

SOLD - \$5,250/ACRE

AUCTION

**February 14
Grand Meadow
Township
Cherokee County**



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

FRIDAY

February

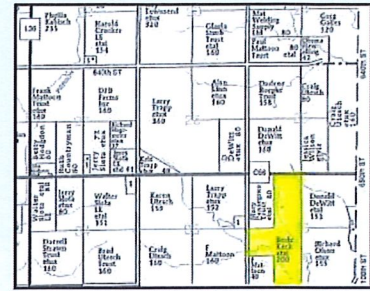
14

2020

10:30 a.m.

Washta Community Center
307 Main Street
Washta, IA

CHEROKEE COUNTY
GRAND MEADOW TOWNSHIP
 200 acres m/l



FARM LOCATION

Two miles west of Washta on the south side of C66 (650th Street)

LEGAL DESCRIPTION

East Half of the West Half (E1/2 W1/2) and the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Thirty-six (36), Township Ninety (90) North, Range Forty-two (42) West of the 5th P.M., Cherokee County, Iowa

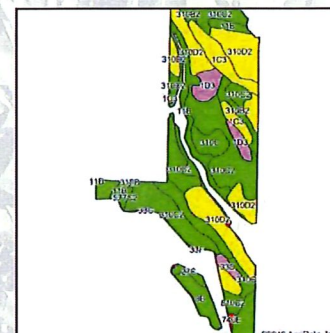
Gene Keck Farm heirs Owners/Sellers

Here is a well-located combination farm situated two miles west of Washta along C66 with 124.47 acres of nice, rolling cropland and nearly 60 acres of open pasture on the south side. The cropland consists of over 70% productive Galva silty clay loam and 15% being good drainageway soils such as Colo-Judson, Judson, and Terril. The pasture is open land consisting of about 45% drainageway soils such as Terril-Coland and Colo-Judson, about 38% side slopes such as Steinauer, and 17% uplands including Galva and Ida. The farmstead on the west side of the farm includes an old house and several small outbuildings. Septic will not be updated by the sellers. Hauling grain two miles downhill into Washta or up the road to Little Sioux Corn Processors is an easy trip from this farm. Make plans to attend the Gene Keck farmland auction in downtown Washta!

Cropland Acres	124.47
Corn Base & PLC Yield	74.13 / 175
Soybean Base & PLC Yield	47.97 / 54
Real Estate Taxes	\$4,256
Lease	Open for 2020
Cropland CSR	52.5
Cropland CSR-2	73.0
Primary Soil	Galva silt clay loam
Secondary Soils	Colo-Judson, Judson & Ida

Terms

- * Property will be sold x 200 acres.
- * 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 March 17, 2020. Real estate taxes pro-rated to date of closing.
- * Possession is given at closing, subject to current tenant's lease expiring February 29, 2020.
- * 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.

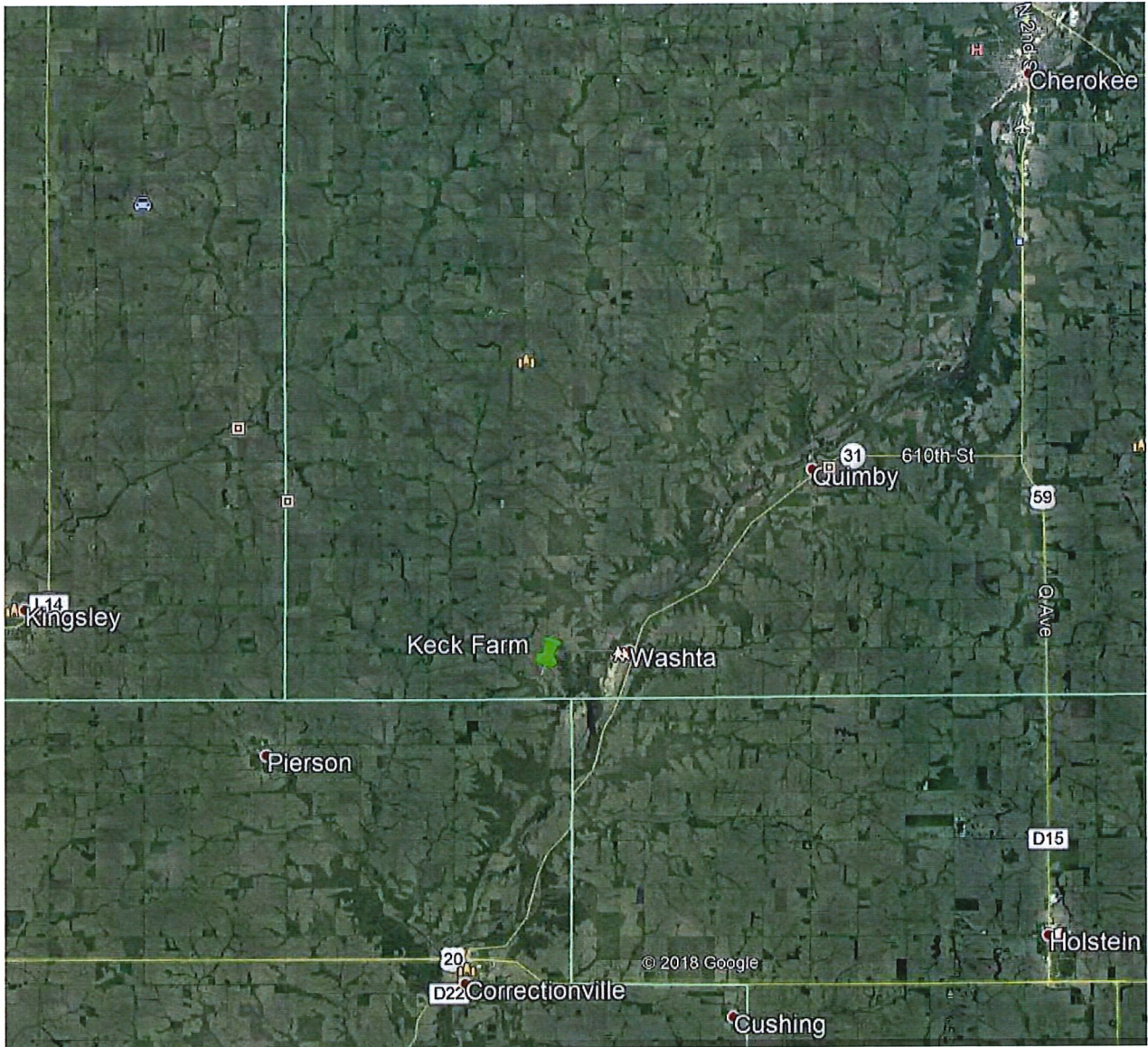


For more information contact
 Dennis Reyman
 at Stalcup Ag Service (712) 732-4811
 or evenings at (712) 299-3839 (cell)



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

Location Map



Location is two miles west of Washta on the south side of C66
Farmstead is located at 6563 F Avenue (west side of farm)



call now!

CASH REWARD

for Information leading to the arrest of wildlife
POACHERS

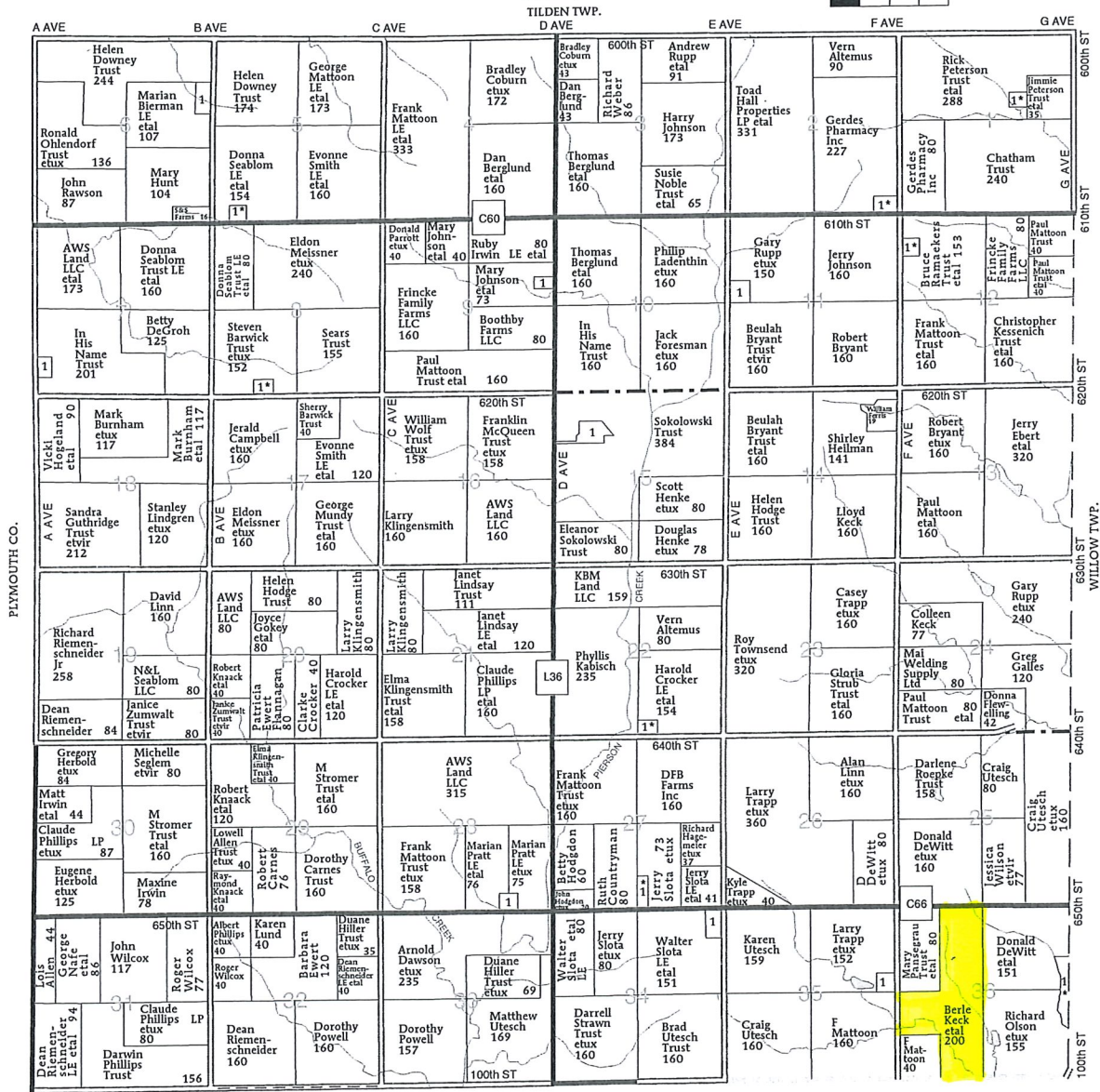


1-800-532-2020

T-90-N

GRAND MEADOW PLAT

R-42-W



WOODBURY CO.

GRAND MEADOW TOWNSHIP

SECTION 1

1. Buenger, Jeremy etux 7

SECTION 2

1. Carlson, Austin etux 13

SECTION 5

1. AWS Land LLC 6

SECTION 6

1. Downey Trust, Helen 14

SECTION 7

1. Bailey Ridge Partners LLC 6

SECTION 8

1. AWS Land LLC 7

SECTION 9

1. Irwin, Eileen 7

SECTION 11

1. Rupp, Gary 10

SECTION 12

1. Nelson, James etal 7

SECTION 15

1. Sokolowski, William 15

SECTION 22

1. Martin, Alan etux 6

SECTION 27

1. Slota, Perry etux 7

SECTION 28

1. Pratt, Terry 9

SECTION 34

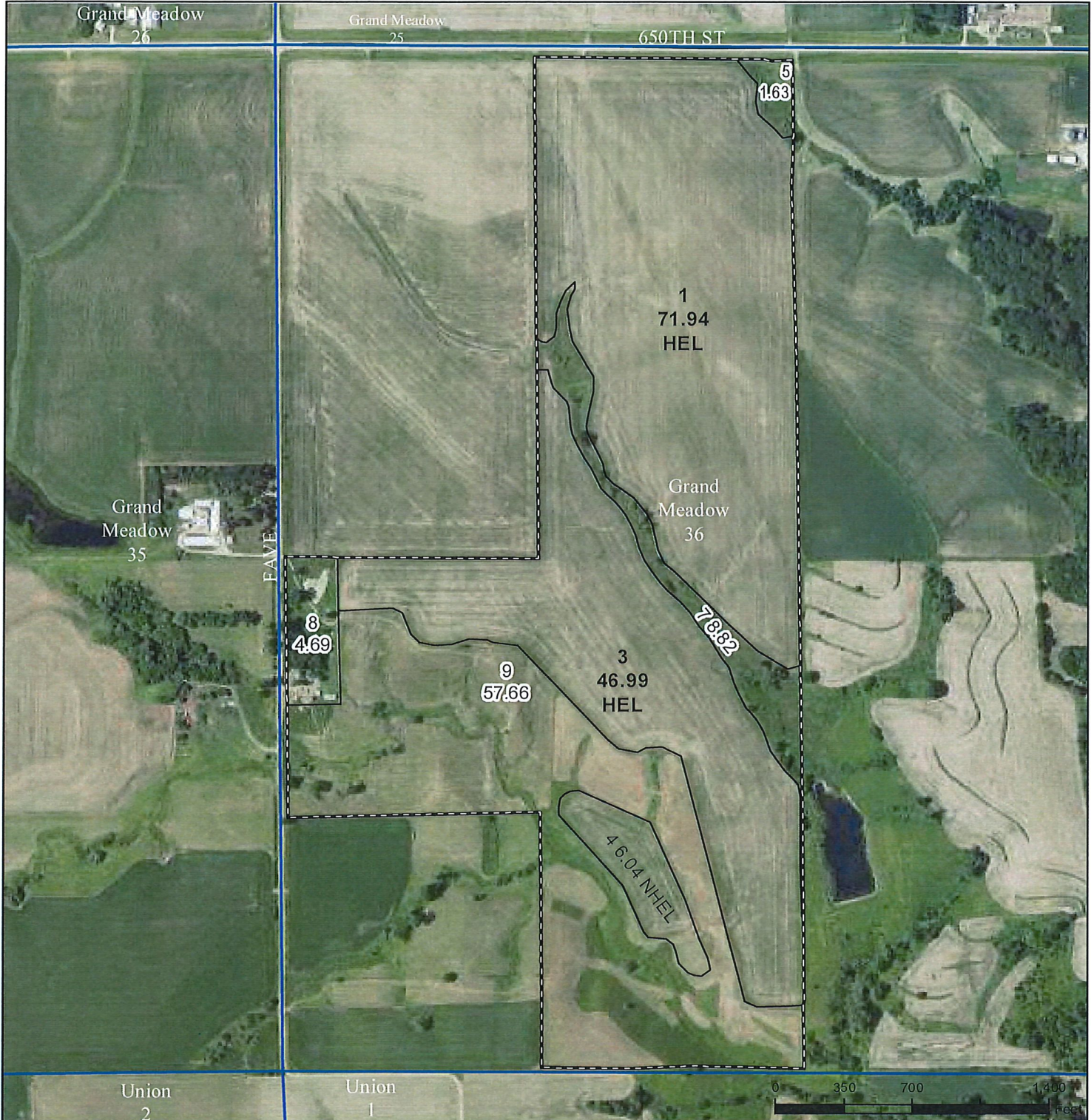
1. Edwards Jr, Glenn 9

SECTION 35

1. Ebert, Eric 8

SECTION 36

1. Baumann, Charles etux 13



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Provisions

Tract Cropland Total: 124.97 acres

2019 Program Year

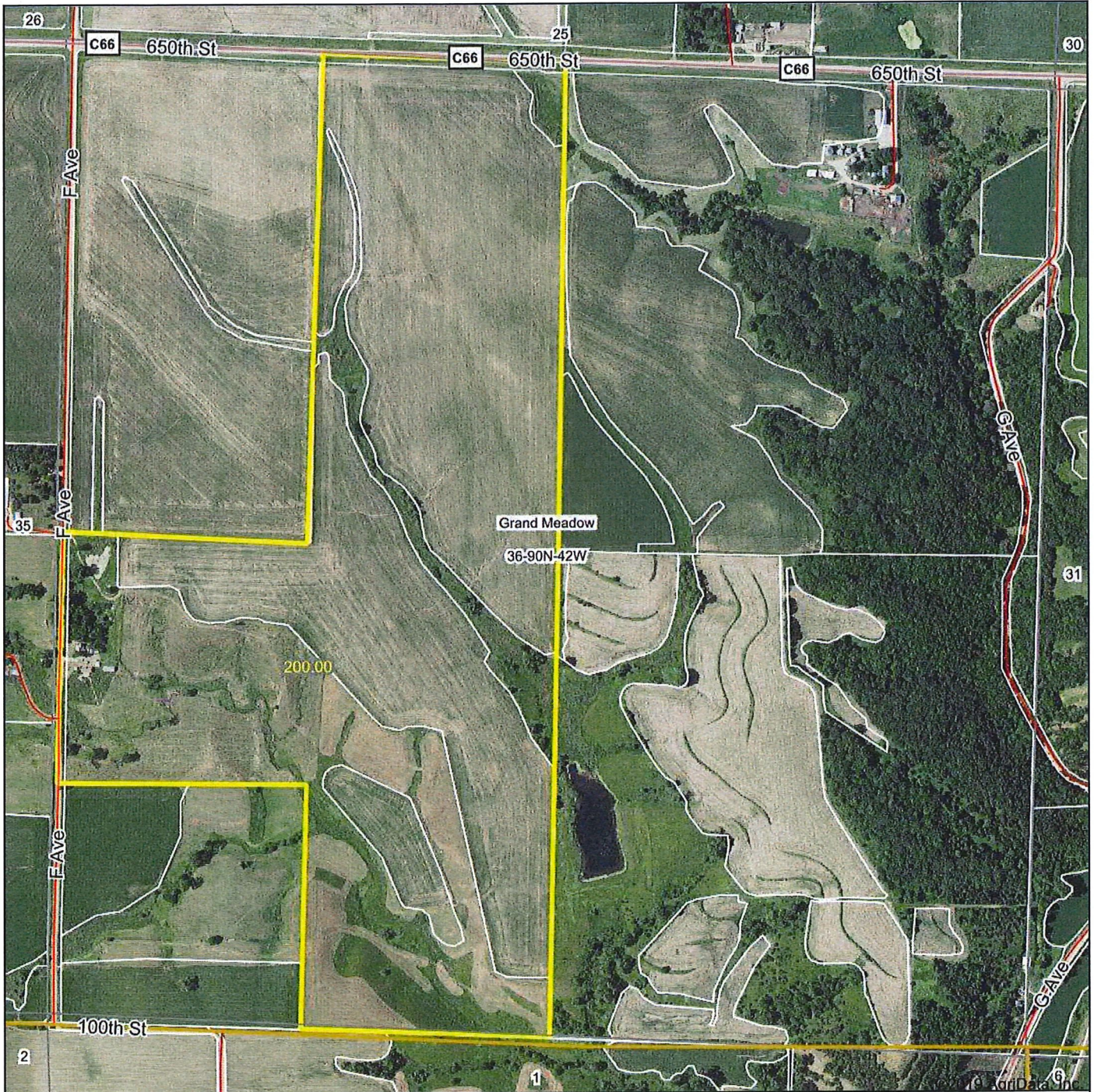
Map Created February 08, 2019

Farm 5442

Tract 795

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2017 Aerial Photo of Section 36



Map Center: 42.568405, -95.751521

0ft 833ft 1667ft

Stalcup
Ag Service

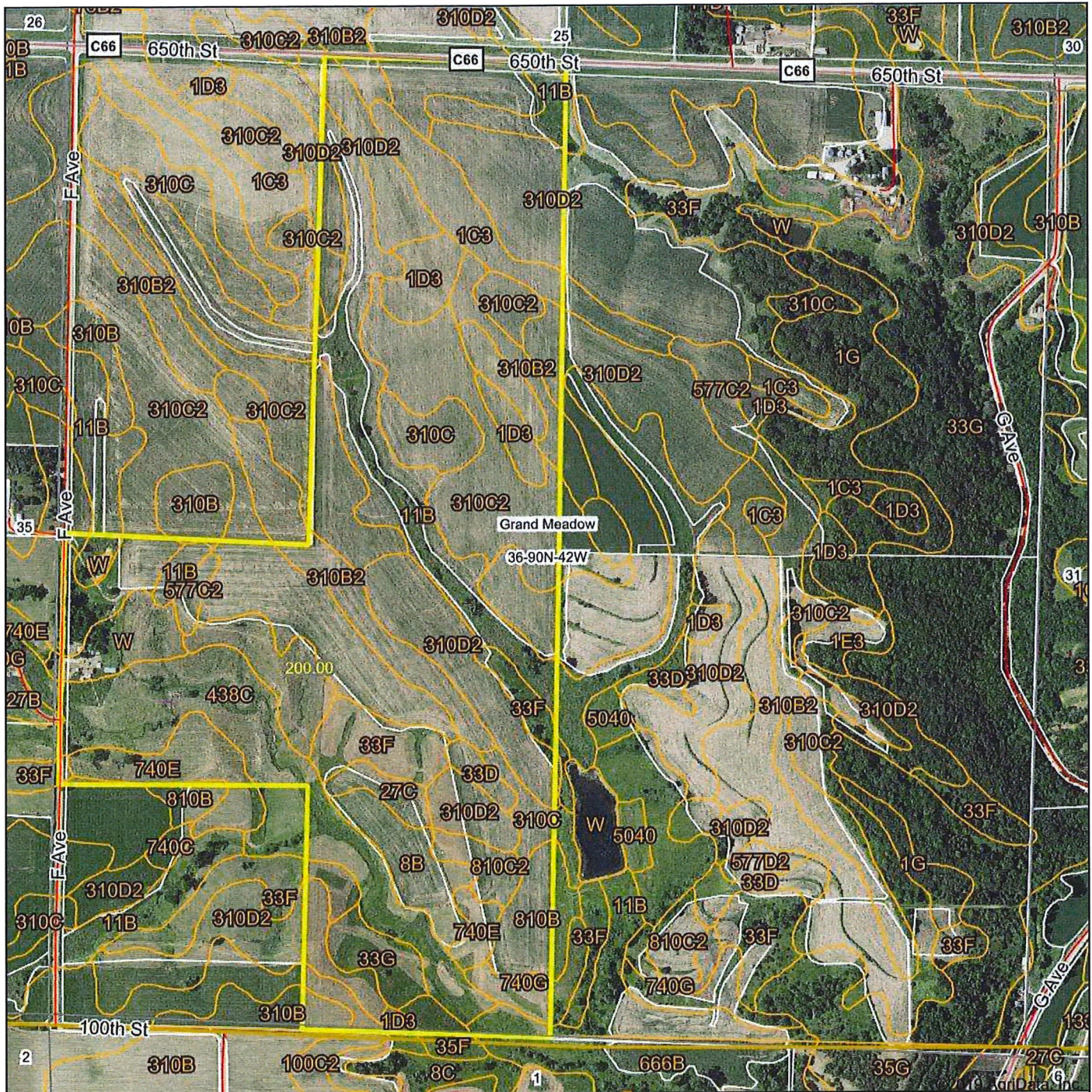
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36-90N-42W
Cherokee County
Iowa

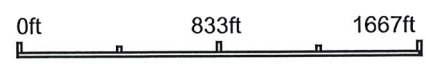
N
W E
S
11/14/2019

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

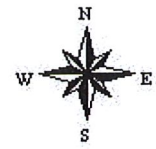
2017 Aerial Photo with Soils



Map Center: 42.568405, -95.751521



36-90N-42W
Cherokee County
Iowa

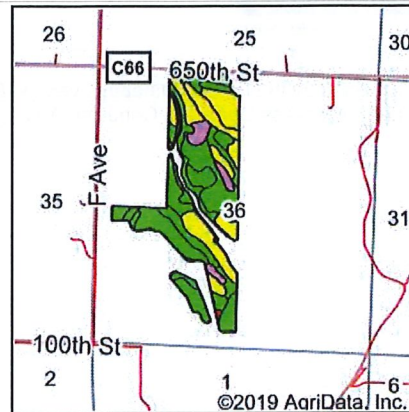
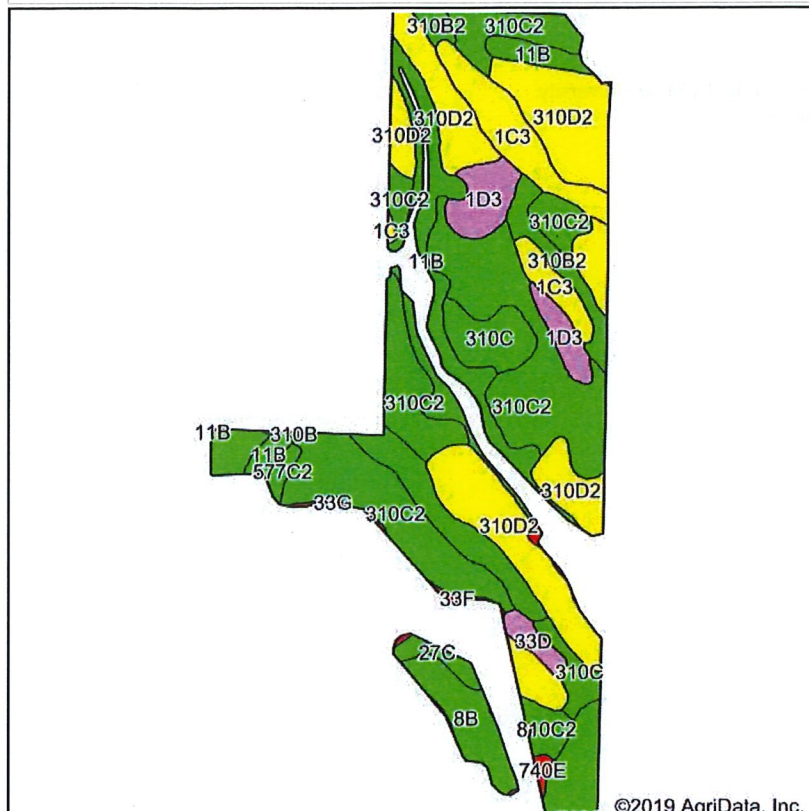


11/14/2019

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

Cropland Soil Map



State: **Iowa**
 County: **Cherokee**
 Location: **36-90N-42W**
 Township: **Grand Meadow**
 Acres: **124.47**
 Date: **11/14/2019**



Soils data provided by USDA and NRCS.

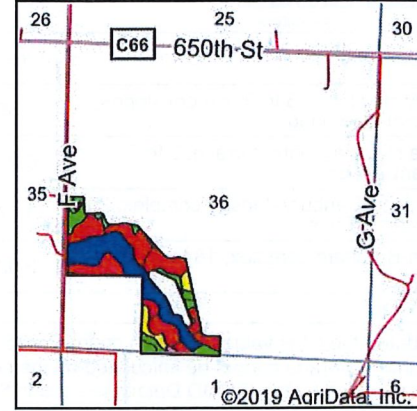
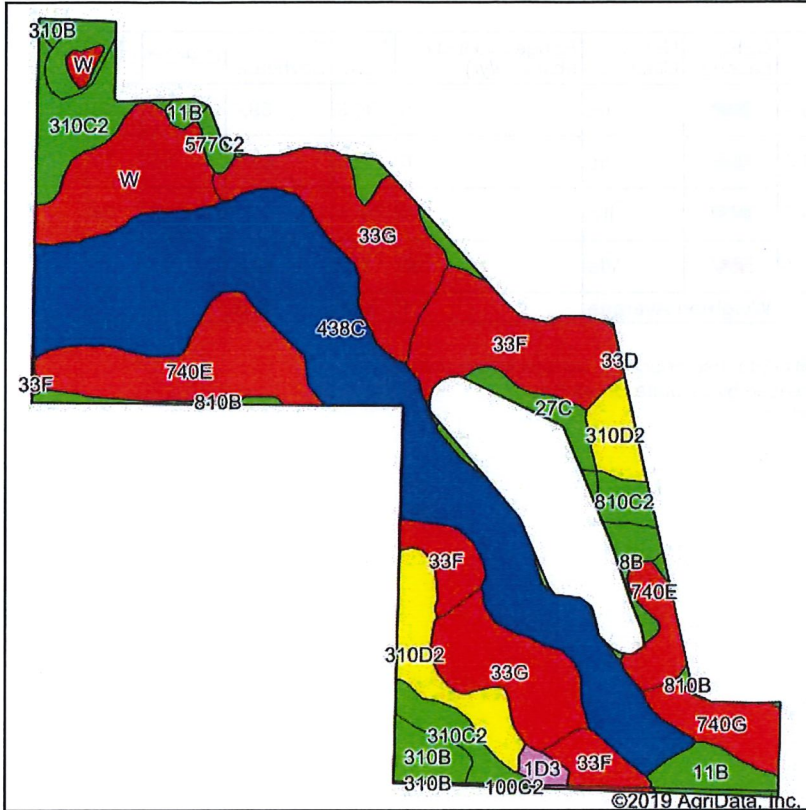
Area Symbol: IA035, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	38.51	30.9%	■	IIIe	211.2	61.2	84	54
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	29.97	24.1%	■	IIIe	177.6	51.5	57	44
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	12.24	9.8%	■	IIw	216	62.6	80	59
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	9.13	7.3%	■	Ile	227.2	65.9	90	69
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	8.51	6.8%	■	IIIe	155.2	45	58	46
310C	Galva silty clay loam, 5 to 9 percent slopes	5.75	4.6%	■	IIIe	216	62.6	87	56
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	5.35	4.3%	■	IIIe	126.4	36.7	32	37
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	4.66	3.7%	■	Ile	230.4	66.8	92	73
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	3.97	3.2%	■	Ile	232	67.3	95	71
810C2	Galva silty clay loam, terrace, 5 to 9 percent slopes, eroded	1.68	1.3%	■	IIIe	211.2	61.2	84	54
33D	Steinauer clay loam, 9 to 14 percent slopes	1.34	1.1%	■	IVe	120	34.8	33	36
27C	Terril loam, 5 to 9 percent slopes	1.23	1.0%	■	IIIe	208	60.3	85	53
577C2	Everly clay loam, 5 to 9 percent slopes, moderately eroded	0.77	0.6%	■	IIIe	204.8	59.4	83	49
33F	Steinauer clay loam, 14 to 25 percent slopes	0.50	0.4%	■	VIe	88	25.5	8	8
740E	Hawick sandy loam, 9 to 18 percent slopes	0.38	0.3%	■	VIIs	88	25.5	5	5
33G	Steinauer clay loam, 25 to 40 percent slopes	0.23	0.2%	■	VIIe	88	25.5	5	5
310B	Galva silty clay loam, 2 to 5 percent slopes	0.10	0.1%	■	Ile	232	67.3	95	71
740G	Hawick sandy loam, 18 to 35 percent slopes	0.08	0.1%	■	VIIIs	88	25.5	5	5
438C	Terril-Coland, occasionally flooded complex, 2 to 9 percent slopes	0.07	0.1%	■	Ile			78	
Weighted Average						196.6	57	73	*-

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

Soil CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

Pasture Soil Map



State: **Iowa**
 County: **Cherokee**
 Location: **36-90N-42W**
 Township: **Grand Meadow**
 Acres: **62.71**
 Date: **11/14/2019**



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Soils data provided by USDA and NRCS.

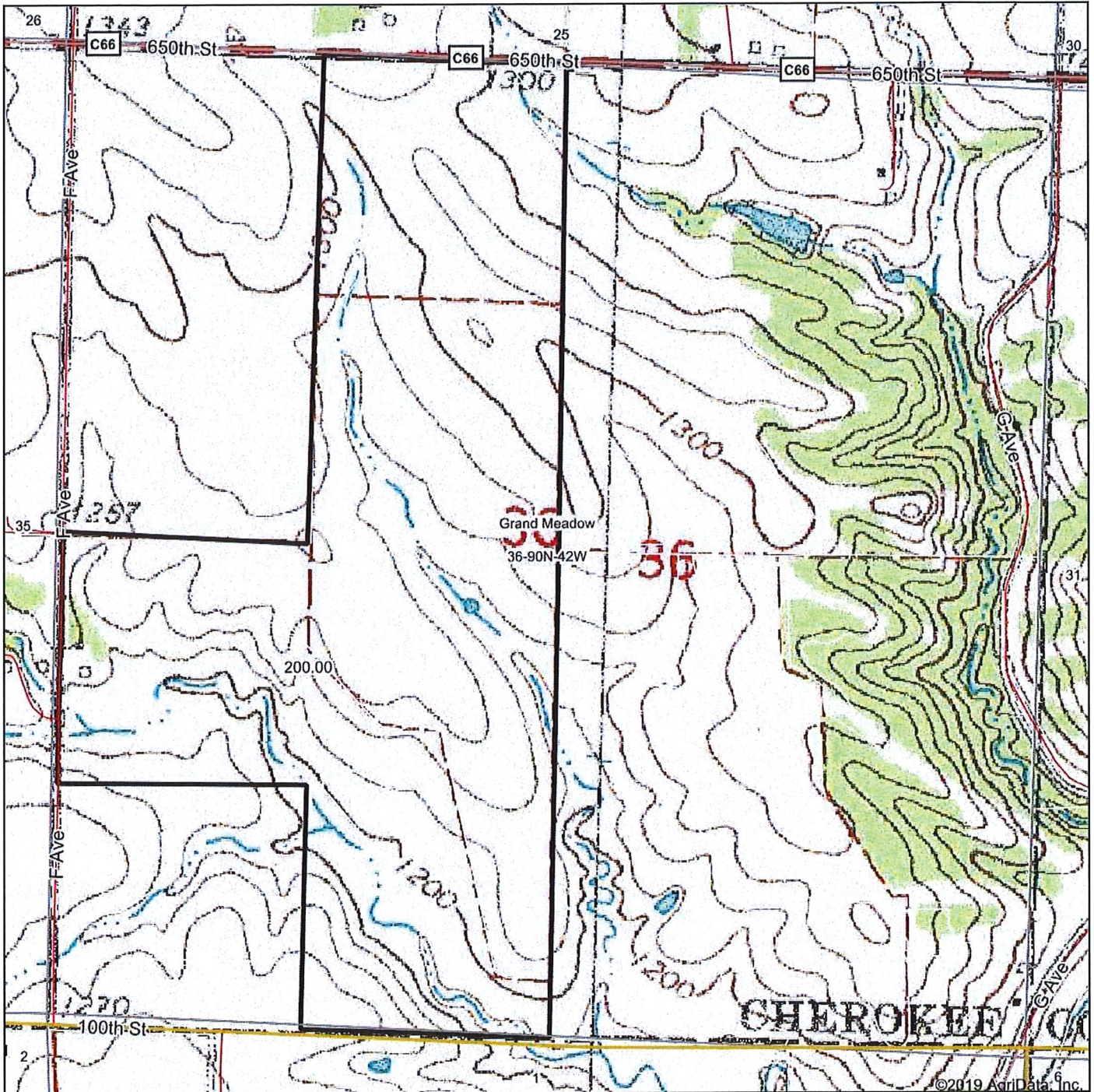
Area Symbol: IA035, Soil Area Version: 29
 Area Symbol: IA193, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*i Corn	*i Soybeans	CSR2**	CSR
438C	Terril-Coland, occasionally flooded complex, 2 to 9 percent slopes	19.61	31.3%	■	Ile	0			78	
33G	Steinauer clay loam, 25 to 40 percent slopes	8.69	13.9%	■	VIIe	0	88	25.5	5	5
33F	Steinauer clay loam, 14 to 25 percent slopes	7.05	11.2%	■	VIe	0	88	25.5	8	8
740E	Hawick sandy loam, 9 to 18 percent slopes	6.09	9.7%	■	VIIs	0	88	25.5	5	5
W	Water	4.41	7.0%	■		0	0	0	0	0
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	4.11	6.6%	■	IIIe	0	211.2	61.2	84	54
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	3.63	5.8%	■	IIIe	0	177.6	51.5	57	44
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	2.19	3.5%	■	IIw	0	216	62.6	80	59
740G	Hawick sandy loam, 18 to 35 percent slopes	1.84	2.9%	■	VIIIs	0	88	25.5	5	5
310B	Galva silty clay loam, 2 to 5 percent slopes	1.18	1.9%	■	Ile	0	232	67.3	95	71
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	0.97	1.5%	■	Ile	0	230.4	66.8	92	73
27C	Terril loam, 5 to 9 percent slopes	0.95	1.5%	■	IIIe	0	208	60.3	85	53
810C2	Galva silty clay loam, terrace, 5 to 9 percent slopes, eroded	0.76	1.2%	■	IIIe	0	211.2	61.2	84	54
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	0.38	0.6%	■	IIIe	0	126.4	36.7	32	37

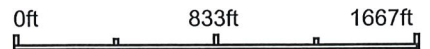
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Soils data provided by USDA and NRCS.

Topography Map



map center: 42.568405, -95.751521




36-90N-42W
Cherokee County
Iowa



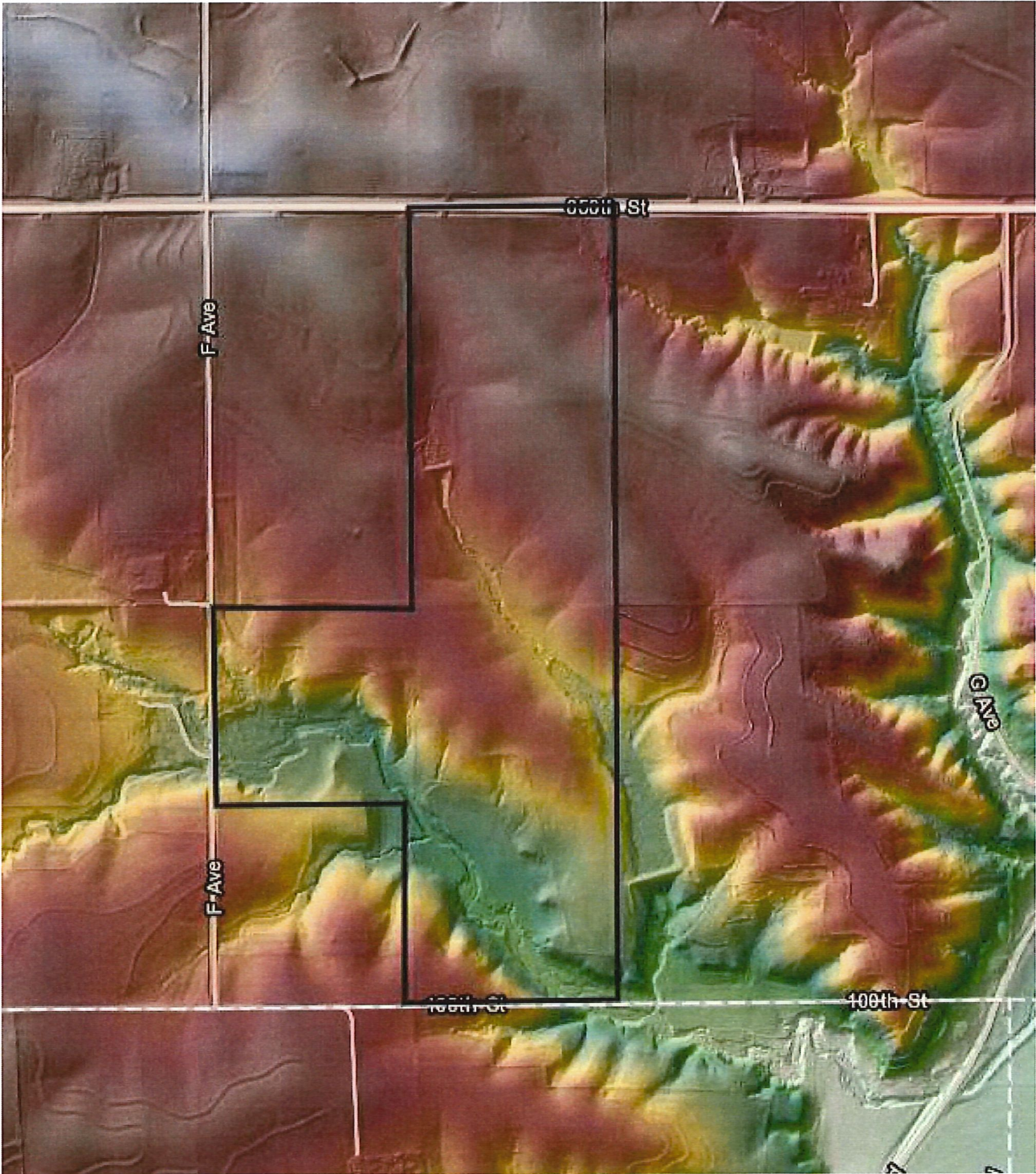
11/14/2019

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

Color Hillshade Map



From the Iowa Geographic Map Server

4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date: 11/14/2019

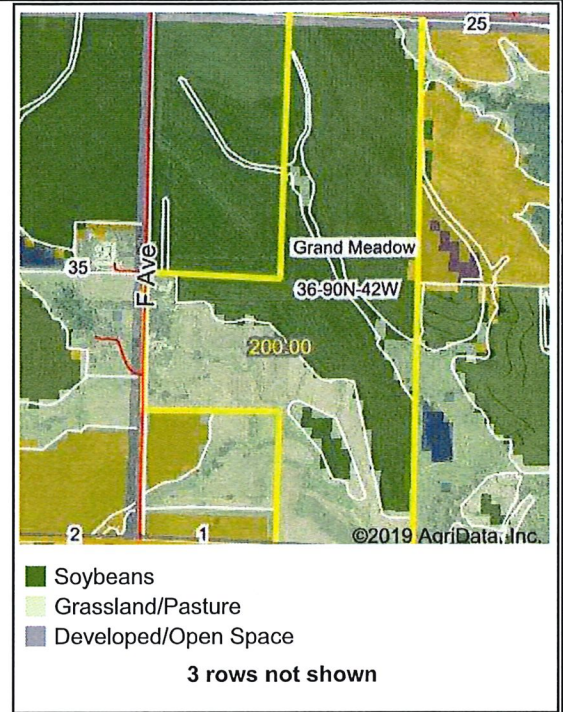
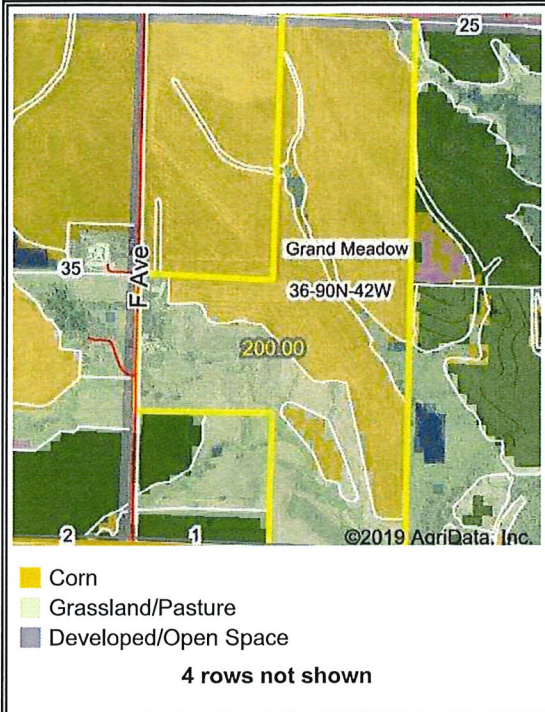
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Field ID:

Acct. #:

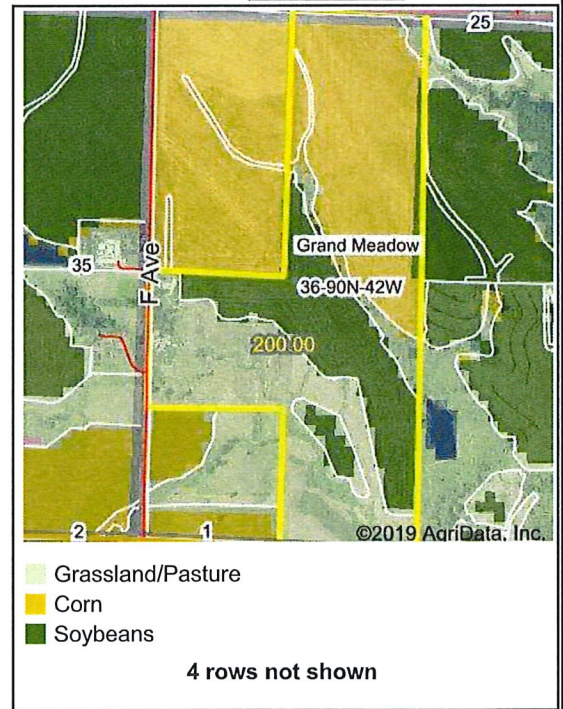
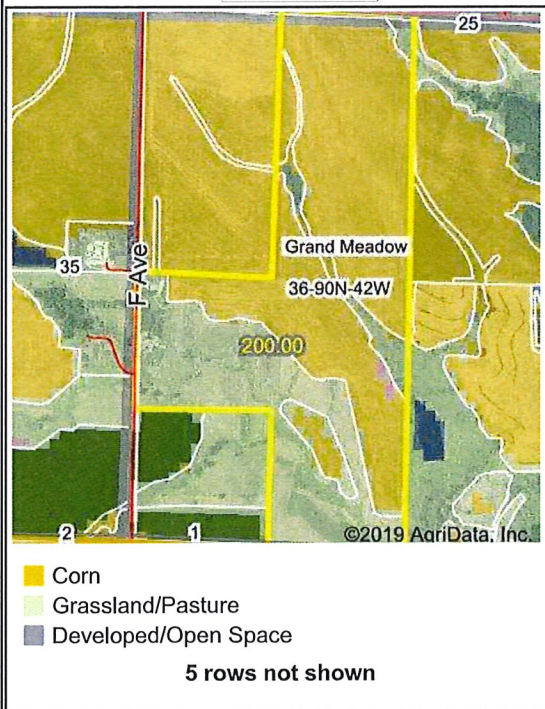
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 42.568405, -95.751521

State: IA County: Cherokee

Legal: 36-90N-42W Twnshp: Grand Meadow

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

