
AUCTION

October 13

Jackson Township

Sac County



712-732-4811

www.stalcupag.com

LAND AUCTION

90.26 taxable ac • Jackson Twp • Sac County, IA

Friday, October 13 • 10:00 AM

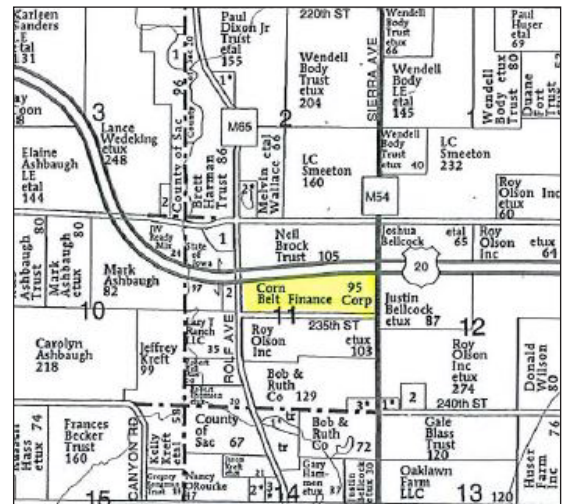
Sac Community Rec Center | 1015 W Main St. , Sac City, IA

Property Location: 2 miles north of Sac City along US Hwy 20 and M-54

Legal Description: South Half of Northeast Quarter (S1/2 NE 1/4) located south of US Highway 20 except 4.98 acres and Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) located south of US Highway 20 R.O.W. of Section Eleven (11), Township Eighty-eight (T88N) North, Range Thirty-six (R36W) West of the 5th P.M., Sac County, Iowa.

FSA Information

Cropland: 89.28 ac
Corn Base: 49.16 acres
Corn PLC Yield: 163 bushels/acre
Soybean Base: 34.14 acres
Soybean PLC Yield: 47 bushels/acre
CSR2: 81.1
Primary Soils: Clarion loam & Nicollet clay loam
Secondary Soils: Rolfe & Lester
Real Estate Taxes: \$2,756
Lease: Open for 2024



Corn Belt Finance Corp., Seller

Terms: 10% cash down payment day of the auction. Balance due at closing when clear & merchantable title will be given. Closing is scheduled for January 10, 2024. Real estate taxes prorated to date of closing. Possession is given at closing. 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:

Dennis Reyman, AFM, ARA

Storm Lake, Iowa

Office: (712) 732-4811

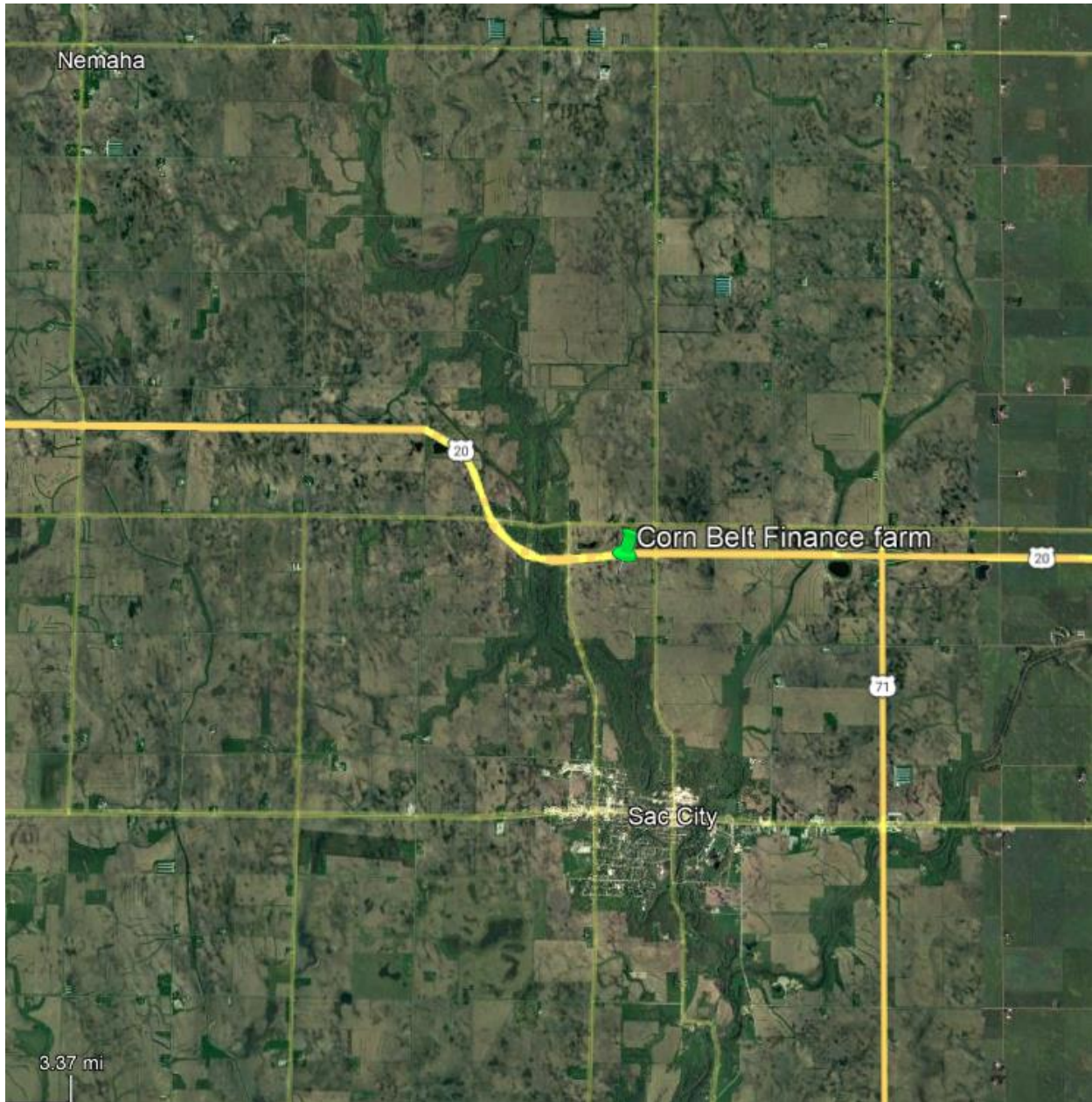
Evenings: (712) 299-3839 (Dennis)



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.

Corn Belt Finance Corp. - Location Map



From Sac City, two miles north on Sierra Avenue (M-54)

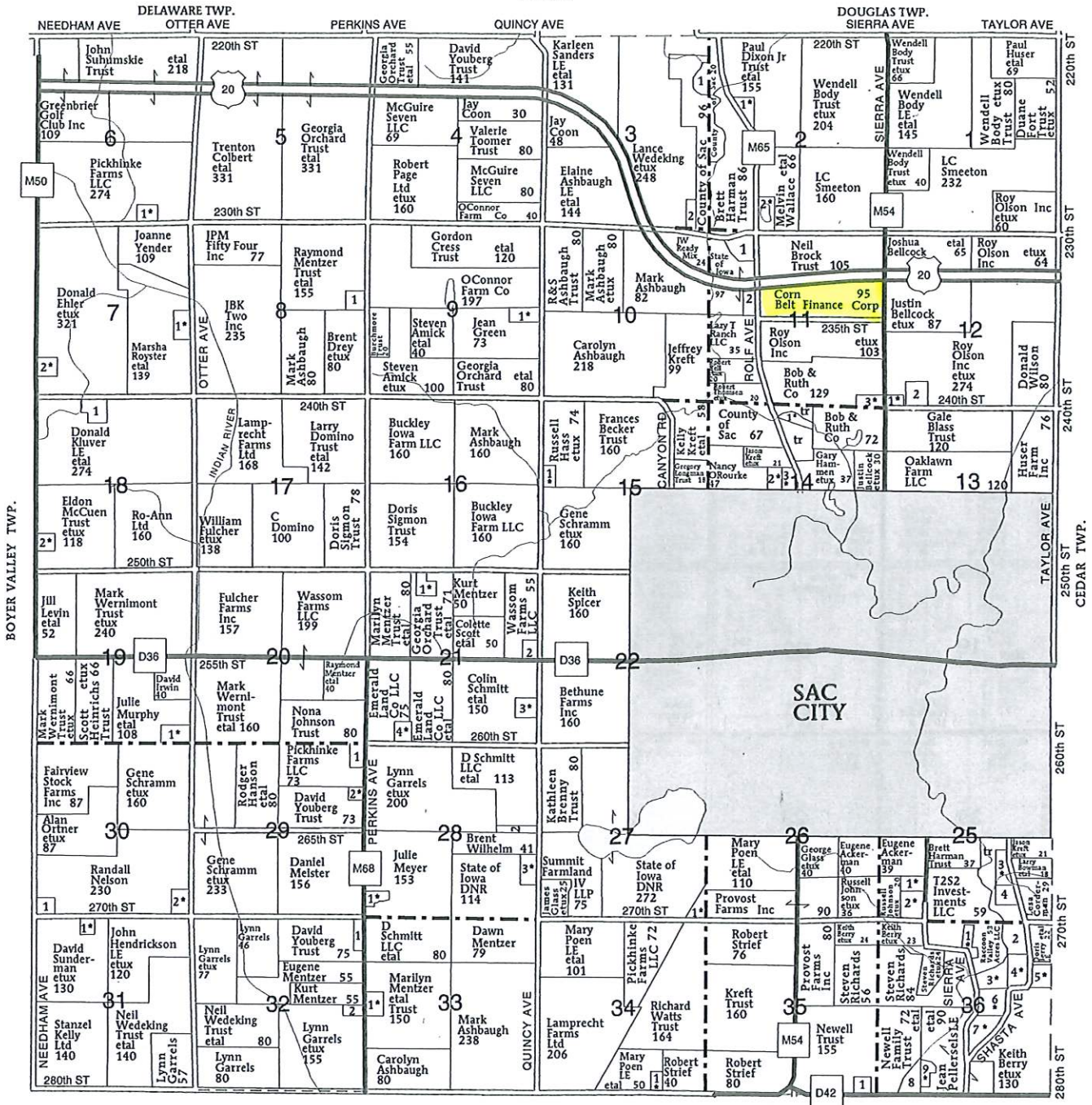
Situated between:

US Highway 20 on the north,

M-54 on the east, 2

35th Street on the south, and

Rolf Avenue on the west.



WALL LAKE TWP.

JACKSON TOWNSHIP	
SECTION 2	1 SHEARER LE, AMIE ETAL 7
	2 MCBRIDE, KENNETH ETUX 13
SECTION 3	1 HARMAN TRUST, BRETT 11
	2 NUNEZ, MARGARET 6
SECTION 6	1 UREN, JAMIE ETAL 5
SECTION 7	1 ARAGON, JOHN ETUX 6
	2 EHLE, TIMOTHY ETUX 7
SECTION 8	1 SMITH LIVESTOCK LLC 5

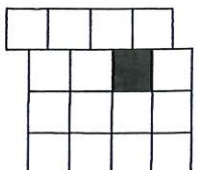
SECTION 9	1 BASS, CHRISTOPHER ETUX 10
SECTION 11	1 HARMAN TRUST, BRETT 14
	2 HARMAN TRUST, BRETT 7
	3 GREEN, JAMES ETUX 7
SECTION 12	1 OLSON, JEANNETTE ETAL 7
	2 BLASS TRUST, GALE 15
SECTION 14	1 ELDRIDGE, DONALD ETUX 10
	2 MADRCHAL, DONALD ETUX 10
	3 SCHULTZ, ELMER ETUX 11
SECTION 15	1 HANSEN, ROBERT ETUX 6

SECTION 18	1 FROHARDT BROS 11
	2 LAURSEN, J ETAL 13
SECTION 19	1 BERG, JOSHUA ETUX 12
SECTION 21	1 DREY, DALE ETUX 9
	2 LANDUS COOP 5
	3 LARSON, PATRICK ETUX 10
	4 AMICK, STEVEN ETUX 6
SECTION 25	1 MCDONOUGH, SCOTT ETUX 5
	2 COLVIN, GARY ETUX 14
	3 PARTRIDGE, LAURI ETAL 15
	4 RUDD, ROBERT 10

SECTION 27	1 HALLBERG, ROGER ETAL 8
SECTION 28	1 RUBENDALL, TODD ETAL 7
	2 BRENT WILHELM LLC 6
	3 GOSCH, STEVEN ETUX 10
SECTION 29	1 PICKEL, BETTY 7
	2 GANGLHOFF, KALYN ETAL 7
SECTION 30	1 GARRELS INVESTMENT PROPERTIES LLC 5
	2 BAUSTIAN, JASON ETUX 12
SECTION 31	1 HELMICH, TEDDY ETUX 7

SECTION 32	1 RUBENDALL, TODD 5
	2 LANDUS COOP 5
SECTION 33	1 MENTZER, EUGENE ETUX 10
SECTION 34	1 IRWIN, CHRIS ETAL 5
SECTION 35	1 DOMINO, ALAN 5
SECTION 36	1 BURBACH, LOREN ETAL 7
	2 KREFT, JASON 13
	3 COATS, ROBERT ETUX 11
	4 KREFT, JASON ETUX 15
	5 BETTIN, JUSTIN ETAL 10

7 MELIN, EDWARD ETUX 17
8 SWENSON, RICHARD 8
9 WIRTJERS, BLAKE ETUX 7



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2021 Aerial Map



©2023 AgriData, Inc.

Boundary Center: 42.452087, -95.000044



8/23/2023



Maps Provided By:



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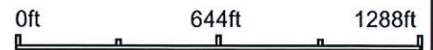
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11-88N-36W
Sac County
Iowa

2021 Aerial Map



Boundary Center: 42.452087, -95.000044



11-88N-36W
 Sac County
 Iowa



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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8/23/2023

Soil Map



State: Iowa
 County: Sac
 Location: 11-88N-36W
 Township: Jackson
 Acres: 90.26
 Date: 8/23/2023



Soils data provided by USDA and NRCS.

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Area Symbol: IA161, Soil Area Version: 30

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	
138B	Clarion loam, 2 to 6 percent slopes	34.65	38.4%		Ile	225.6	65.4	11.3	89	77	
55	Nicollet clay loam, 1 to 3 percent slopes	29.83	33.0%		Iw	233.6	67.7	10.5	89	85	
274	Rolfe silt loam, 0 to 1 percent slopes	21.68	24.0%		IIlw	80.0	23.2	9.7	57	60	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.41	3.8%		IIle	204.8	59.4	11.3	83	61	
236B	Lester loam, 2 to 6 percent slopes	0.69	0.8%		Ile	212.8	61.7	10.4	85	71	
Weighted Average						1.95	192.4	55.8	10.6	81.1	74.9

**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.

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,244.0
 Max: 1,270.6
 Range: 26.6
 Average: 1,253.5
 Standard Deviation: 5.15 ft



8/23/2023

11-88N-36W
 Sac County
 Iowa

Boundary Center: 42.452087, -95.000044

4 Year Crop History



Owner/Operator: Date:

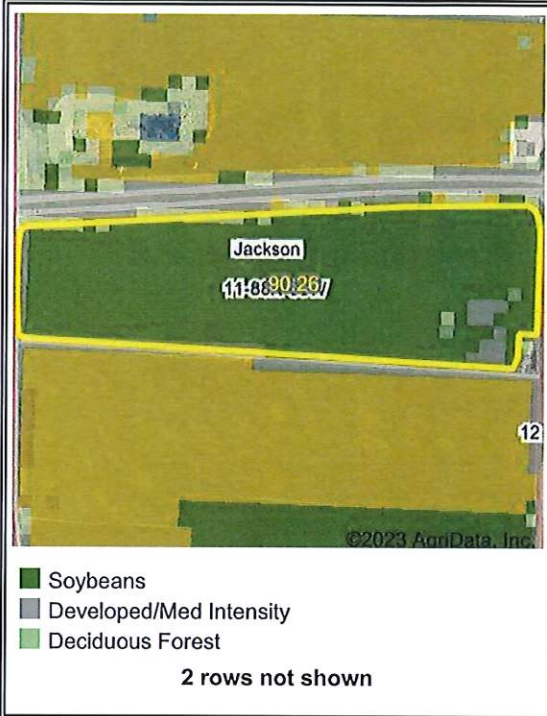
Address: Farm Name:

Address: Field ID:

Phone: Acct. #:

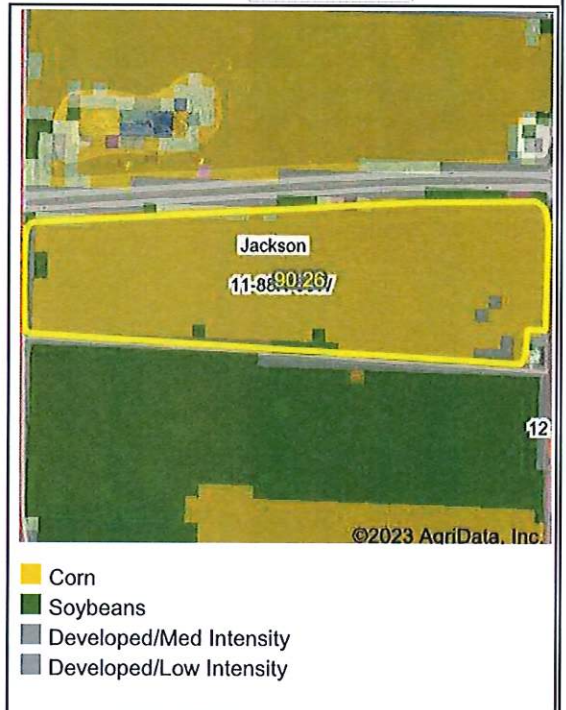
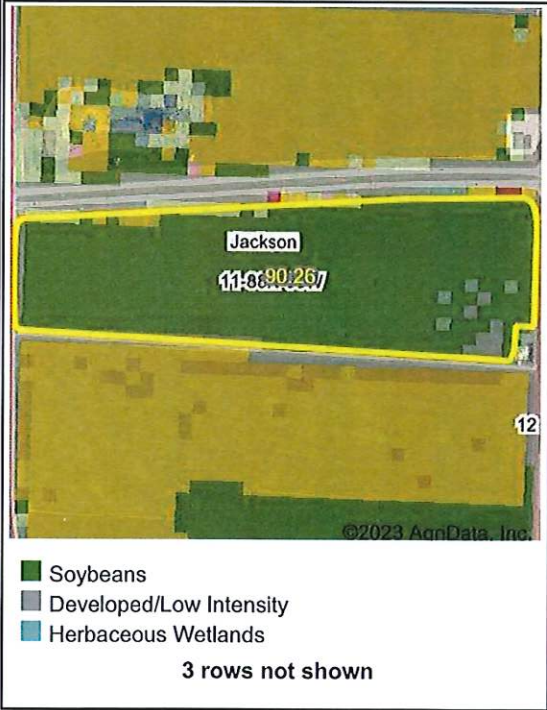
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 42.452087, -95.000044

State: IA County: Sac

Legal: 11-88N-36W Twnshp: Jackson

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Corn Belt Finance Corp. - Tax Parcel Map



				TOTAL
Gross acres	27.66	32.16	35.02	94.84
Roads	1.69	1.00	1.89	4.58
Net acres	25.97	31.16	33.13	90.26