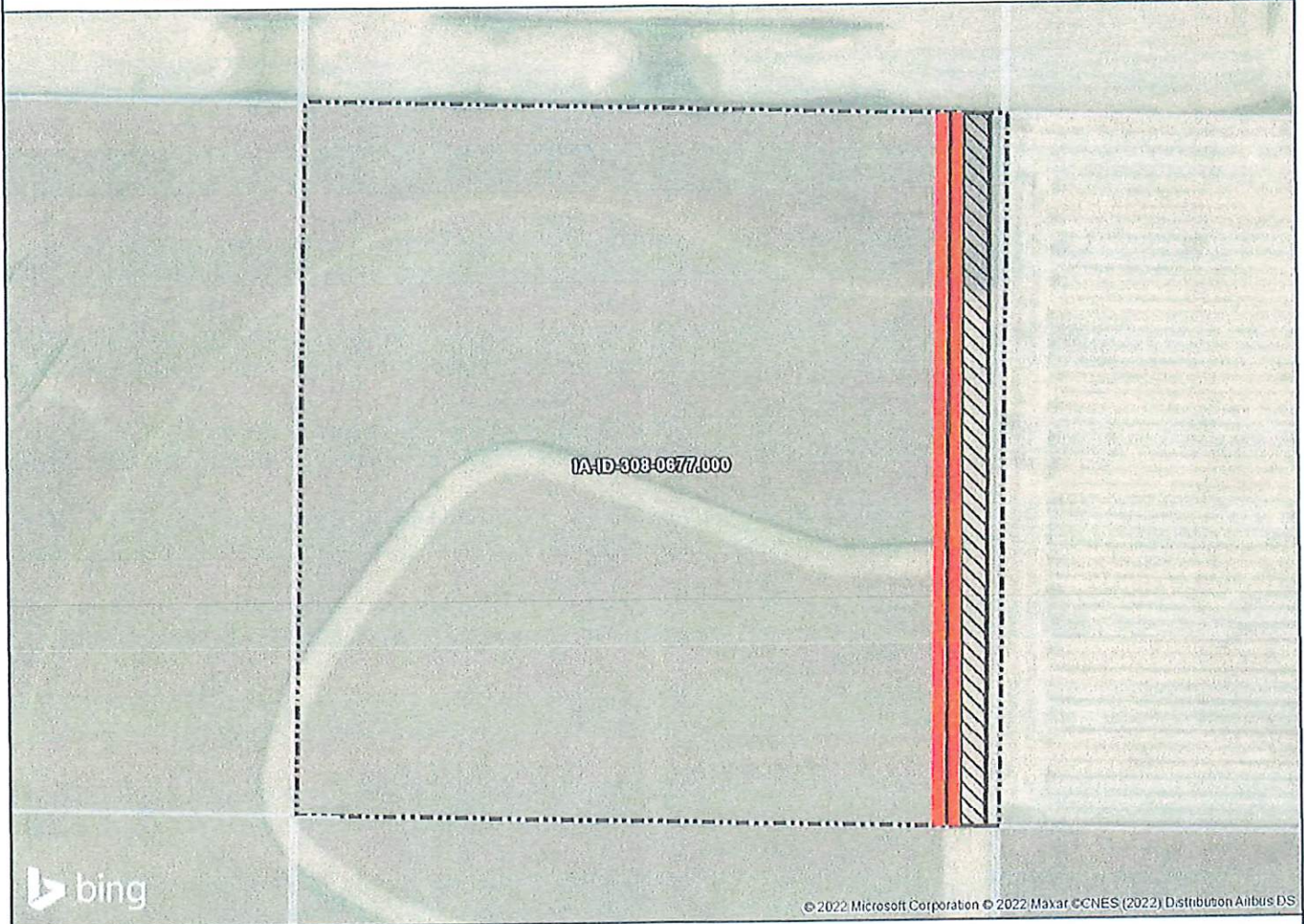
**PROPOSED PIPELINE ROUTE**

|                                |          |  |
|--------------------------------|----------|--|
| DRAWN BY: CLS                  |          | SUMMIT CARBON SOLUTIONS<br>MIDWEST CARBON EXPRESS<br>Beryl E. Schubert Revocable Trust dated<br>9-27-2010<br>TAX ID: 06-17-376<br>TRACT NUMBER: IA-ID-308-0675.000 |
| CHECKED BY: CLS                |          |  |
| MAP DATE: 5/2/2022             |          |  |
| SCALE: 1 inch = 290'           |          |  |
| REV NO.                        | DATE     | DESCRIPTION  |
| 1                              | 3/7/2022 | Rev1 Routing and Workspace Change  |
| 2                              | 5/2/2022 | Route Variance & Workspace Revision  |
| DRAWING NO. IA-ID-308-0675.000 |          | SHEET NO. 01 of 01   |

# EXHIBIT "B" PROPOSED ROUTE IDA COUNTY, IA



SEC. 17 T088N R39W



ROUTING LENGTH = 1324.584 FT. / PERMANENT ACCESS ROAD LENGTH = 0.000 FT.  
 IMPACTS: PIPELINE EASEMENT = 1.52 AC./ TEMPORARY CONSTRUCTION EASEMENT = 1.52 AC./ ATWS = 0 AC.

**Legend**

- PROPOSED ROUTE
- PARCEL BOUNDARY
- TEMPORARY CONSTRUCTION EASEMENT
- SECTION BOUNDARY
- PIPELINE EASEMENT
- ATWS
- ADJACENT PROPERTIES
- ACCESS ROAD
- CAPTURE FACILITY

**NOTES:**

1. THE EASEMENTS ARE APPROXIMATELY SHOWN ON THIS EXHIBIT.
2. THIS SKETCH WILL BE UPDATED WITH A DRAWING SHOWING FINAL LOCATIONS OF EASEMENTS.
3. COORDINATE SYSTEM: UTM ZONE 15 NORTH, NAD83, US SURVEY FEET



**PROPOSED PIPELINE ROUTE**

| DRAWN BY: CLS                  |          | SUMMIT CARBON SOLUTIONS<br>MIDWEST CARBON EXPRESS<br><br>Beryl E. Schubert Revocable Trust dated<br>9-27-2010<br>TAX ID: 06-17-301<br><br>TRACT NUMBER: IA-ID-308-0677.000 |
|--------------------------------|----------|--|
| CHECKED BY: CLS                |          |  |
| MAP DATE: 3/3/2022             |          |  |
| SCALE: 1 inch = 298'           |          |  |
| REV NO.                        | DATE     | DESCRIPTION  |
| 1                              | 3/3/2022 | Rev1 Routing and Workspace Change  |
| DRAWING NO. IA-ID-308-0677.000 |          | SHEET NO. 01 of 01   |

# INDEX LEGEND

Location: Quarter: SW  
 Section: 17-88-39  
 Requestor: Matthew Schubert  
 Proprietor: Matthew Schubert and Elizabeth Schubert  
 Surveyor: David L. Wilberding, P.L.S. #10315  
 Surveyor: Beck Engineering, Inc.  
 Company: 110 East Indian Street  
 Cherokee, Iowa 51012  
 Return To: info@beck-engineering.net (712) 225-9025

Instr. Number: 2022-1126  
 BK: PG:  
 Recorded: 9/27/2022 at 2:51:43.0 PM  
 County Recording Fee: \$7.00  
 Iowa E-Filing Fee: \$3.13  
 Combined Fee: \$10.13  
 Revenue Tax:  
 Julie Phillips RECORDER  
 Ida County, Iowa

## PLAT OF SURVEY

LOCATED IN THE SW1/4 OF SECTION 17, TOWNSHIP 88 NORTH, RANGE 39 WEST OF THE 5TH P.M., IDA COUNTY, IOWA.

### Legal Descriptions:

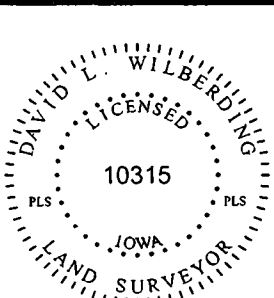
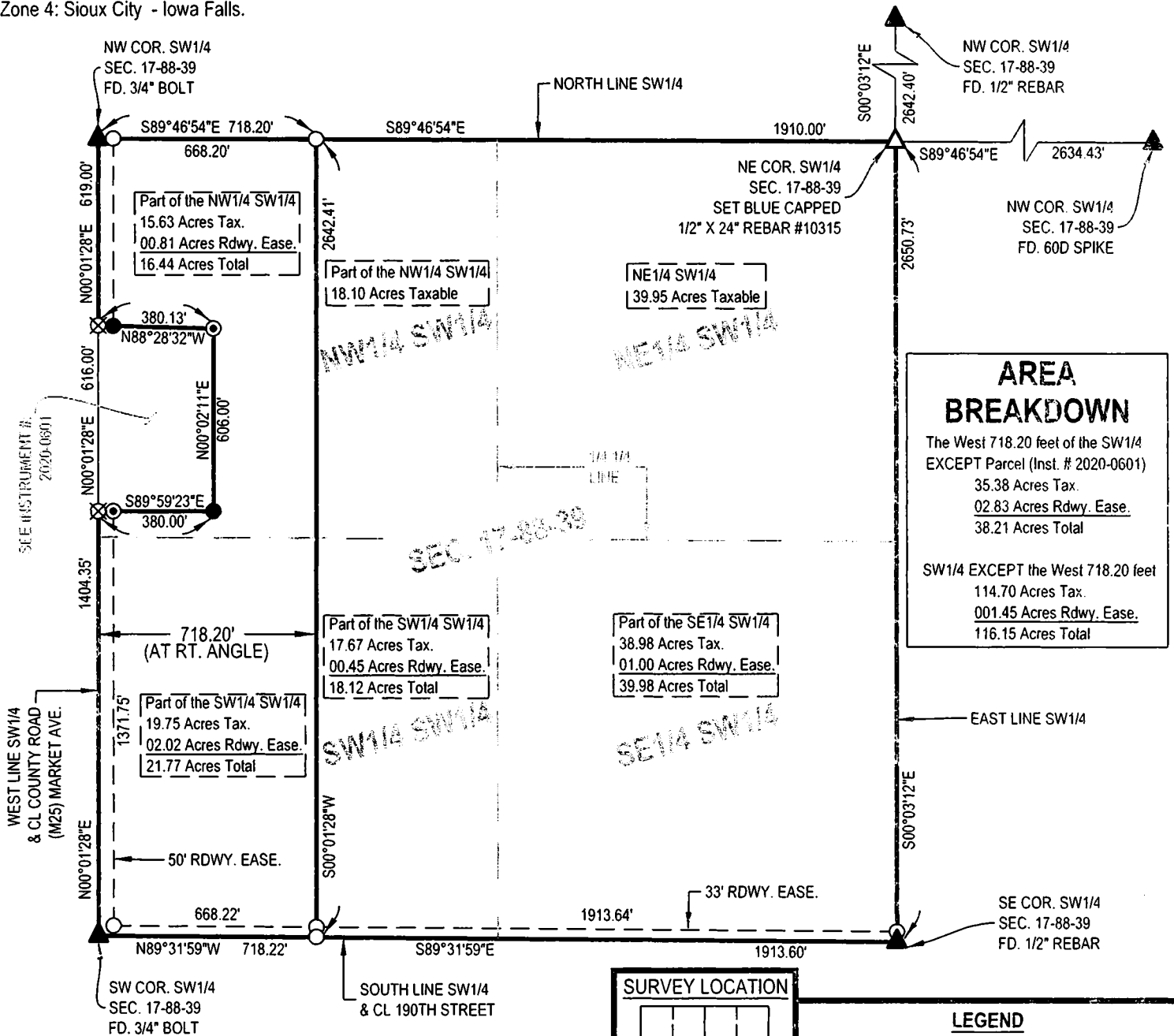
The West 718.20 feet (measured at a right angle) of the Southwest Quarter of Section 17, Township 88 North, Range 39 West of the 5th P.M., Ida County, Iowa, EXCEPT a Parcel of Land shown on a Plat of Survey, Recorded as Instrument # 2020-0601 in the Office of the Ida County Recorder. Contains a total of 38.21 Acres, inclusive of a Public Roadway Easement of 2.83 Acres and is further subject to any and all other Easements, be they of Record or not.

For this Survey, the West line of the SW1/4 of said Section 17 is assumed to bear N 00°01'28" E as shown from the Iowa Regional Coordinate System, Zone 4: Sioux City - Iowa Falls.

AND

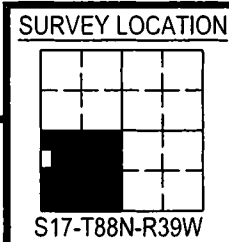
The Southwest Quarter of Section 17, Township 88 North, Range 39 West of the 5th P.M., Ida County, Iowa, EXCEPT the West 718.20 feet (measured at a right angle). Contains a total of 116.15 Acres, inclusive of a Public Roadway Easement of 1.45 Acres and is further subject to any and all other Easements, be they of Record or not.

For this Survey, the West line of the SW1/4 of said Section 17 is assumed to bear N 00°01'28" E as shown from the Iowa Regional Coordinate System, Zone 4: Sioux City - Iowa Falls.

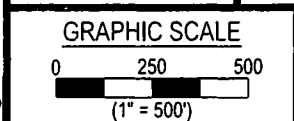


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

9-27-22 *David L. Wilberding*  
 Date: David L. Wilberding, P.L.S. #10315  
 License renewal date: 12/31/2023  
 Pages certified by this seal: 1



- ### LEGEND
- FOUND ORANGE CAPPED 1/2" REBAR #16749
  - ⊙ FOUND 1/2" REBAR
  - ⊗ SET CUT X IN CONCRETE PAVEMENT
  - SET BLUE CAPPED 1/2" x 24" REBAR #10315
  - ( ) RECORD DIMENSION



BEI PROJECT #: S22249  
 SURVEYED: SEP. 2022 BY: JJB

BECK ENGINEERING, INC.  
**BET**  
 Civil Engineering - Land Surveying  
 Landscape Architecture

Parcel 2



# STATE BANK of SCHALLER

"Complete Banking, Insurance & Professional Farm Management Services"



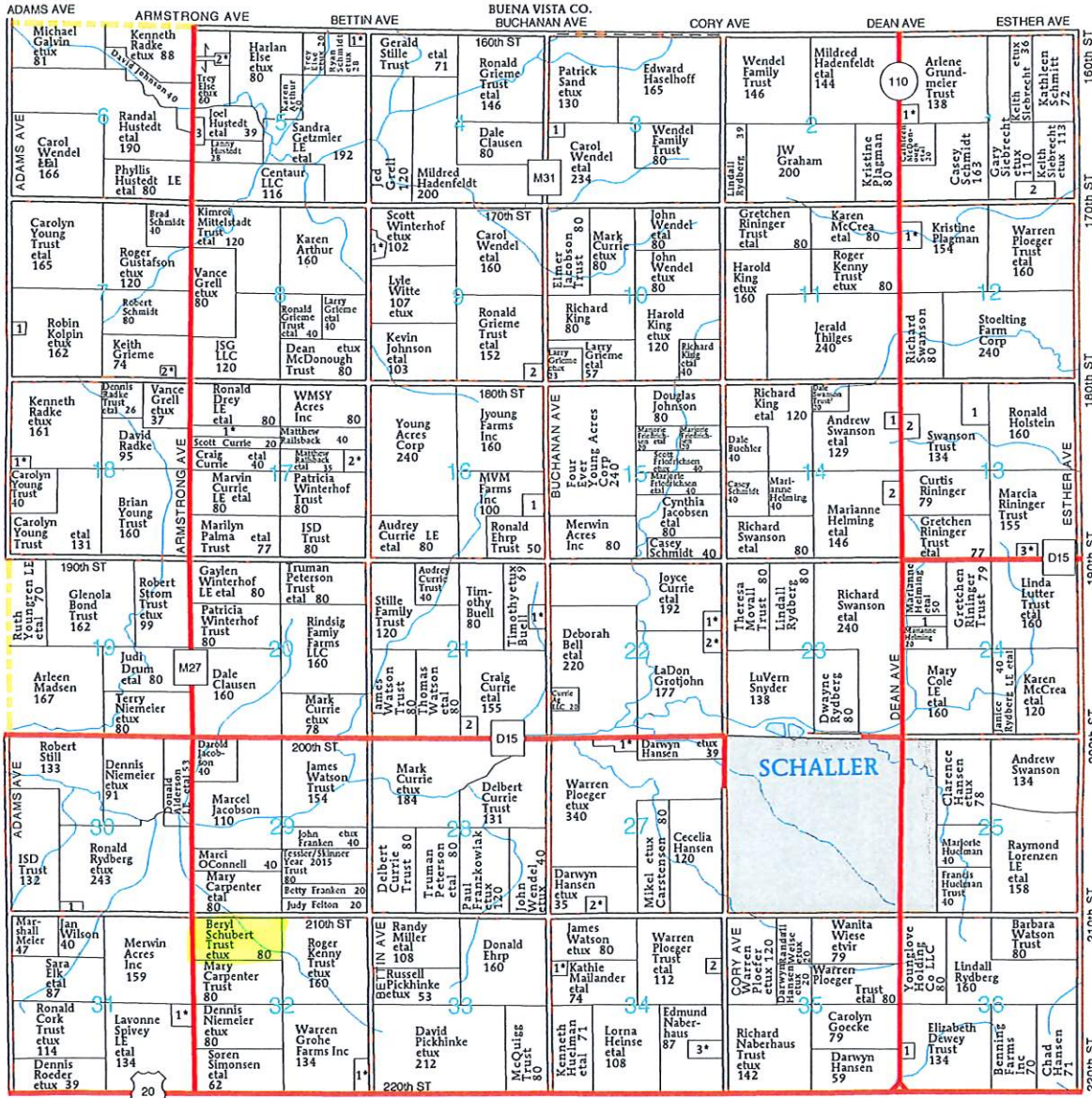
Phone **275-4261**

Schaller, Iowa

T-89-N

EUREKA PLAT

R-38-W



### EUREKA TOWNSHIP

#### SECTION 1

1. Grundmeier, Dennis etux 6
2. Kenny Trust, Brian 10

#### SECTION 3

1. Mid-American Energy Co 6

#### SECTION 5

1. Cargin, Jon etux 8
2. Anderson, Lance etal 5
3. Darden, Brian 8

#### SECTION 7

1. Wendel, Phillip 6
2. Grieme, Keith etux 6

#### SECTION 9

1. Preciado, Maria etal 5
2. Adams, Shane 8

#### SECTION 12

1. Smith, Michael etux 6

#### SECTION 13

1. Luzviminda Swanson LLC 17
2. Precision Soya LLC 9
3. Murra, William etux 5

#### SECTION 14

1. Franken, Dennis 9
2. Helming, Marianne 11

#### SECTION 16

1. Ehrp, Donald 9

#### SECTION 17

1. Hoskins Trust, Richard etux 20
2. Phelps, Dennis etux 5

#### SECTION 18

1. Radke, Michael etux 10

#### SECTION 21

1. Ehrp, Brian etal 8
2. Currie, Nick 5

#### SECTION 22

1. Miller, Randy etux 8
2. Pyle, Michael etux 9

#### SECTION 24

1. Helming, Garnet 10

#### SECTION 27

1. Grieme, Kent etux 13
2. Cork, Richard etux 8

#### SECTION 30

1. Lazy B LLC 8

#### SECTION 31

1. Ehrp, Warren etux 7

#### SECTION 32

1. Kenny Trust, Roger etux 9

#### SECTION 34

1. Ploeger, Warren etux 6
2. Ehrp, Darren 6
3. Naberhaus, Matthew etux 19

#### SECTION 36

1. Warrens Metal Recycling LLC 7

# 2021 Aerial Map of Section 32



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Map Center: 42.482151, -95.357571



**32-89N-38W**  
**Sac County**  
**Iowa**



9/7/2022



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



# 2021 Aerial Map with Soils



©2022 AgriData, Inc.



Map Center: 42.487496, -95.362515



**32-89N-38W**  
**Sac County**  
**Iowa**



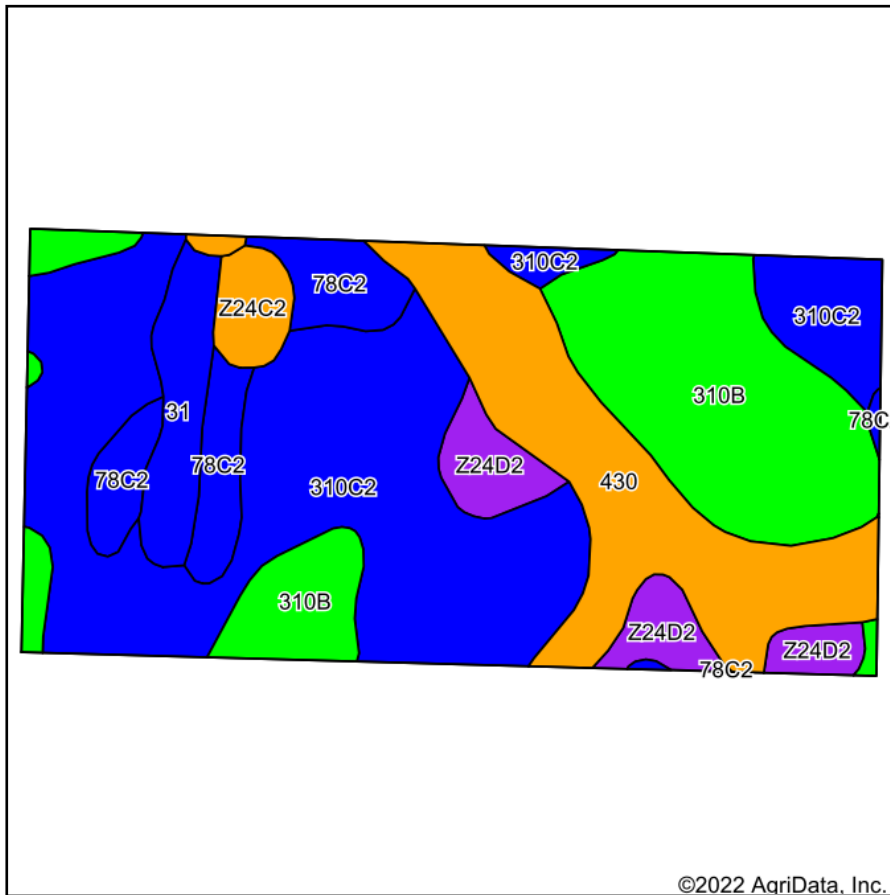
9/7/2022



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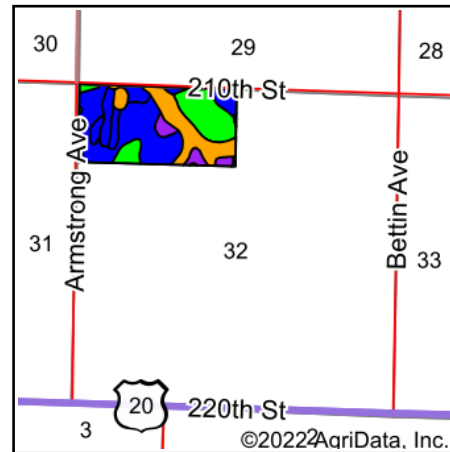
Field borders provided by Farm Service Agency as of 5/21/2008.

# Soil Map



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.



©2022 AgriData, Inc.

State: **Iowa**  
 County: **Sac**  
 Location: **32-89N-38W**  
 Township: **Eureka**  
 Acres: **76.37**  
 Date: **9/7/2022**



Maps Provided By:



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Area Symbol: IA161, Soil Area Version: 29

| Code                    | Soil Description   | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn Bu  | *i Soybeans Bu | *i Water-Holding Inch | CSR2**      | CSR       |           |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|----------------|-----------------------|-------------|-----------|-----------|
| 310C2                   | Galva silty clay loam, 5 to 9 percent slopes, eroded               | 29.96 | 39.2%            |             | Ille             | 211.2       | 61.2           | 12.3                  | 84          | 57        |           |
| 310B                    | Galva silty clay loam, 2 to 5 percent slopes                       | 17.68 | 23.2%            |             | Ile              | 232.0       | 67.3           | 12.3                  | 95          | 75        |           |
| 430                     | Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded     | 13.64 | 17.9%            |             | Ilw              | 203.2       | 58.9           | 12.2                  | 77          | 79        |           |
| 78C2                    | Sac silty clay loam, 5 to 9 percent slopes, eroded                 | 5.68  | 7.4%             |             | Ille             | 211.2       | 61.2           | 10.5                  | 82          | 54        |           |
| Z24D2                   | Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded       | 4.34  | 5.7%             |             | Ille             | 0.0         | 0.0            | 0.0                   | 52          |           |           |
| 31                      | Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded | 3.38  | 4.4%             |             | Ilw              | 204.8       | 59.4           | 11.8                  | 80          | 77        |           |
| Z24C2                   | Shelby clay loam, deep loess, 5 to 9 percent slopes, eroded        | 1.69  | 2.2%             |             | Ille             | 0.0         | 0.0            | 0.0                   | 76          |           |           |
| <b>Weighted Average</b> |  |       |                  |             |                  | <b>2.55</b> | <b>197.6</b>   | <b>57.3</b>           | <b>11.2</b> | <b>83</b> | <b>*-</b> |

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

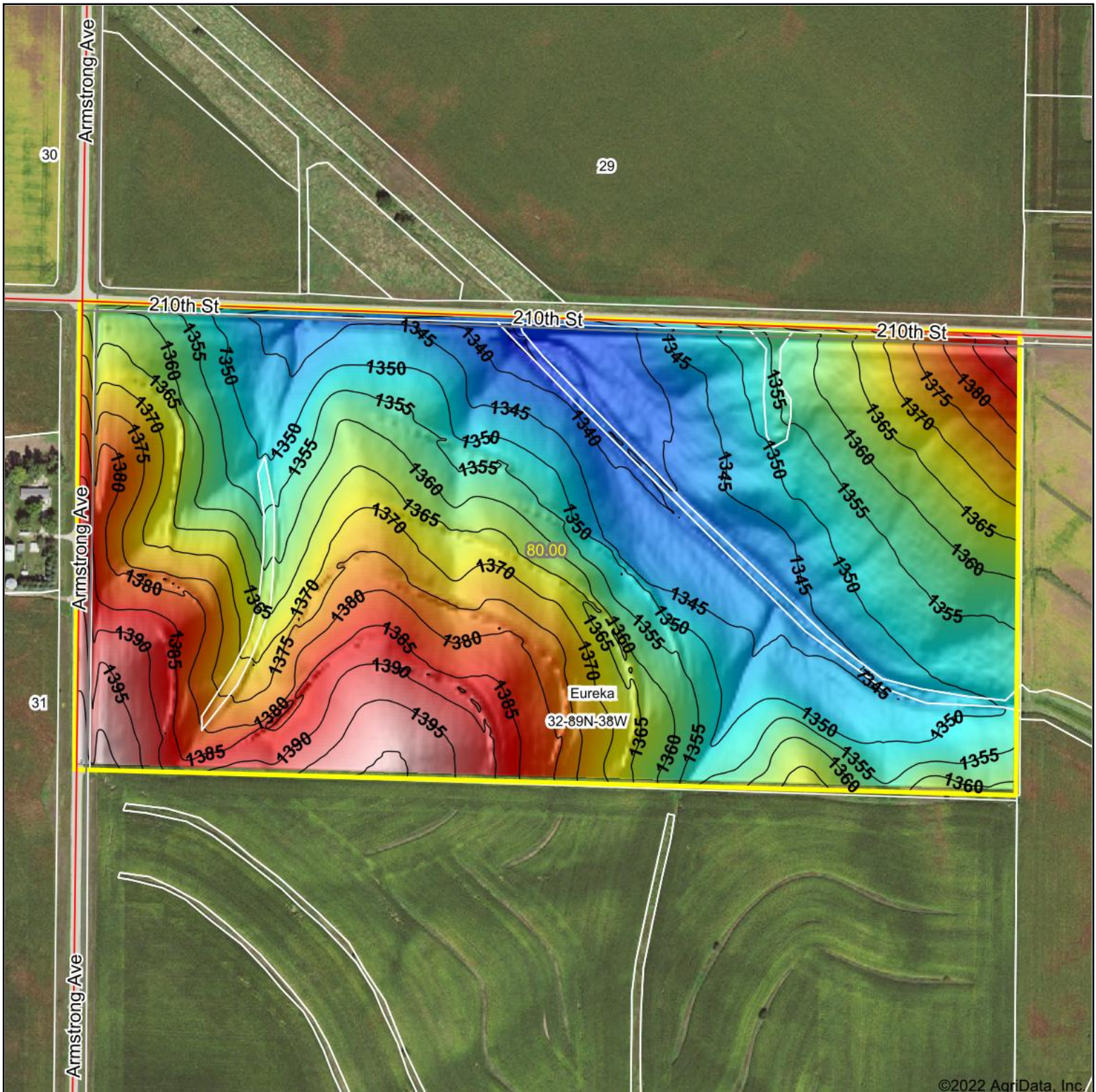
\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

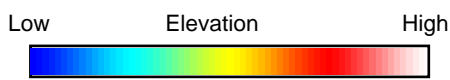
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

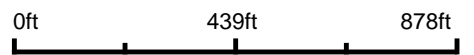
# Topography Hillshade



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Source: USGS 3 meter dem  
 Interval(ft): 5  
 Min: 1,332.7  
 Max: 1,404.3  
 Range: 71.6  
 Average: 1,362.2  
 Standard Deviation: 16.11 ft



**Stalcup**  
 Ag Service

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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**32-89N-38W**  
**Sac County**  
**Iowa**

9/7/2022  
 map center: 42.482151, -95.357571

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

# 4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

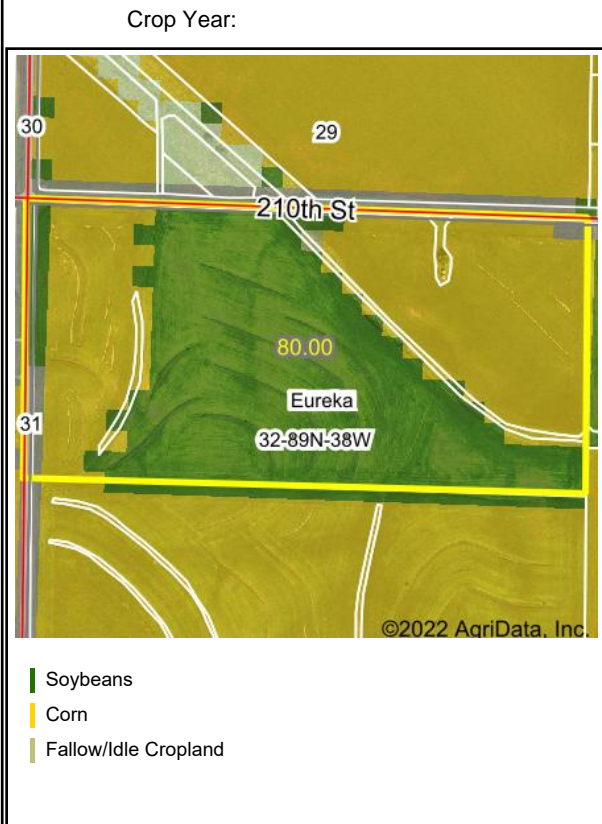
Farm Name:

Field ID:

Acct. #:

Crop Year:

Crop Year:



Map Center: 42.482151, -95.357571

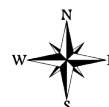
State: IA

County: Sac

Legal: 32-89N-38W

Twnshp: Eureka

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



Maps Provided By:



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