



# *Stalcup* Ag Service

Farm Management • Appraisals • Consultations • Farm Real Estate

## **LAND AUCTION** Cherokee County, Iowa Tilden Township | Section 15

### **160 +/- ACRES**

**FROM MARCUS: GO 8 MILES SOUTH ON L36 TO 560TH STREET, THEN 1/2 MILE EAST. THE FARM IS ON THE SOUTH SIDE OF 560TH STREET.**

**WEDNESDAY, NOVEMBER 8, 2023**  
**AT 10:00AM**

**AUCTION LOCATION : MARCUS COMMUNITY CENTER  
319 NORTH MAIN ST. | MARCUS, IA**

**[stalcupag.com](http://stalcupag.com) | 712-732-4811**

PO Box 67 | 1705 N Lake Ave. | Storm Lake, IA 50588

# Botkin-Hier Trust Auction

## OWNER:

Botkin-Hier Trust

## PROPERTY LOCATION:

From Marcus: 8 miles South on L36, then 1/2 mile East on 560th Street. Farm is on the South side of 560th Street.

## LEGAL DESCRIPTION:

Northeast Quarter (NE 1/4) of Section Fifteen (15), Township Ninety-one (91) North, Range Forty-two (42) West of the 5th P.M., Tilden Township, Cherokee County, Iowa.

## FSA INFORMATION:

Gross Acres: 160 acres  
Cropland Acres: 148.24 acres  
Corn Base: 127 acres  
Corn PLC Yield: 164 bu/ac  
Soybean Base: 20.4 acres  
Soybean PLC Yield: 48 bu/ac  
CSR2: 84.9  
Primary Soil: Galva  
Secondary Soils: Colo-Judson  
Real Estate Taxes: \$5,008/year  
Lease: Open for 2024

For additional information, please contact:



**GRANT ASCHINGER, AFM**  
Office: 712-732-4811  
Cell: 712-490-6564  
gaschinger@stalcupag.com



**CHAD HUSMAN AFM**  
Office: 712-732-4811  
chusman@stalcupag.com



For online bidding visit:  
**stalcupag.com**



stalcupagservice



@stalcupagservice9241

**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. Closing is scheduled for December 5, 2023. Real estate taxes prorated to date of closing. Possession is given at closing with current tenant's lease expiring February 28, 2024. 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.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT NO RESPONSIBILITY THEREFORE IS ASSUMED BY THE OWNER OR BROKER.

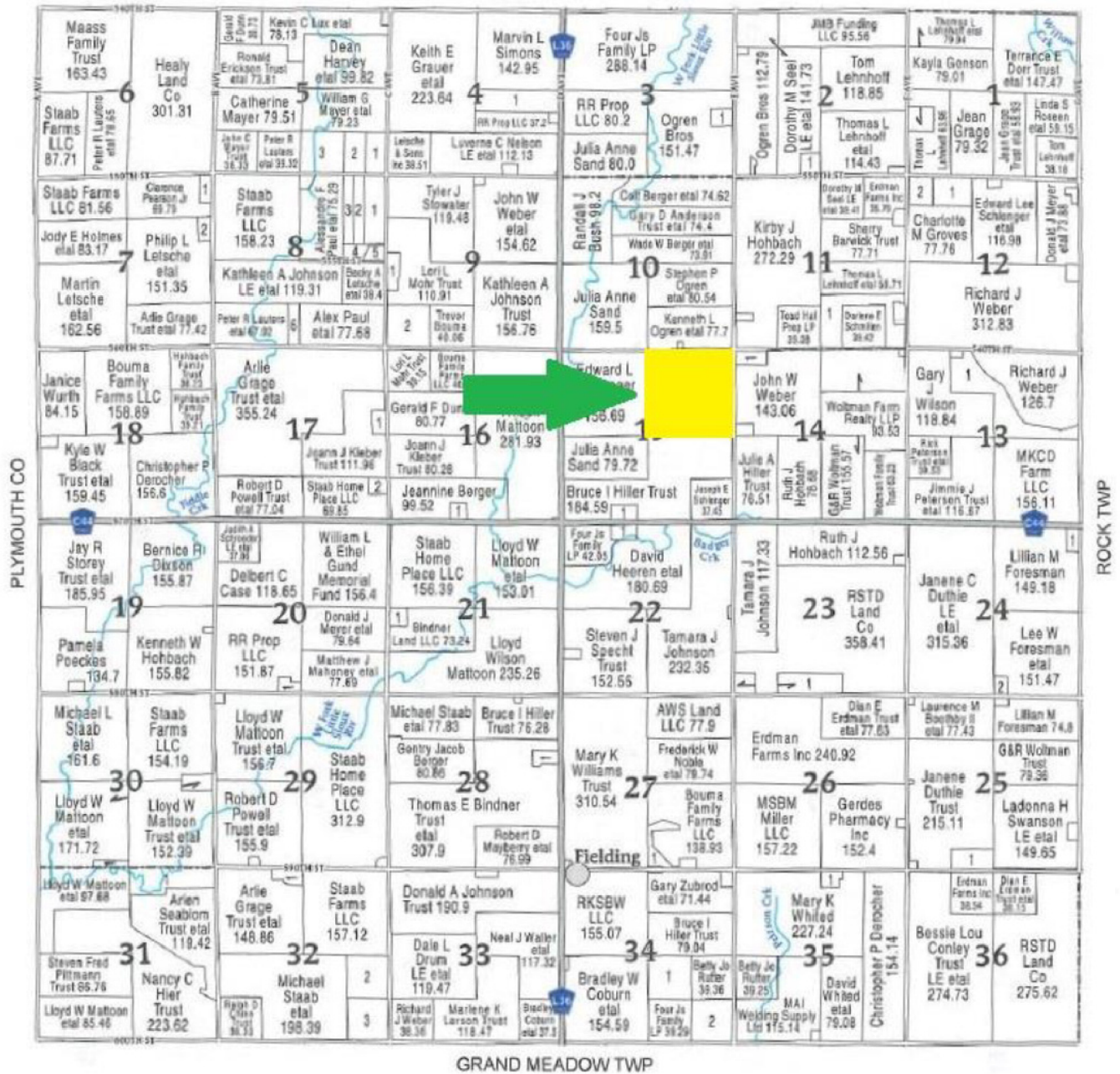
# Location Map

T-91-N

## TILDEN PLAT

R-42-W

(Landowners)  
AMHERST TWP



From Marcus: Go 8 miles South on L36, then ½ mile East on 560<sup>th</sup> St. The farm is located on the south side of 560<sup>th</sup> Street.

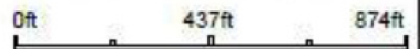
# Aerial Map



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Boundary Center: 42.702929, -95.785868



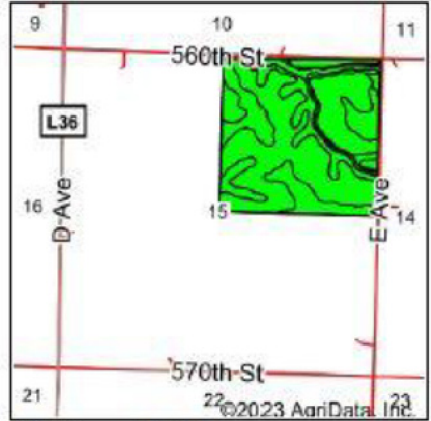
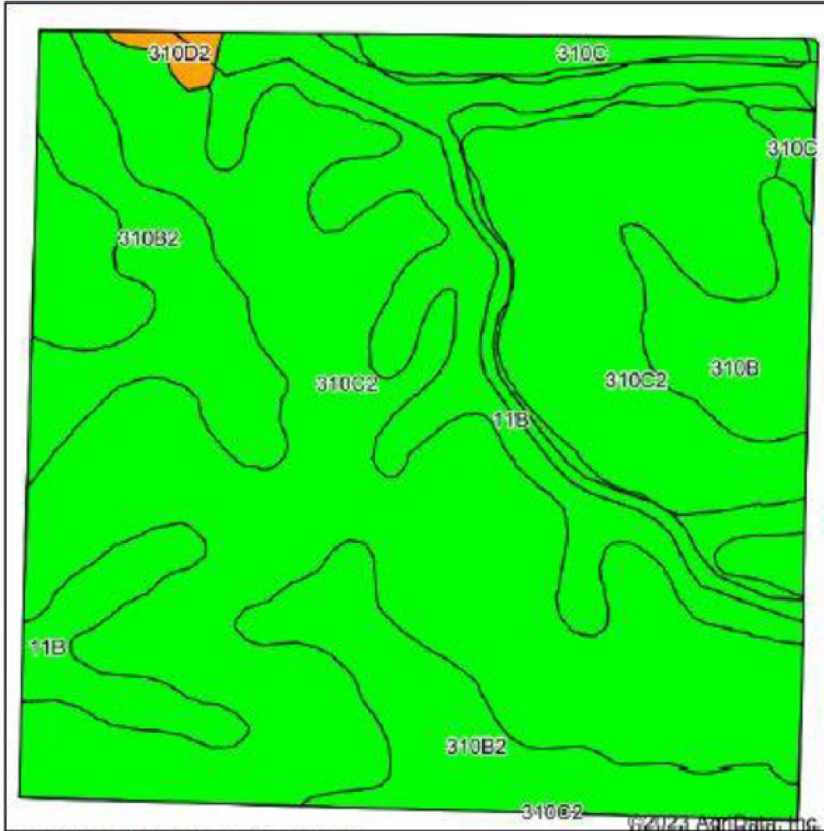
15-91N-42W  
Cherokee County  
Iowa



9/19/2023

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

## All Soils Soils Map



State: Iowa  
 County: Cherokee  
 Location: 15-91N-42W  
 Township: Tilden  
 Acres: 155.85  
 Date: 9/19/2023



Soils data provided by USDA and NRCS.

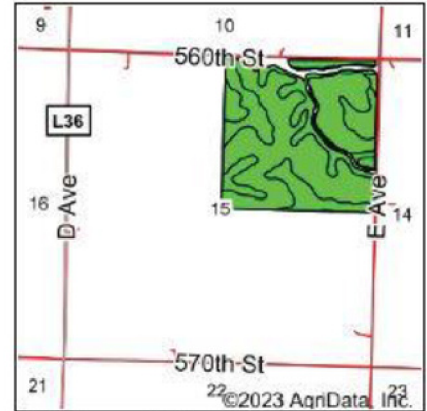
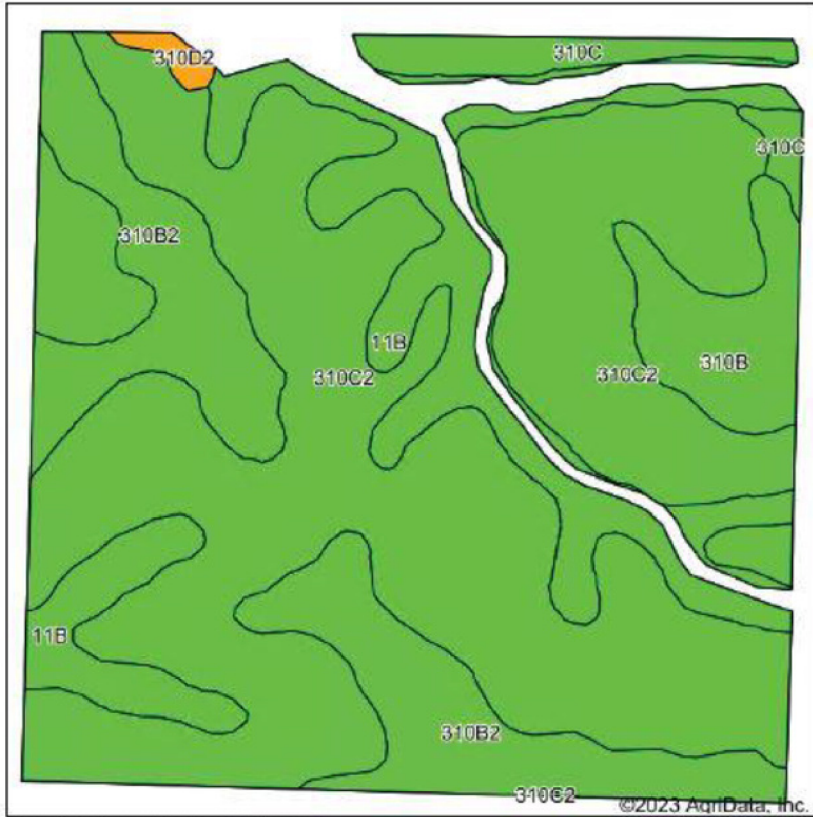
Area Symbol: IA035, Soil Area Version: 32										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans		
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	89.32	57.3%	<span style="color: green;">■</span>	IIIe	84	54	65		
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	29.24	18.8%	<span style="color: green;">■</span>	IIw	80	59	81		
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	23.61	15.1%	<span style="color: green;">■</span>	Ile	90	69	67		
310B	Galva silty clay loam, 2 to 5 percent slopes	8.10	5.2%	<span style="color: green;">■</span>	Ile	95	71	75		
310C	Galva silty clay loam, 5 to 9 percent slopes	4.65	3.0%	<span style="color: green;">■</span>	IIIe	87	56	77		
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	0.93	0.6%	<span style="color: orange;">■</span>	IIIe	57	44	60		
<b>Weighted Average</b>						<b>2.61</b>	<b>84.7</b>	<b>58.1</b>	<b>*n 69.2</b>	

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

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Tillable Soils Soils Map



State: Iowa  
 County: Cherokee  
 Location: 15-91N-42W  
 Township: Tilden  
 Acres: 148.24  
 Date: 9/19/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA035, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	89.32	60.3%		IIIe	84	54	65	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	23.61	15.9%		Ile	90	69	67	
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	22.09	14.9%		Ihw	80	59	81	
310B	Galva silty clay loam, 2 to 5 percent slopes	8.10	5.5%		Ile	95	71	75	
310C	Galva silty clay loam, 5 to 9 percent slopes	4.41	3.0%		IIIe	87	58	77	
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	0.71	0.5%		IIIe	57	44	60	
<b>Weighted Average</b>						<b>2.64</b>	<b>84.9</b>	<b>58.1</b>	<b>*n 68.6</b>

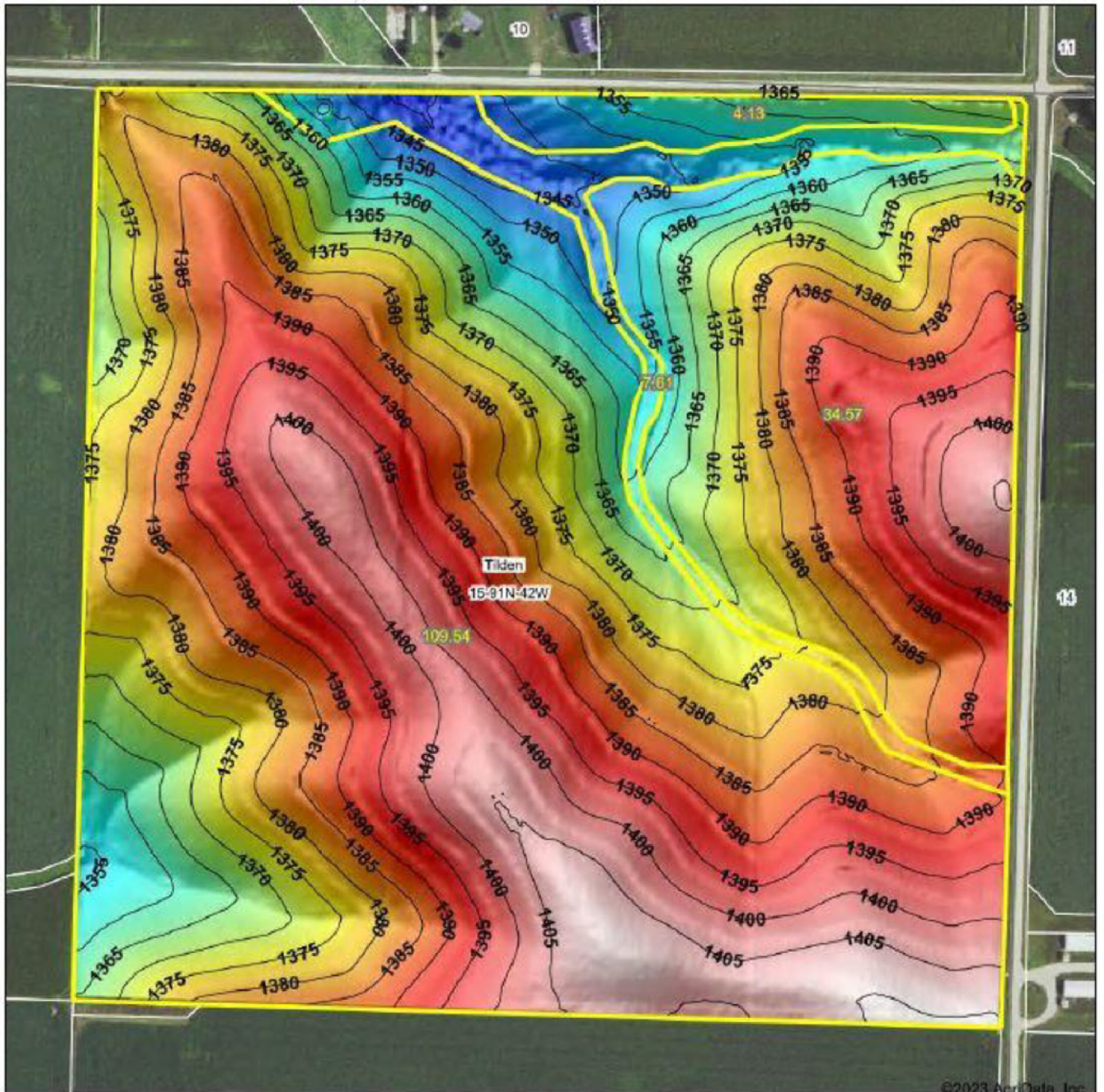
\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Topography Hillshade



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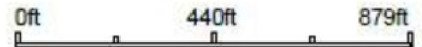
**Stalcup**  
Ag Service

Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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

Source: USGS 3 meter dem  
Interval(ft): 5  
Min: 1,337.3  
Max: 1,410.9  
Range: 73.6  
Average: 1,381.2  
Standard Deviation: 15.98 ft



9/19/2023

15-91N-42W  
Cherokee County  
Iowa

Boundary Center: 42.702929, -95.785868