

SOLD \$6,650/ACRE

FOR SALE

80 ACRES

Grant Township

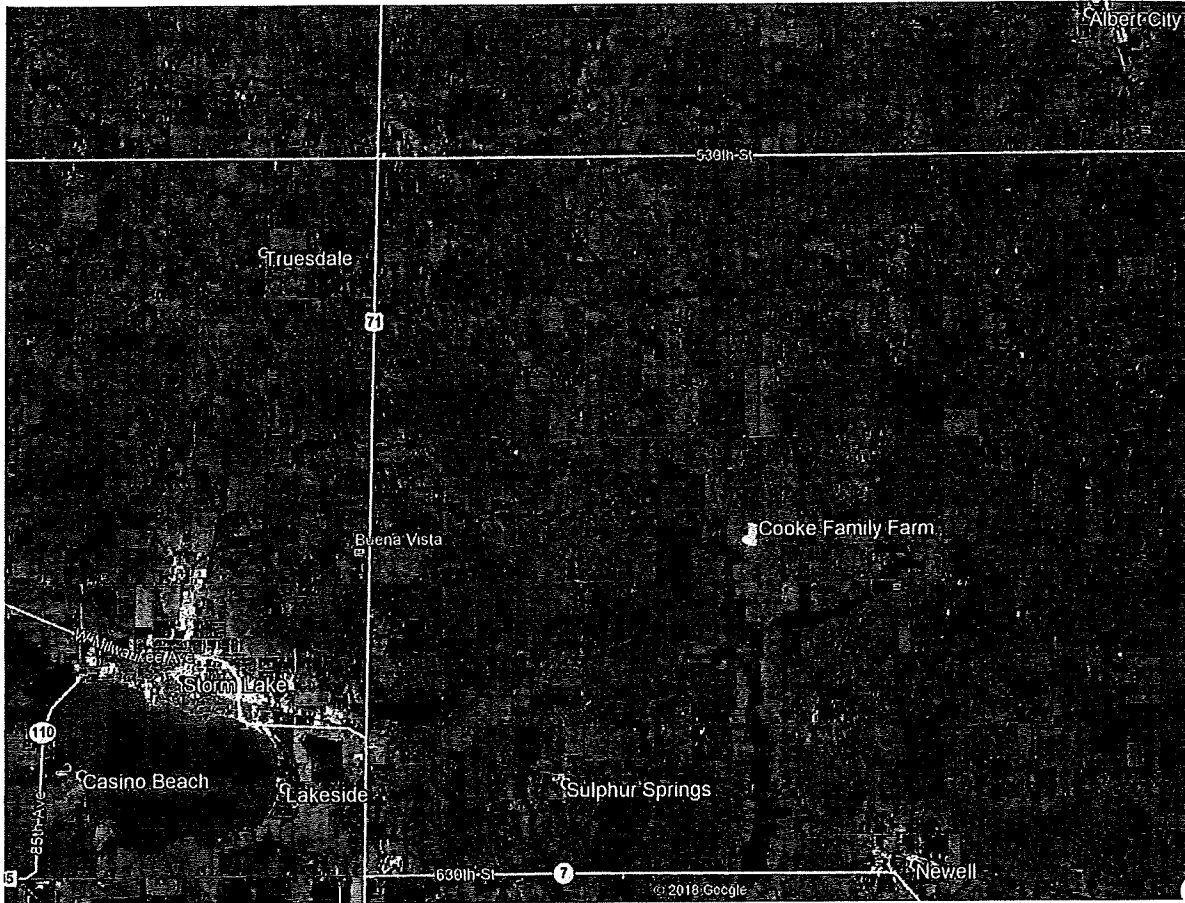
Buena Vista County



712-213-4860

www.stalcupag.com

Location Map



The Cooke Family Farm is located $\frac{1}{4}$ mile north of the intersection of C-49 and 185th Street, which is $\frac{1}{2}$ mile east of the Raccoon River bridge.

The Raccoon River forms the western boundary of the farm.



1705 N. Lake Ave.
Phone 712-732-4811

www.stalcupag.com

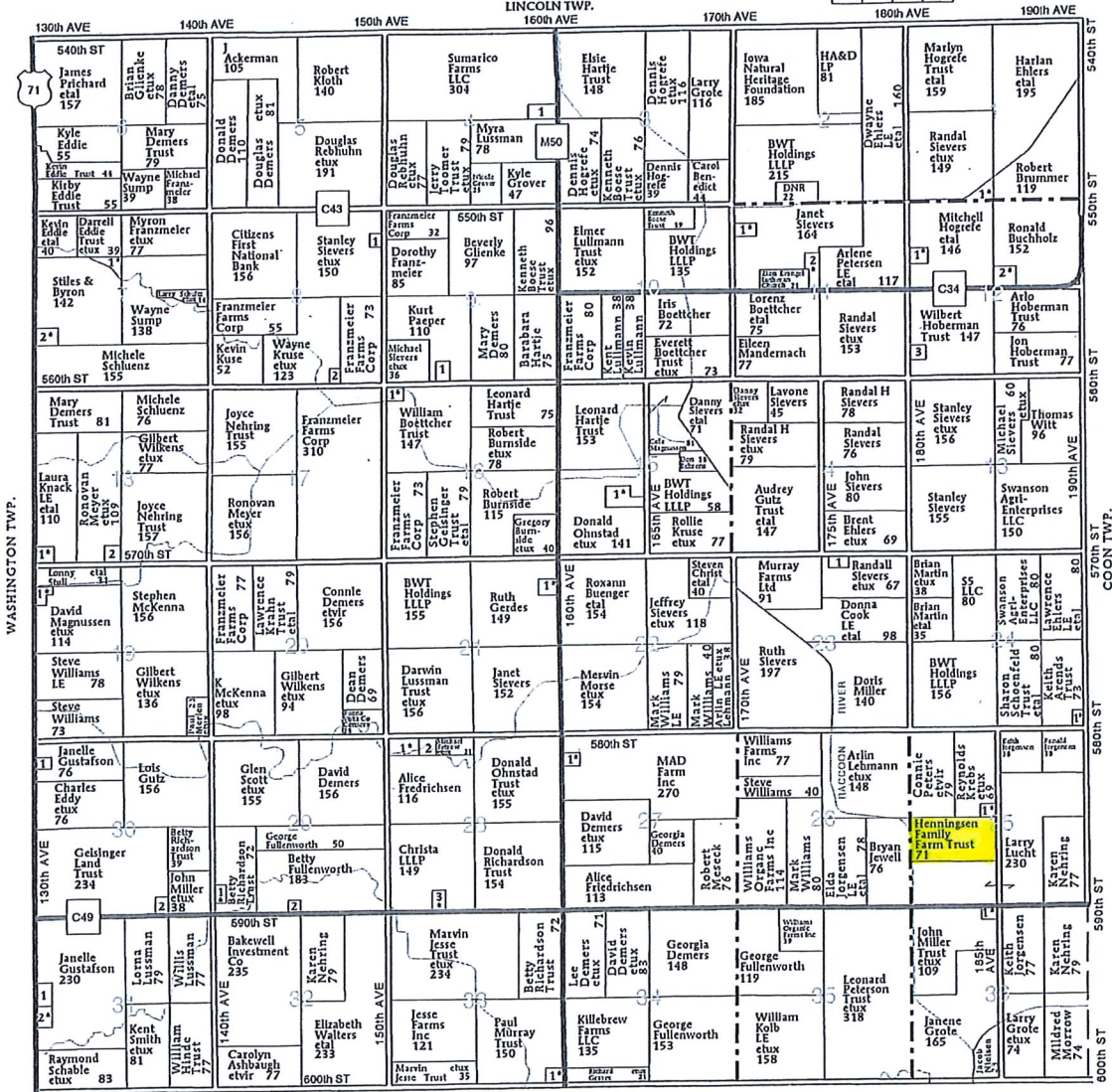
Storm Lake, Iowa 50588
FAX 712-732-7371

Farm Management - Appraisals - Real Estate - Consultation
Our Business Is Helping The Farm Business

T-91-N

GRANT PLAT

R-36-W



GRANT TOWNSHIP

SECTION 1

- 1. Hogrefe, Mitchell etal 9

SECTION 4

- 1. ICR Pork LLC 7

SECTION 7

- 1. Hoffman, Bruce etux 11
- 2. Hoffman, Steven etux 6

SECTION 8

- 1. Mandernach, Ricky 7
- 2. Kruse, Kevin 7

SECTION 9

- 1. Stille, Keryn 8

SECTION 11

- 1. Regennitter, Jimmy etux 5

- 2. Hinkinson, Michael etal 8

SECTION 12

- 1. Huskamp, John etux 10

- 2. Kelly, Andrew etal 7
- 3. Sievers, Jeff 5

SECTION 15

- 1. Lucht, Larry etux 13

SECTION 16

- 1. Richardson, Matthew etux 5

SECTION 18

- 1. Meyer, Ronovan etux 12

- 2. Lietz, Daniel 11

SECTION 19

- 1. Shannon, David etux 11

SECTION 21

- 1. Solem, Michael etux 7

SECTION 23

- 1. Funk, Johan 9

SECTION 24

- 1. Miller, Jay etux 7

SECTION 25

- 1. Wagener, Timothy etux 8

SECTION 27

- 1. Kohl, Kris etux 5

SECTION 28

- 1. Hamann, Joshua etux 13

- 2. Rogers, Christopher 8

- 3. Sievers, Randall etux 6

SECTION 29

- 1. Richardson, Bruce etux 7

- 2. Baker, Patricia 7

SECTION 30

- 1. Lucht, Larry 6
- 2. Miller, Jean 10

SECTION 31

- 1. Lussman, Jeff 8

- 2. Lussman, Mark etux 9

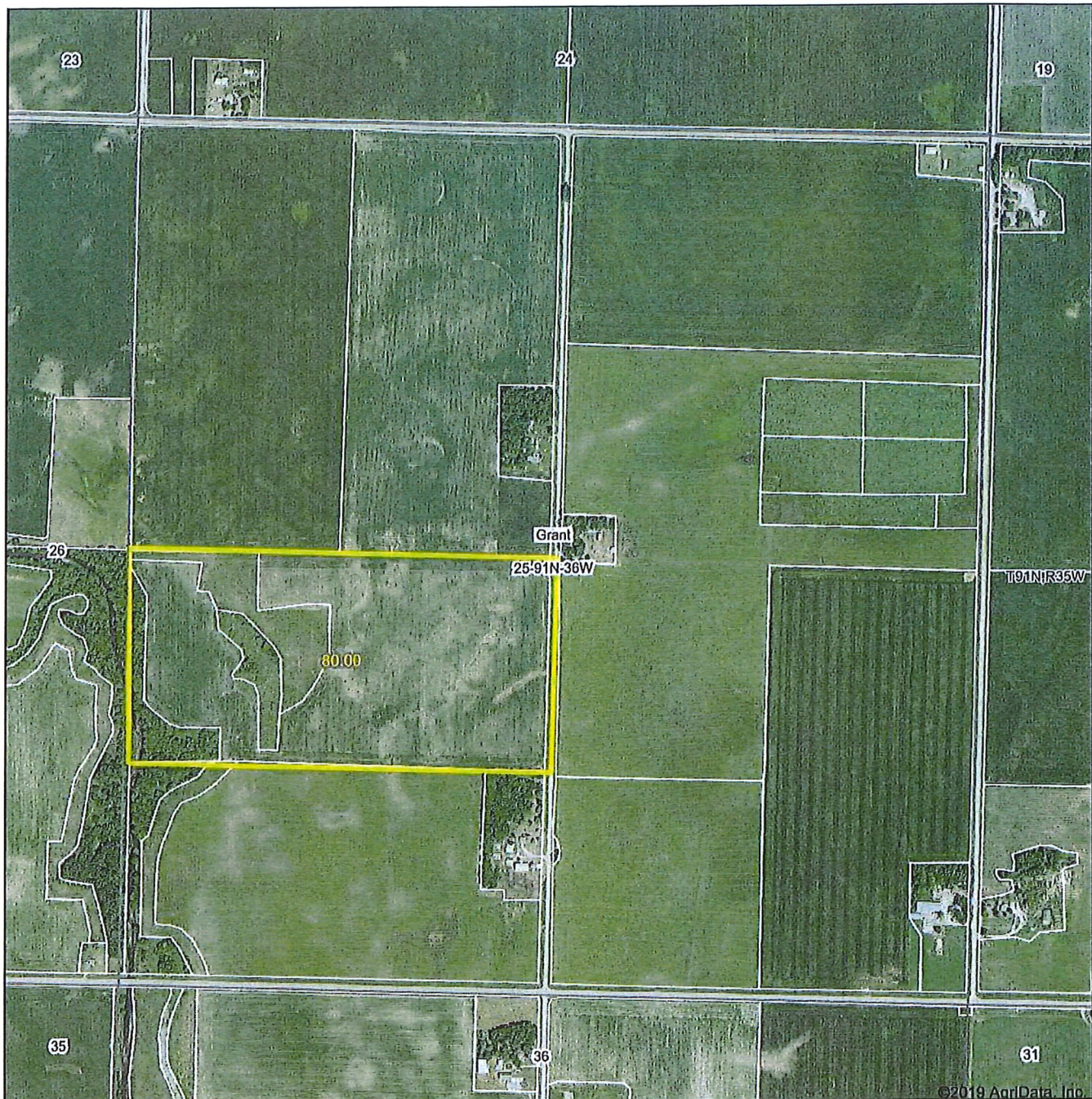
SECTION 33

- 1. Thammathal, Sivalh etal 7

SECTION 36

- 1. Knapton Trust, Robert etux 5

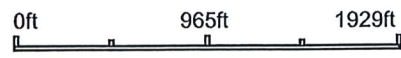
2017 Aerial Map



©2019 AgriData, Inc.



map center: 42.669021, -95.043476



25-91N-36W
Buena Vista County
Iowa

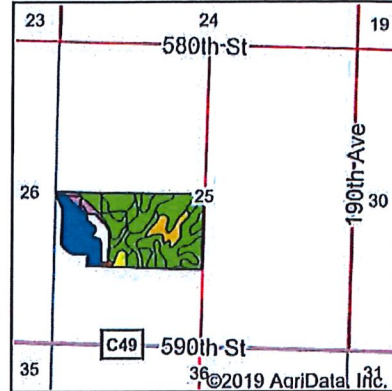
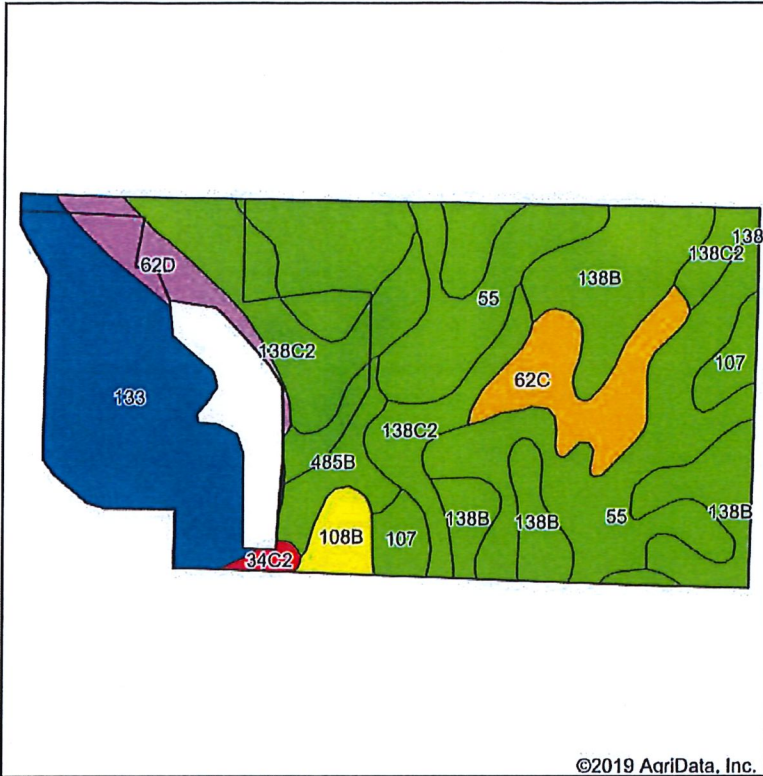


1/22/2019



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

Soil Map - Cropland & CRP



State: Iowa
 County: Buena Vista
 Location: 25-91N-36W
 Township: Grant
 Acres: 68.6
 Date: 1/22/2019



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

© AgriData, Inc. 2019

www.AgriDataInc.com

Area Symbol: IA021, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*j Soybeans	CSR2**	CSR	*n NCCPI Soybeans
138B	Clarion loam, 2 to 6 percent slopes	16.54	24.1%		Ile	225.6	65.4	89	76	83
55	Nicollet clay loam, 1 to 3 percent slopes	14.87	21.7%		Iw	233.6	67.7	89	84	78
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	12.74	18.6%		Ilw	204.8	59.4	78	76	79
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	10.28	15.0%		Ille	204.8	59.4	83	60	65
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	4.47	6.5%		Ille	169.6	49.2	64	48	65
485B	Spillville loam, 2 to 5 percent slopes	2.90	4.2%		Ile	200	58	88	76	82
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	2.53	3.7%		Ive	145.6	42.2	41	39	61
107	Webster clay loam, 0 to 2 percent slopes	2.48	3.6%		Ilw	224	65	86	79	80
108B	Wadena loam, 2 to 6 percent slopes	1.39	2.0%		Ile	80	23.2	52	48	52
34C2	Estherville sandy loam, 5 to 9 percent slopes, moderately erode	0.40	0.6%		IVs	80	23.2	11	5	22
Weighted Average						208.8	60.5	81.3	71.3	*n 75.4

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

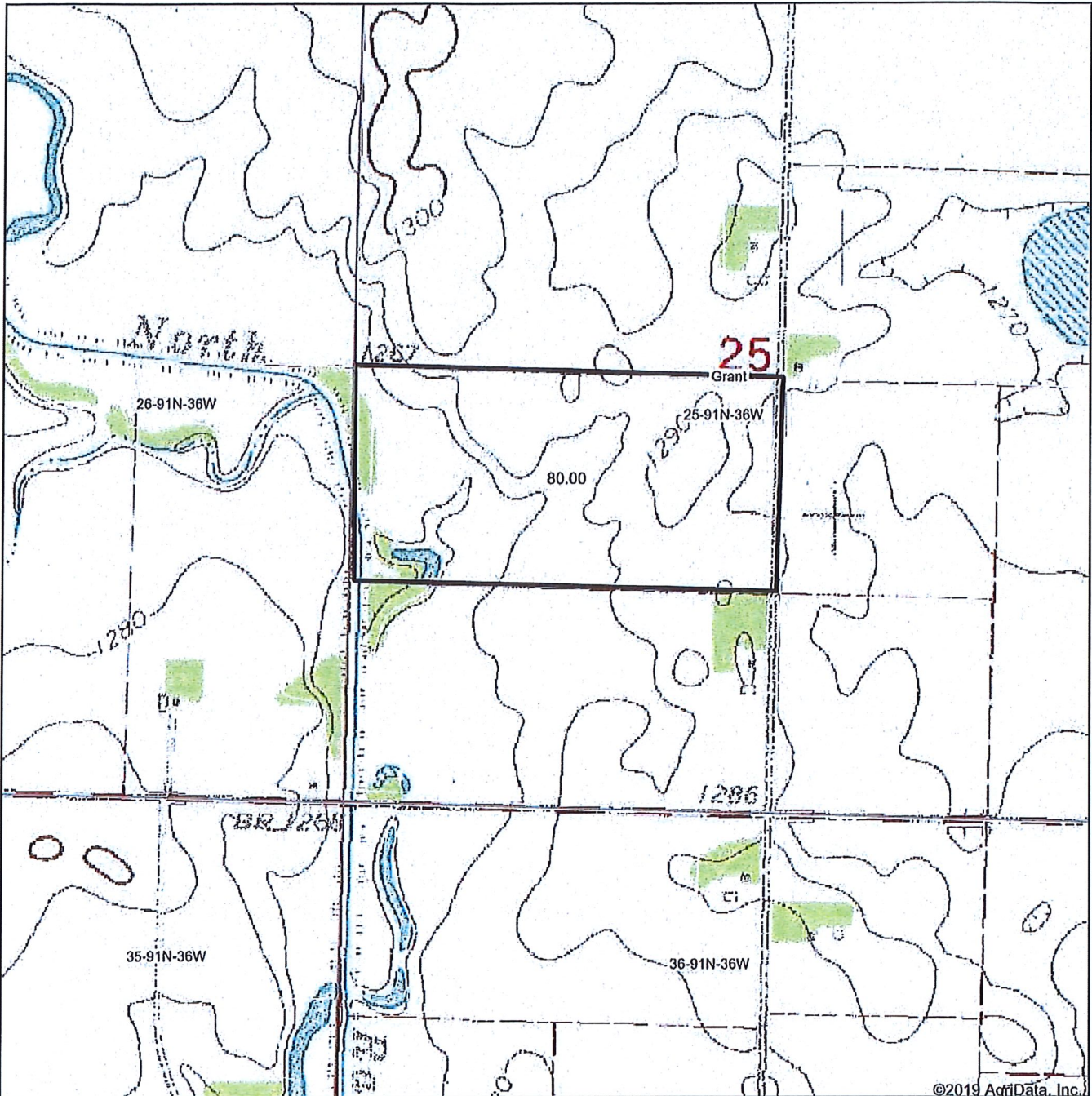
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

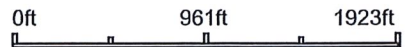
Soils data provided by USDA and NRCS.

Topography Map



©2019 AgriData, Inc.

map center: 42.665934, -95.048606



25-91N-36W
Buena Vista County
Iowa



1/22/2019



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:



- Soybeans
- Grassland/Pasture
- Corn
- Herbaceous Wetlands

5 rows not shown

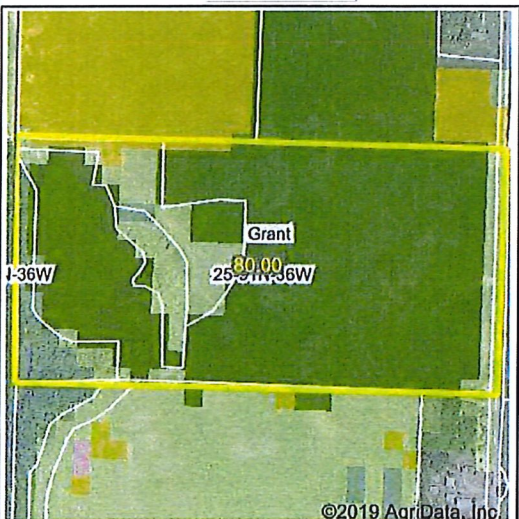


- Corn
- Grassland/Pasture
- Herbaceous Wetlands
- Soybeans

3 rows not shown

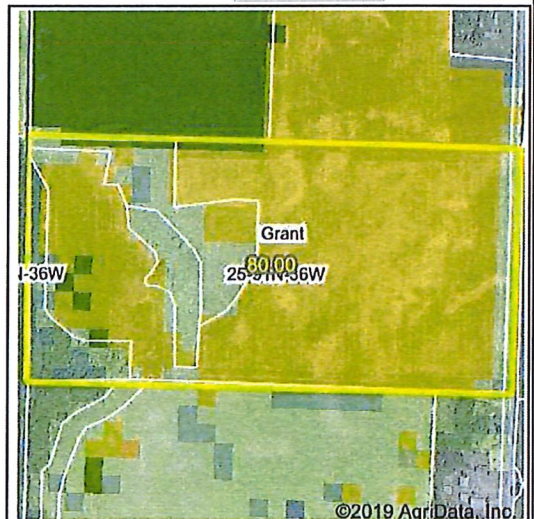
Crop Year:

Crop Year:



- Soybeans
- Grassland/Pasture
- Corn
- Woody Wetlands

6 rows not shown



- Corn
- Grassland/Pasture
- Soybeans
- Woody Wetlands

5 rows not shown

Map Center: 42.665934, -95.048606

State: IA County: Buena Vista

Legal: 25-91N-36W Twnshp: Grant



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