
AUCTION

November 6
Diamond Township
Cherokee County



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

FRIDAY

10:00 a.m.

November

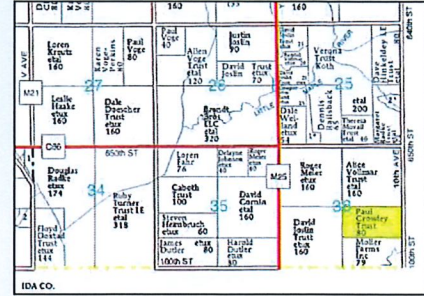
Quad Co. Corn Processors Headquarters
100 East Third St. (enter east door)
Galva, IA

6

2020

CHEROKEE COUNTY
DIAMOND TOWNSHIP

80.56 acres m/l



FARM LOCATION
6564 10th Avenue

LEGAL DESCRIPTION
N1/2 SE1/4 of Section 36-90-39

SOLD \$9,300/AC!!!

Paul R. Crowley Trust
Steven & Benjamin Crowley, Trustees
Owner/Seller

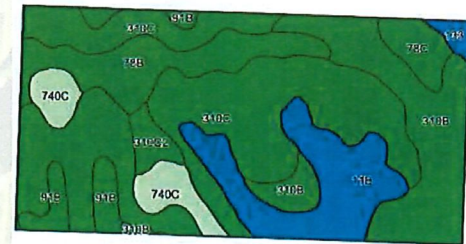
Here is a very good, rolling farm in a neighborhood where land is not often available. This Century farm consists of about 62% Galva soils on the uplands and 20% Colo Judson or Primghar in the draws. Most of the balance is Sac. This farm takes little to no run-off from its neighbors. A 30x18' grain bin allows on-farm storage with easy access to ethanol plants in several directions.



FSA Cropland Acres	78.66
Corn Base & PLC Yield	41.50 / 170
Soybean Base & PLC Yield	35.50 / 54
Real Estate Taxes	\$2,372
Lease	Open for 2021
Cropland CSR	58.3
Cropland CSR-2	84.0
Primary Soil	Galva silty clay loam
Secondary Soils	Colo-Judson, Sac, Primghar & Harwick

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.
- * Online bidding available at stalcupag.com the day of the sale. Register online at least 24 hours prior to auction.
- *Closing is December 17, 2020. Real estate taxes pro-rated to date of closing.
- *Possession is given at closing, lease is open for 2021.
- *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.



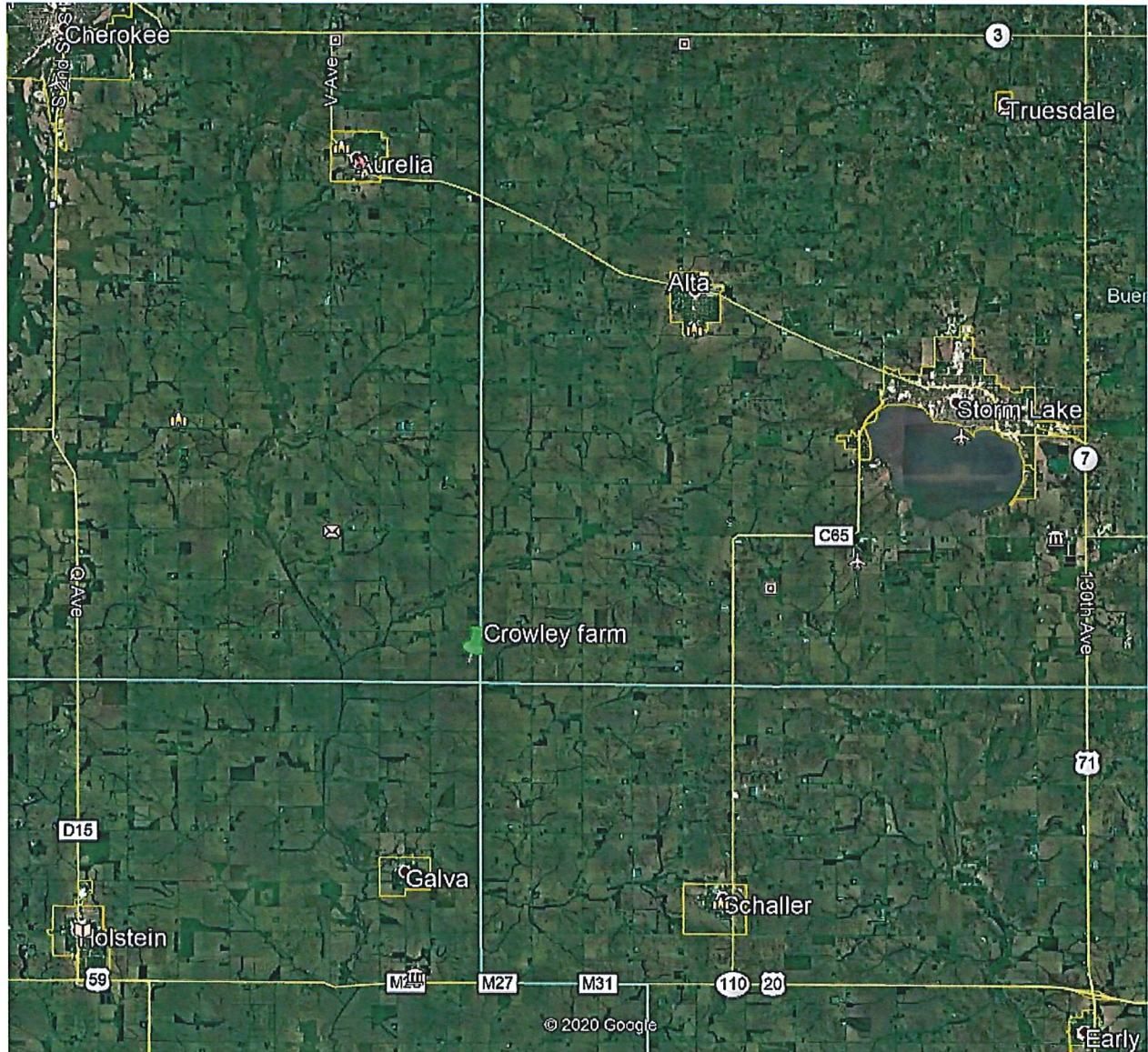
For more information contact
Dennis Reyman or Luke Pearson
at Stalcup Ag Service (712) 732-4811
or evenings at (712) 299-3839 (Dennis)



1705 North Lake Ave * PO Box 67
Storm Lake, IA 50588
(712) 732-4811 * Fax (712) 732-7371
www.stalcupag.com

Location Map

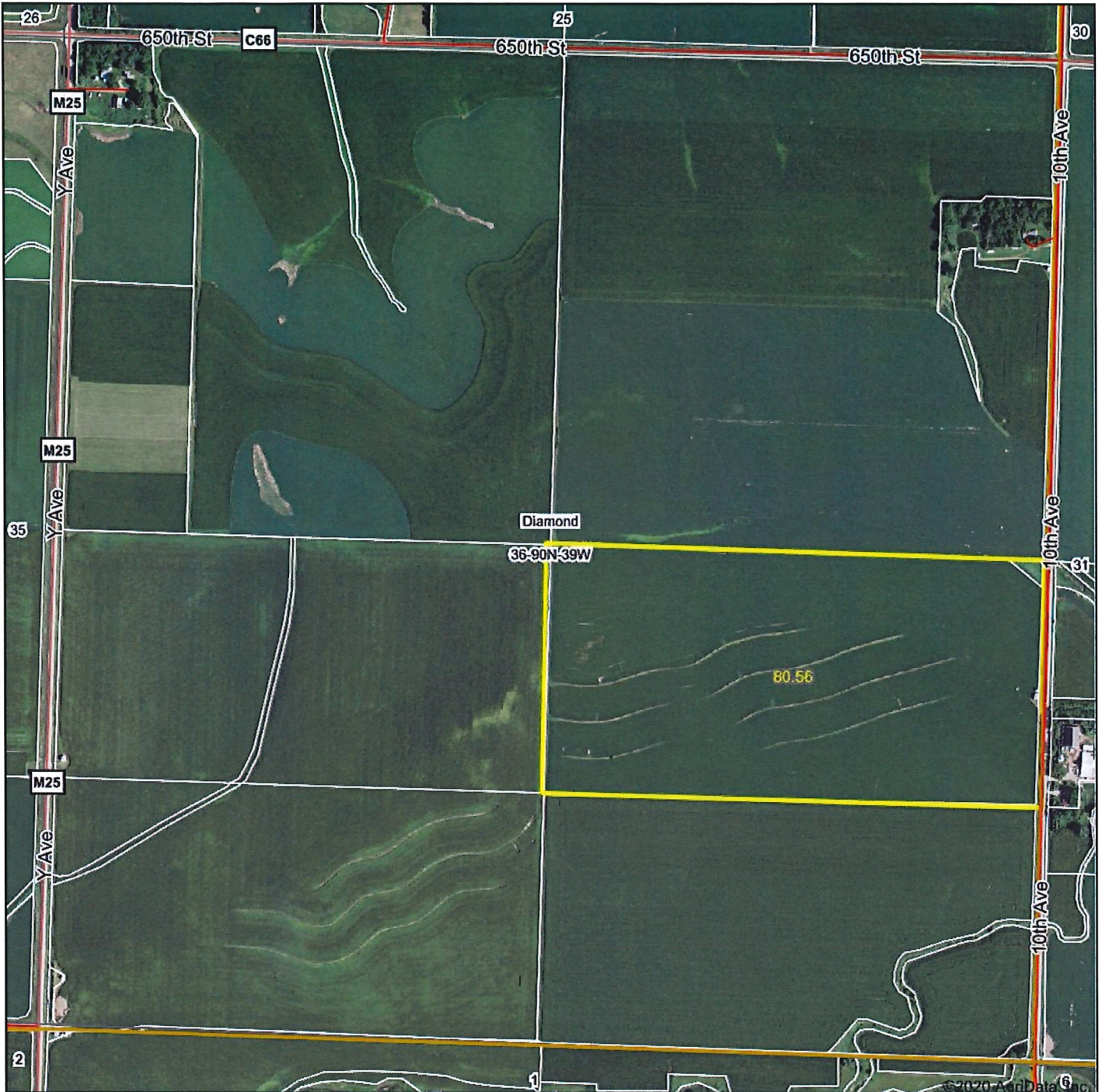
911 Address: 6564 10th Avenue, Galva



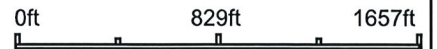
The Crowley farm is located near the four corners of Cherokee, Ida, Buena Vista, and Sac Counties.

County pavement M-27 is one mile to the east, county pavement M-25 is one mile to the west.

2019 Aerial Map



Map Center: 42.569035, -95.397839

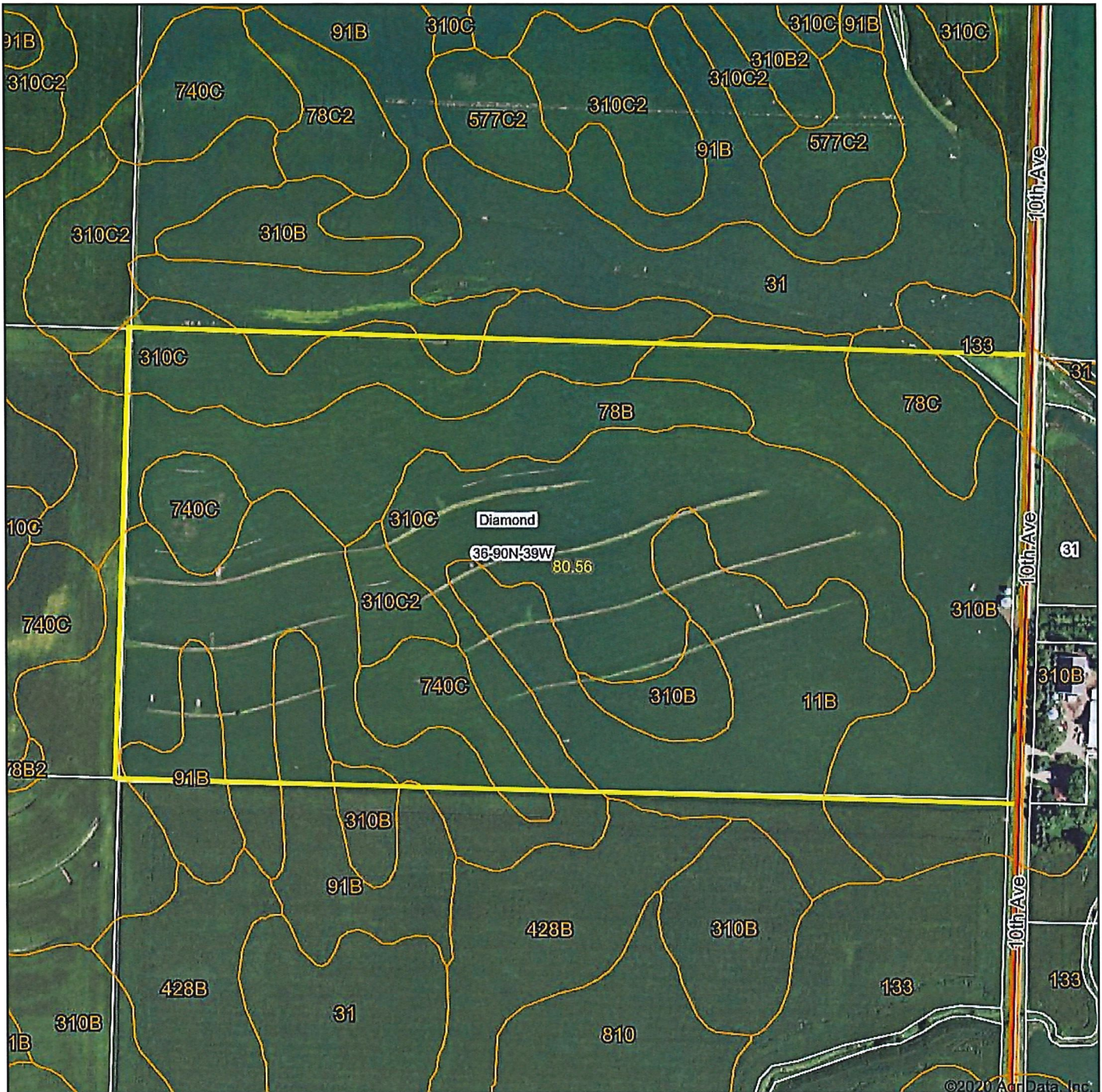


36-90N-39W
Cherokee County
Iowa



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

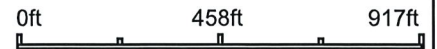
2019 Aerial Photo with Soils



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Map Center: 42.567413, -95.393178



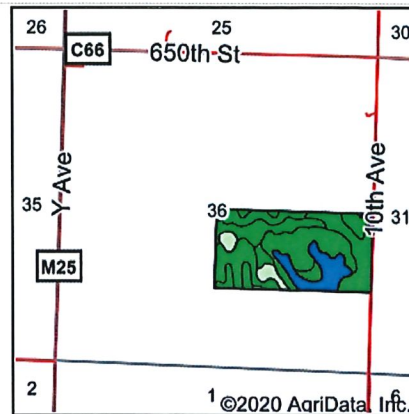
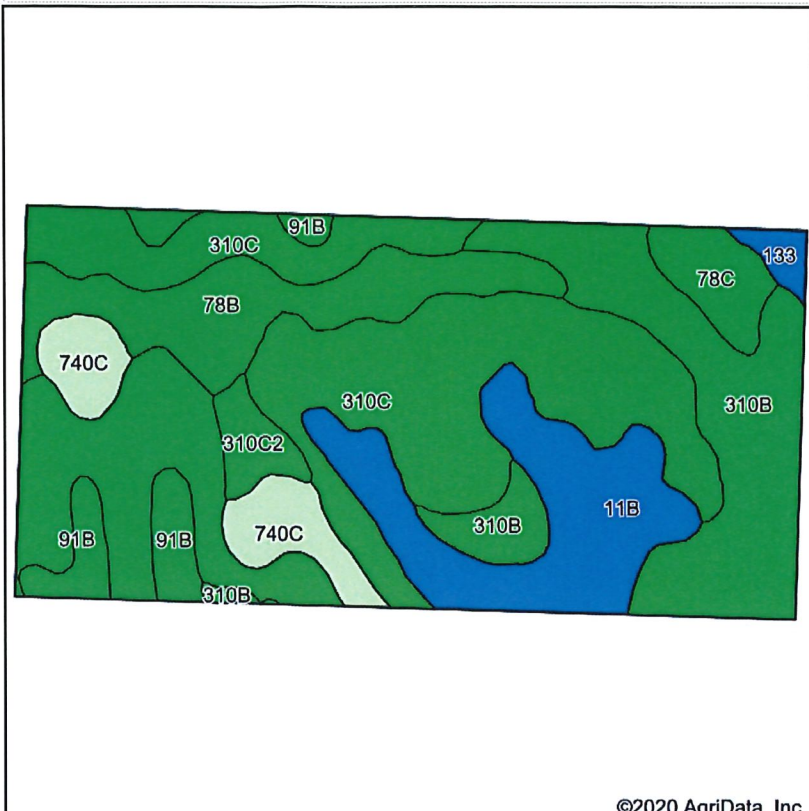
36-90N-39W
Cherokee County
Iowa



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

9/15/2020

Soil Map



State: **Iowa**
 County: **Cherokee**
 Location: **36-90N-39W**
 Township: **Diamond**
 Acres: **80.56**
 Date: **9/15/2020**



Soils data provided by USDA and NRCS.

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Area Symbol: IA035, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
310C	Galva silty clay loam, 5 to 9 percent slopes	33.18	41.2%	■	Ille	216	62.6	87	56
310B	Galva silty clay loam, 2 to 5 percent slopes	14.69	18.2%	■	Ile	232	67.3	95	71
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	10.96	13.6%	■	Ilw	216	62.6	80	59
78B	Sac silty clay loam, 2 to 5 percent slopes	8.61	10.7%	■	Ile	232	67.3	89	67
740C	Hawick sandy loam, 2 to 9 percent slopes	4.53	5.6%	■	IVs	132.8	38.5	21	5
91B	Primghar silty clay loam, 2 to 5 percent slopes	3.62	4.5%	■	Ile	232	67.3	95	79
78C	Sac silty clay loam, 5 to 9 percent slopes	2.53	3.1%	■	Ille	216	62.6	84	52
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	1.64	2.0%	■	Ille	211.2	61.2	84	54
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.80	1.0%	■	Ilw	204.8	59.4	78	74
Weighted Average						216.5	62.8	84.1	58.5

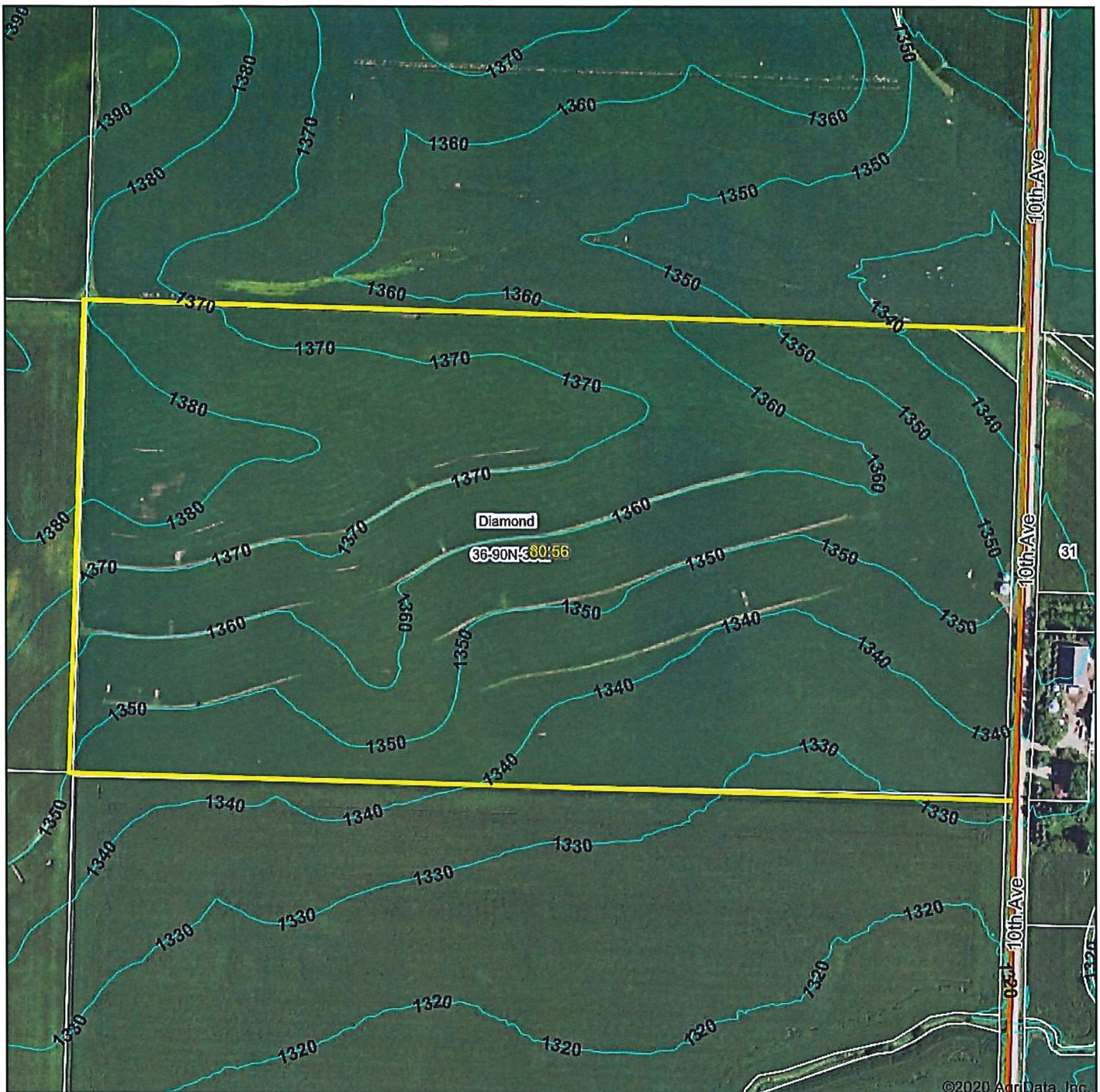
**IA has updated the CSR values for each county to CSR2.

*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 Contours

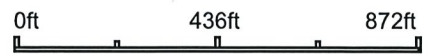


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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 3 meter dem
 Interval(ft): 10.0
 Min: 1,331.5
 Max: 1,388.7
 Range: 57.2
 Average: 1,357.8
 Standard Deviation: 13.81 ft



9/15/2020

Map Center: 42.567413, -95.393178

36-90N-39W
Cherokee County
Iowa

4 Year Crop History



Owner/Operator: Crowley
 Address:
 Address:
 Phone:

Date: 9/15/2020

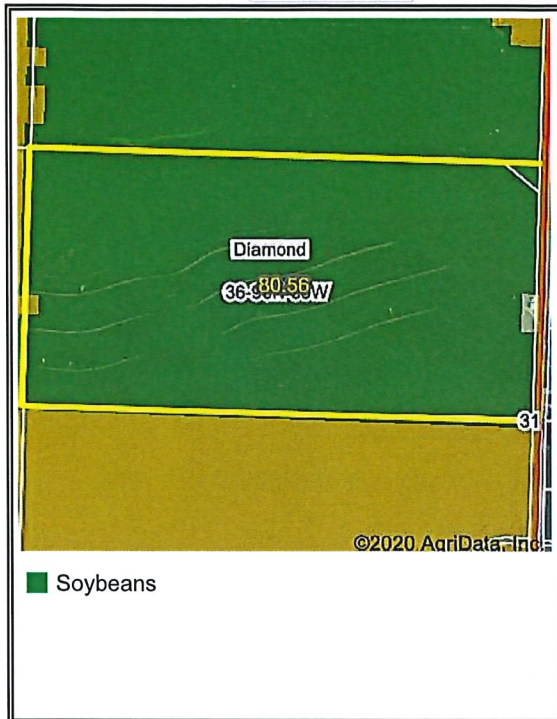
Farm Name:

Field ID:

Acct. #:

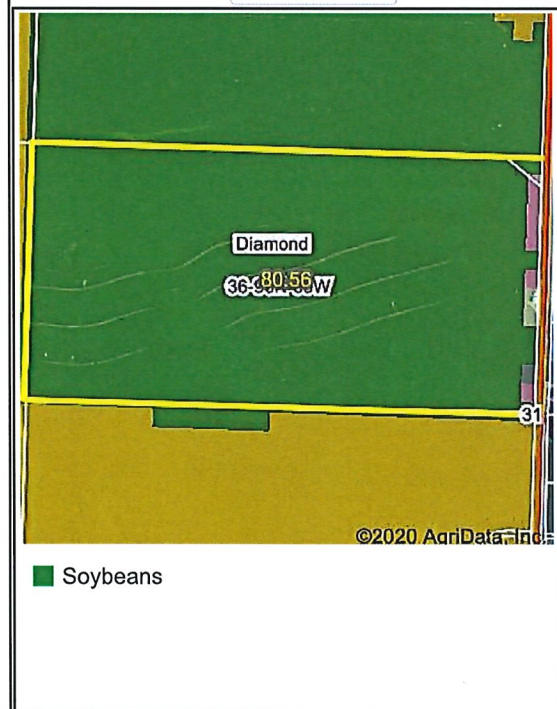
Crop Year: 2019

Crop Year: 2018



Crop Year: 2017

Crop Year: 2016



Map Center: 42.567413, -95.393178

State: IA

County: Cherokee

Legal: 36-90N-39W

Township: Diamond

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:

