

LAND AUCTION

79 taxable acres • Pocahontas County, Iowa

Tuesday, November 15 • 10:00 AM

Rolfe Community Building | 319 Garfield St, Rolfe, Iowa

Property Location: From Rolfe go 3 miles North on Iowa Highway 15 & 1.5 miles East. Auction signs will be posted.

Legal Description: The West Half of the Northeast Quarter of Section Twenty-two (22), Township Ninety-three (93) North, Range Thirty-one (31), West of the Fifth P.M., Pocahontas County, Iowa.

FSA Information Cropland Acres: 74.27

Corn Base: 40 acres

Corn PLC Yield: 145 bushels/acre

Soybean Base: 34.27 acres

Soybean PLC Yield: 43 bushels/acre

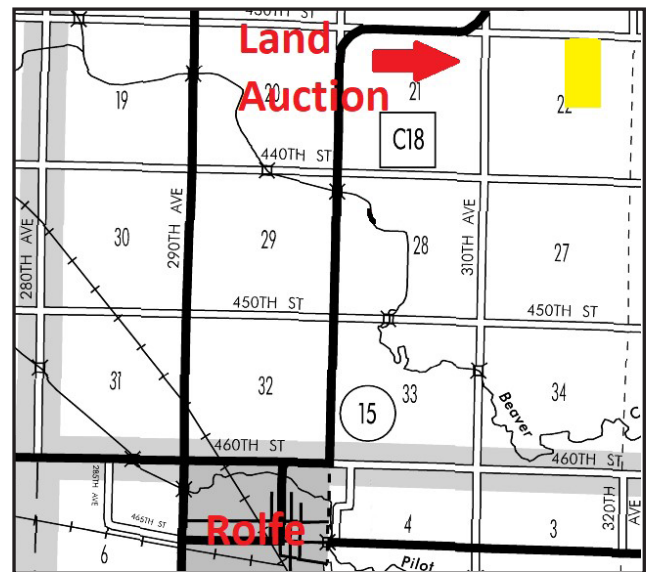
CSR2: 85.2

Primary Soil: Canisteo, Nicollet, & Webster

Secondary Soils: Clarion

Real Estate Taxes: \$2,392

*Lease Terminated for 2023



Margot Casstevens, Owner

Terms: 10% cash down payment day of sale. Balance due at closing on January 10, 2023. 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 seller will retain the right to refuse any or all bids. Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.

For online bidding visit: stalcupag.com



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For additional information, please contact:



**Travis Nissen, ARA or
Nathan Deters, AFM**

Storm Lake, Iowa

Office: (712) 732-4811

Evenings: (712) 541-5158 (Travis)

tnissen@stalcupag.com

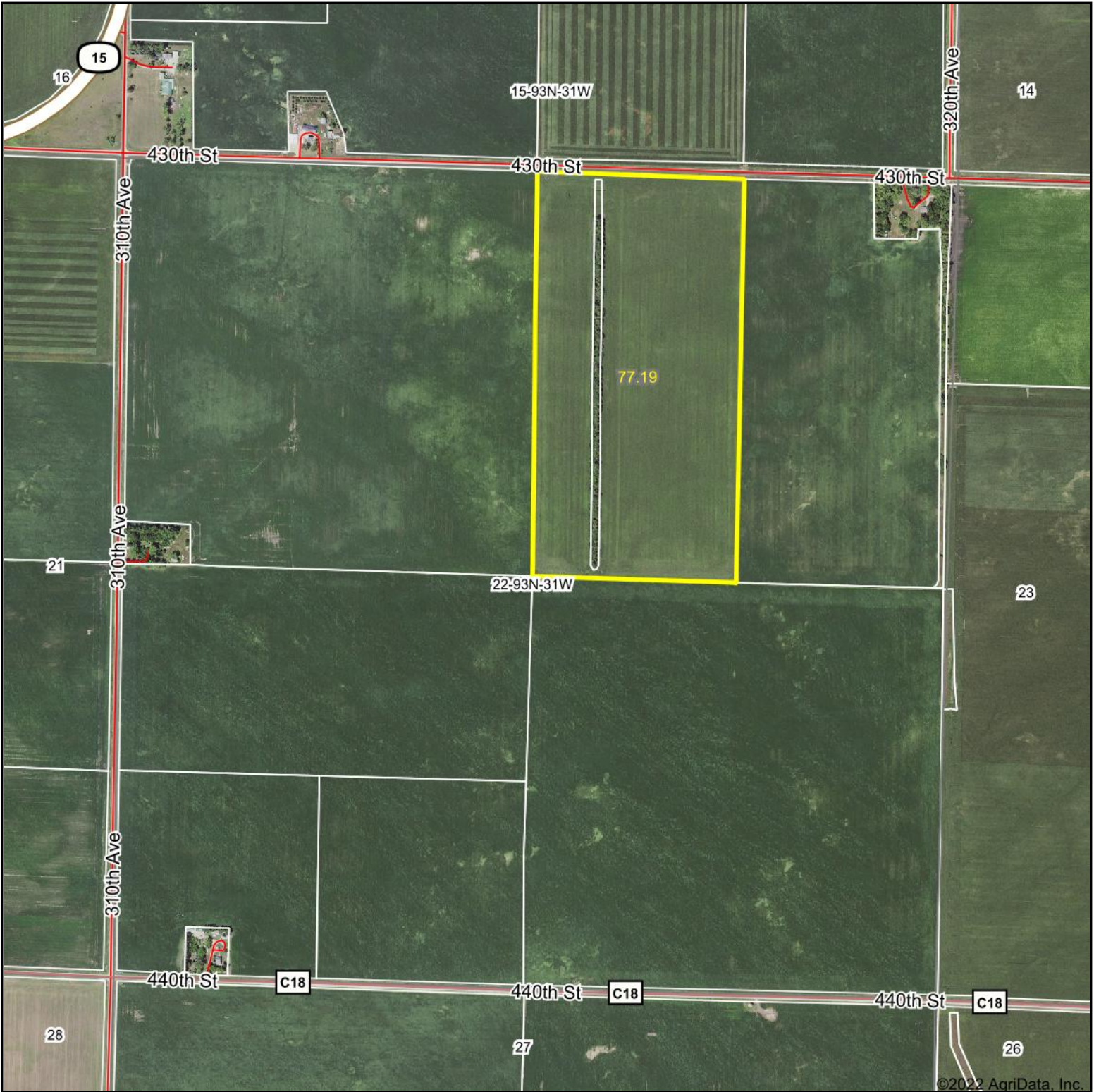
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Farm Management • Appraisals • Consultations • Farm Real Estate

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

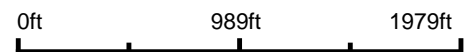
Aerial Map



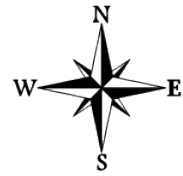
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Map Center: 42.856611, -94.491372



22-93N-31W
Pocahontas County
Iowa



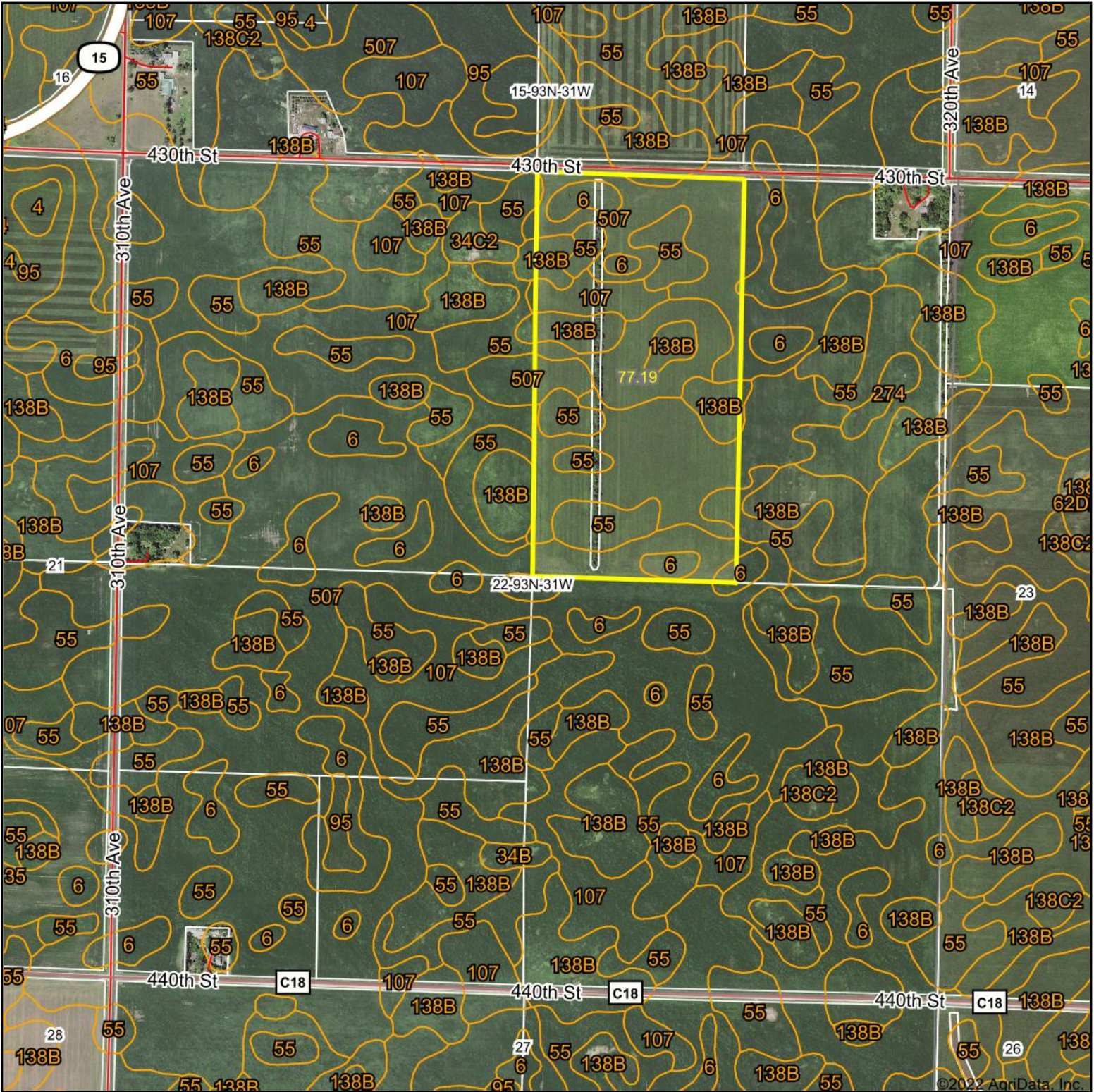
10/3/2022



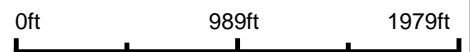
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Field borders provided by Farm Service Agency as of 5/21/2008.

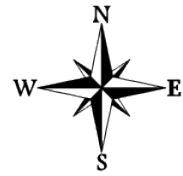
Aerial Map



Map Center: 42.856611, -94.491372



22-93N-31W
Pocahontas County
Iowa



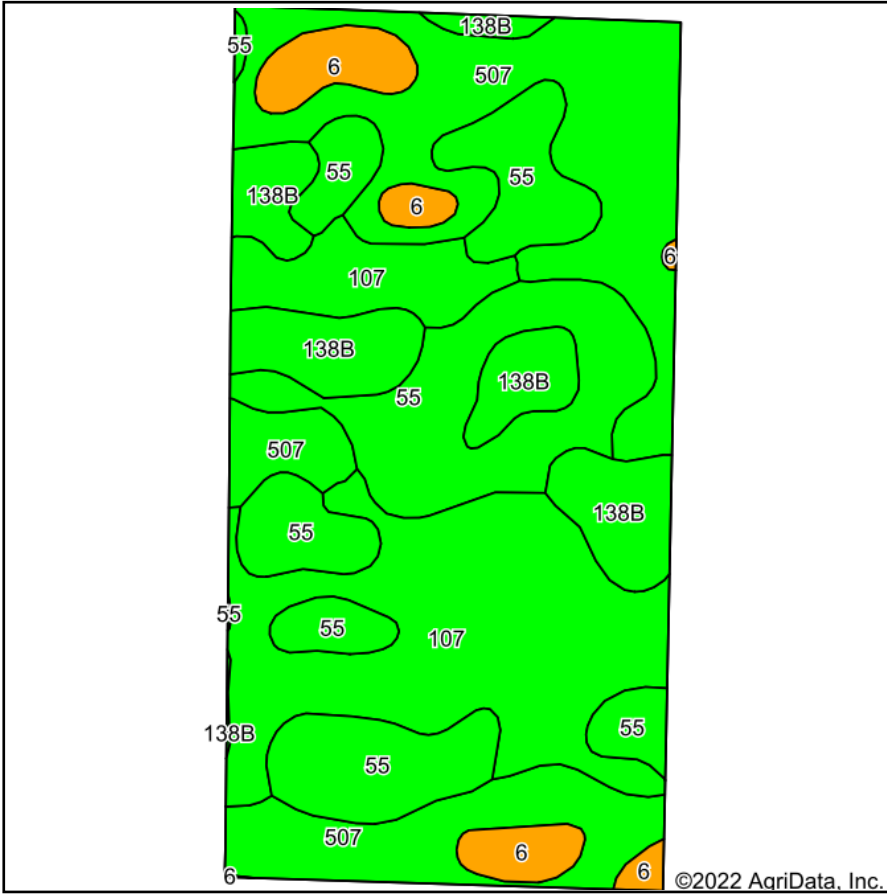
10/3/2022



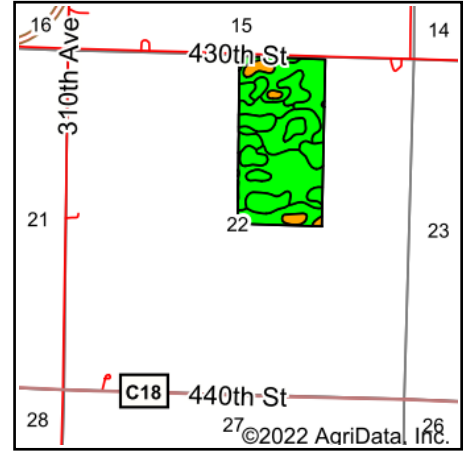
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Pocahontas**
 Location: **22-93N-31W**
 Township: **Des Moines**
 Acres: **77.19**
 Date: **10/3/2022**



Maps Provided By:



Area Symbol: IA151, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	
507	Canisteo clay loam, 0 to 2 percent slopes	22.01	28.5%		IIw	224.0	65.0	84	76	
55	Nicollet clay loam, 1 to 3 percent slopes	21.49	27.8%		Iw	233.6	67.7	89	86	
107	Webster clay loam, 0 to 2 percent slopes	20.53	26.6%		IIw	224.0	65.0	86	81	
138B	Clarion loam, 2 to 6 percent slopes	9.09	11.8%		Ile	225.6	65.4	89	78	
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.07	5.3%		IIIw	177.6	51.5	59	55	
Weighted Average						1.77	224.4	65.1	85.2	79.2

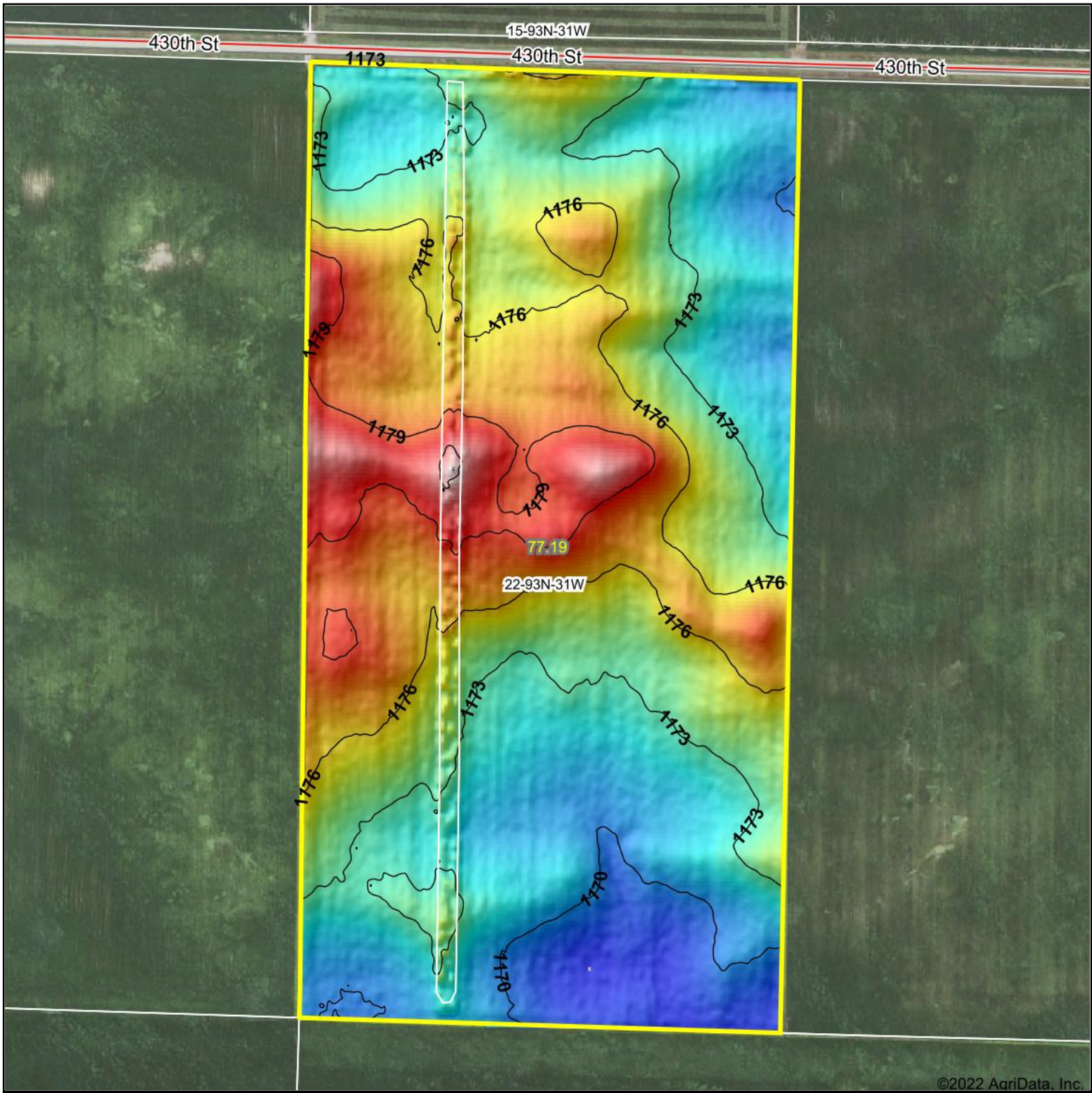
**IA has updated the CSR values for each county to CSR2.

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

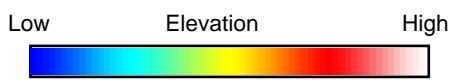
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

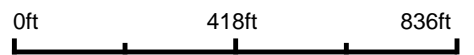
Topography Hillshade



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,168.3
 Max: 1,183.3
 Range: 15.0
 Average: 1,174.2
 Standard Deviation: 3.08 ft



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 Ag Service

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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22-93N-31W
Pocahontas County
Iowa
 10/3/2022

map center: 42.856611, -94.491372

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:



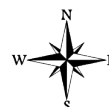
Map Center: 42.856050, -94.491668

State: IA

County: Pocahontas

Legal: 22-93N-31W

Twnshp: Des Moines



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



- 12" county main & 14" relief main along the north side (Orange lines)
- 8" private tile line on the south half (Green line)