

Mary Siddall  
Trust Farms

# PUBLIC LAND AUCTION

THURSDAY

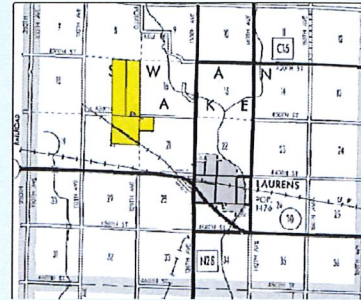
October

25

2018

9:00 a.m. at the  
**Laurens Country Club**  
**12582 IA-10**  
**Laurens, IA**

**SWAN LAKE TOWNSHIP**  
**POCAHONTAS COUNTY**  
**509.97 Acres, more or less**



## FARM LOCATION

1 1/2 miles northeast of Laurens, Iowa on 430th Street.

## LEGAL DESCRIPTION

**Tracts 1:** The NE 1/4 excluding the old RR right of way, Section 20-93-34, Swan Lake Township, Pocahontas County, Iowa.

**Tracts 2 & 3:** The E 1/2 Section 17-93-34 Swan Lake Township, Pocahontas County, Iowa.

**\*\*Tracts 2 & 3 to be sold as choice of two or both\*\***

**Tract 4:** The NW 1/4 NE 1/4 Section 21-93-34, Swan Lake Township, Pocahontas County, Iowa.

## Mary Siddall Trust Owner/Seller

This is a rare chance to purchase a large block of quality farmland all in one location. 60,000+ bushels of grain storage on Tract 4 makes this a very attractive package.



## 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 tile will be given.

\*Closing is scheduled for December 17, 2018. Real estate taxes prorated to date of closing.

\*Possession is given at closing, subject to current tenant's lease expiring February 28, 2019.

\*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  
 Nathan Deters or Mason Troendle  
 at Stalcup Ag Service (712)-732-4811  
 or evenings at (712) 299-0234 (Nathan)

## FARM DETAILS TRACT 1

Cropland Acres	148.34 acres
Corn Base	91* acres
PLC Yield	181 bushels/acre
Soybean Base	57* acres
PLC Yield	50
Property Taxes	\$4,194/year
Cropland CSR2	85.3
Primary Soils	Canisteo, Nicollet, Clarion & Webster

\*estimate

## FARM DETAILS TRACT 2

Cropland Acres	158 *acres
Corn Base	83* acres
Soybean Base	74* acres
Property Taxes	\$4,126/year
Cropland CSR2	79.5
Primary Soils	Nicollet, Clarion & Webster

\*estimate

## FARM DETAILS TRACT 3

Cropland Acres	144.7* acres
Corn Base	76* acres
PLC Yield	181 bushels/acre
Soybean Base	69* acres
PLC Yield	50
Property Taxes	\$3,772/year
Cropland CSR2	75.2
Primary Soils	Blue Earth, Canisteo & Clarion

\*estimate

## FARM DETAILS TRACT 4

Cropland Acres	38.14 acres
Corn Base	23.4* acres
PLC Yield	181 bushels/acre
Soybean Base	15.1* acres
PLC Yield	50
Property Taxes	\$1,262/year
Cropland CSR2	85.3
Primary Soils	Webster & Clarion
Improvements	5 grain bins with approximately 65,000 bu of storage

\*estimate

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

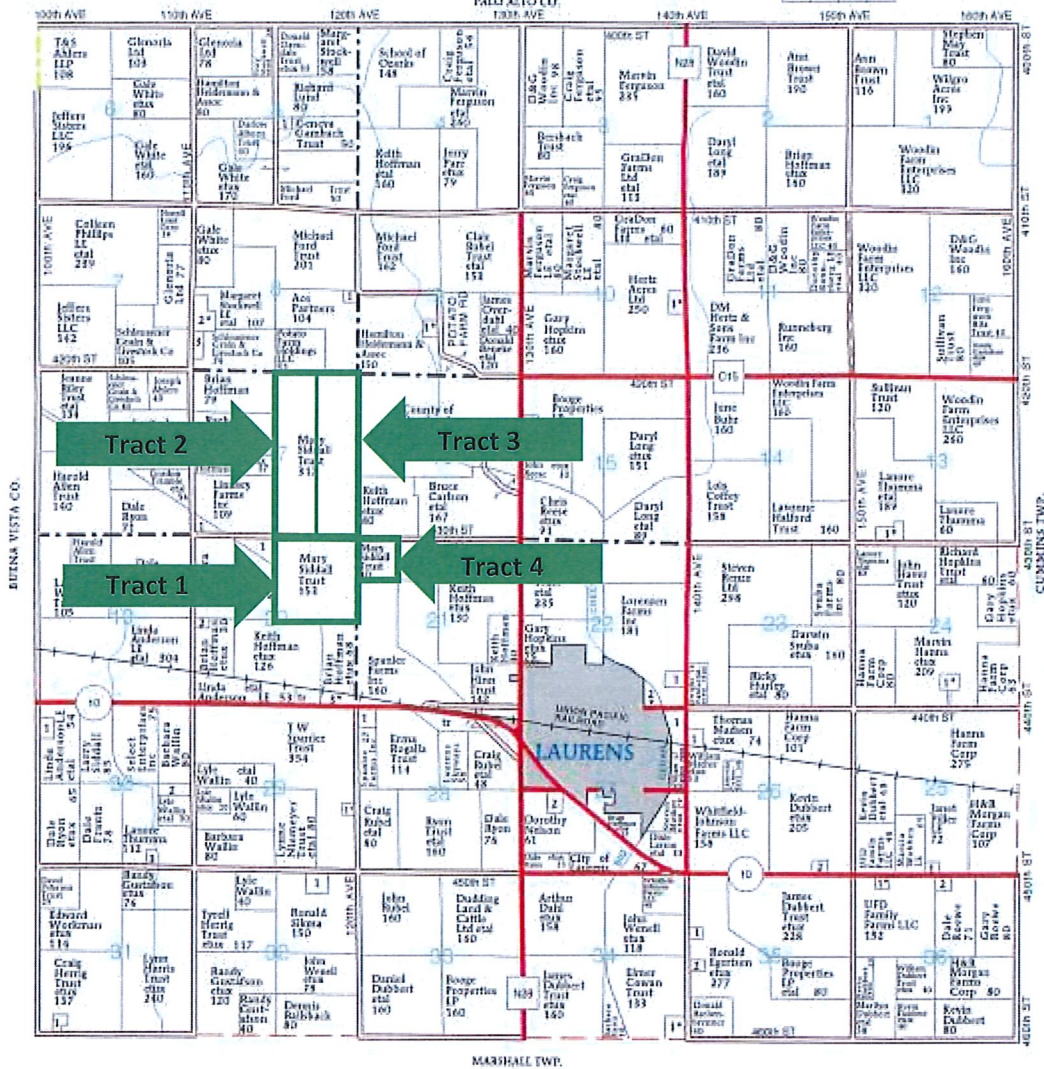


T-93-N

# SWAN LAKE PLAT

(continued)

R-34-W



# Tract 1



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map center: 42.860899, -94.880670



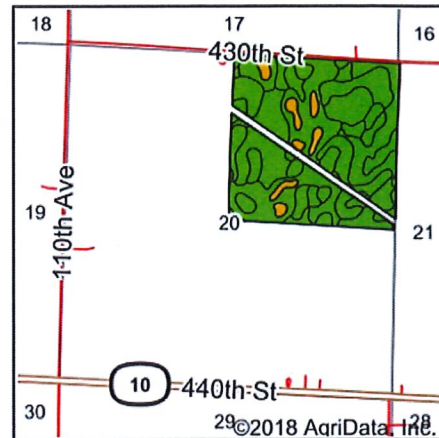
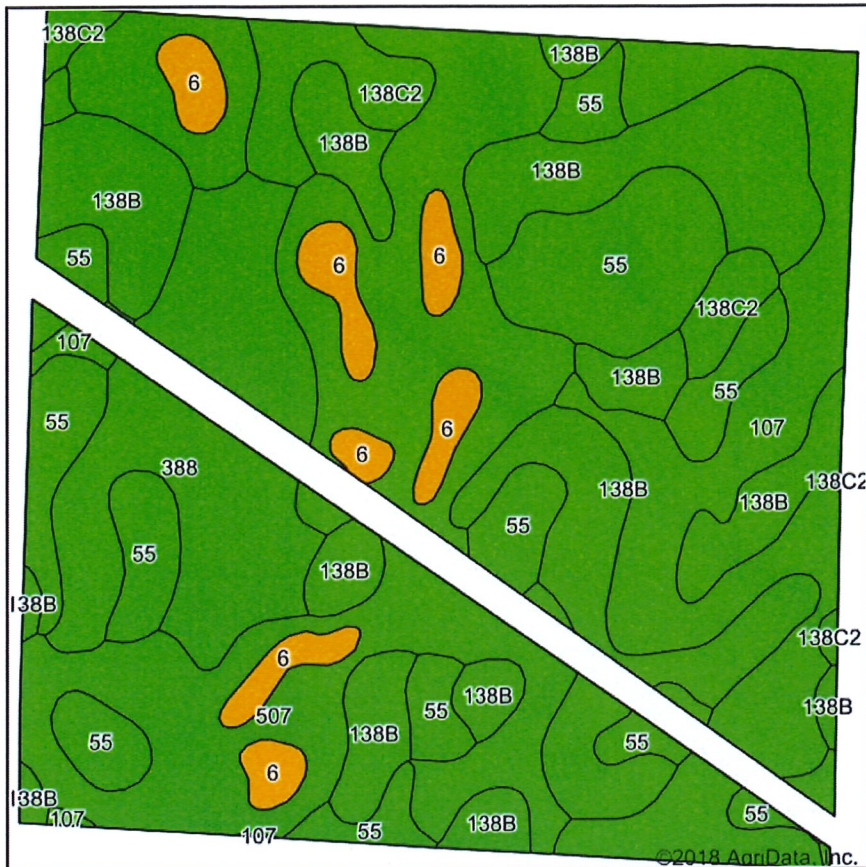
20-93N-34W  
Pocahontas County  
Iowa



9/26/2018

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

# Soils Map



State: Iowa  
 County: Pocahontas  
 Location: 20-93N-34W  
 Township: Swan Lake  
 Acres: 148.34  
 Date: 9/24/2018



Soils data provided by USDA and NRCS.

**Area Symbol: IA151, Soil Area Version: 24**

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	36.80	24.8%		llw	84	76
138B	Clarion loam, 2 to 6 percent slopes	36.12	24.3%		lle	89	78
55	Nicollet clay loam, 1 to 3 percent slopes	23.68	16.0%		lw	89	86
107	Webster clay loam, 0 to 2 percent slopes	21.61	14.6%		llw	86	81
388	Kossuth silty clay loam, 0 to 2 percent slopes	16.74	11.3%		llw	86	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.10	4.8%		lllw	59	55
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.29	4.2%		llle	83	62
<b>Weighted Average</b>						<b>85.3</b>	<b>77.1</b>

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

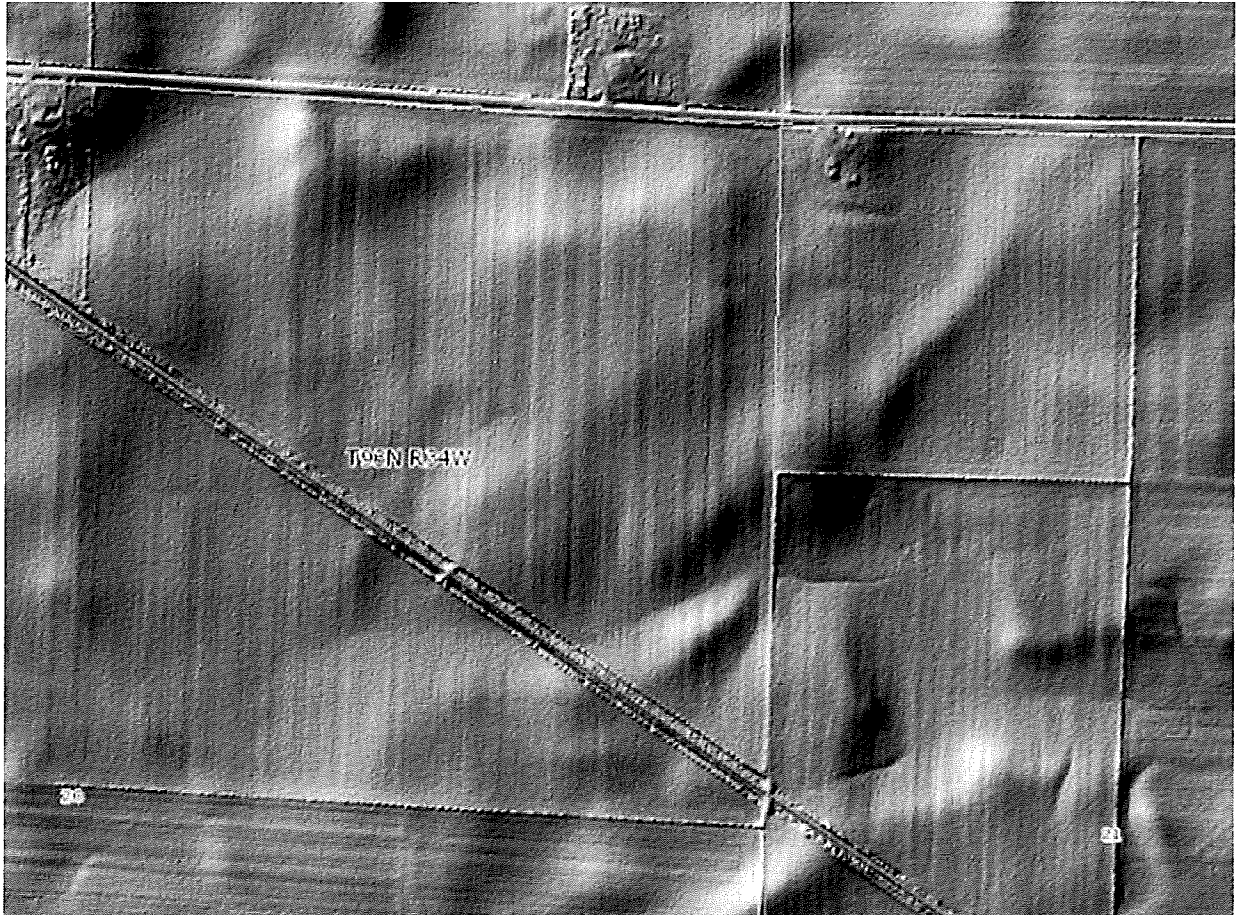
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# MARY SIDDALL TRACT 1



## LIDAR Elevation Map - Mary Siddall – Tracts 1 & 4



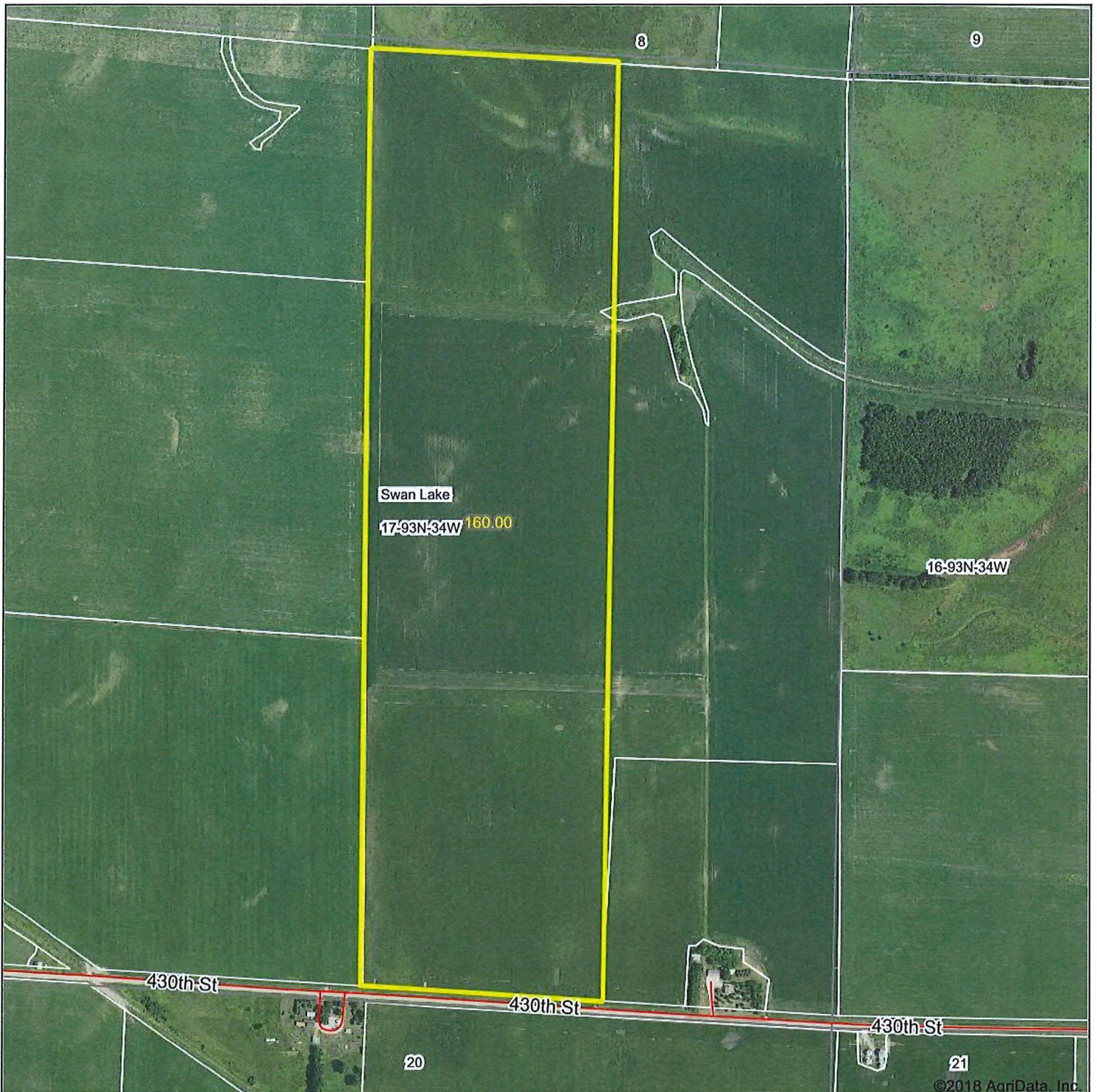
LIDAR (Light Detection and Ranging) is highly sensitive and intensive topographical mapping taken from specially equipped aircraft flown across the state of Iowa between 2007 and 2010. These maps show topographical features in much greater detail than can be noted on other maps or photos. LIDAR maps can be incorporated into GIS systems for construction projects or land management.

# Tracts 1 and 4 Tile Map

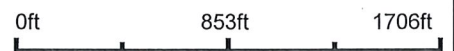




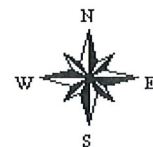
# Tract 2



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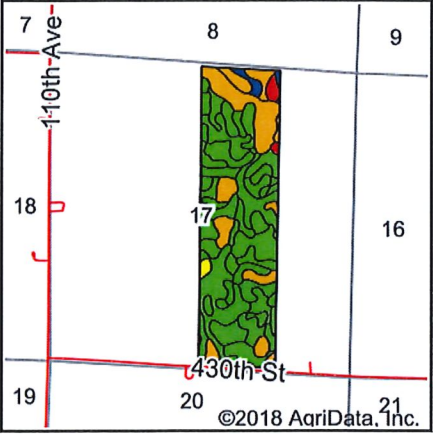
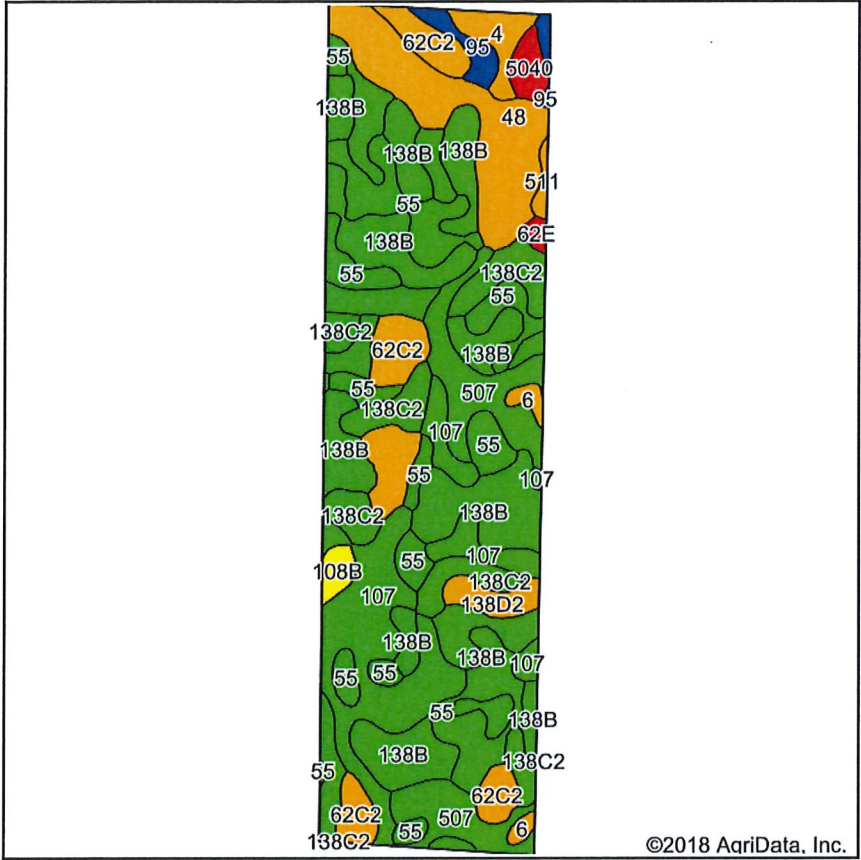


17-93N-34W  
Pocahontas County  
Iowa



9/26/2018

# Tract 2 Soils Map



State: Iowa  
 County: Pocahontas  
 Location: 17-93N-34W  
 Township: Swan Lake  
 Acres: 158  
 Date: 9/26/2018



Soils data provided by USDA and NRCS.

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Area Symbol: IA151, Soil Area Version: 24

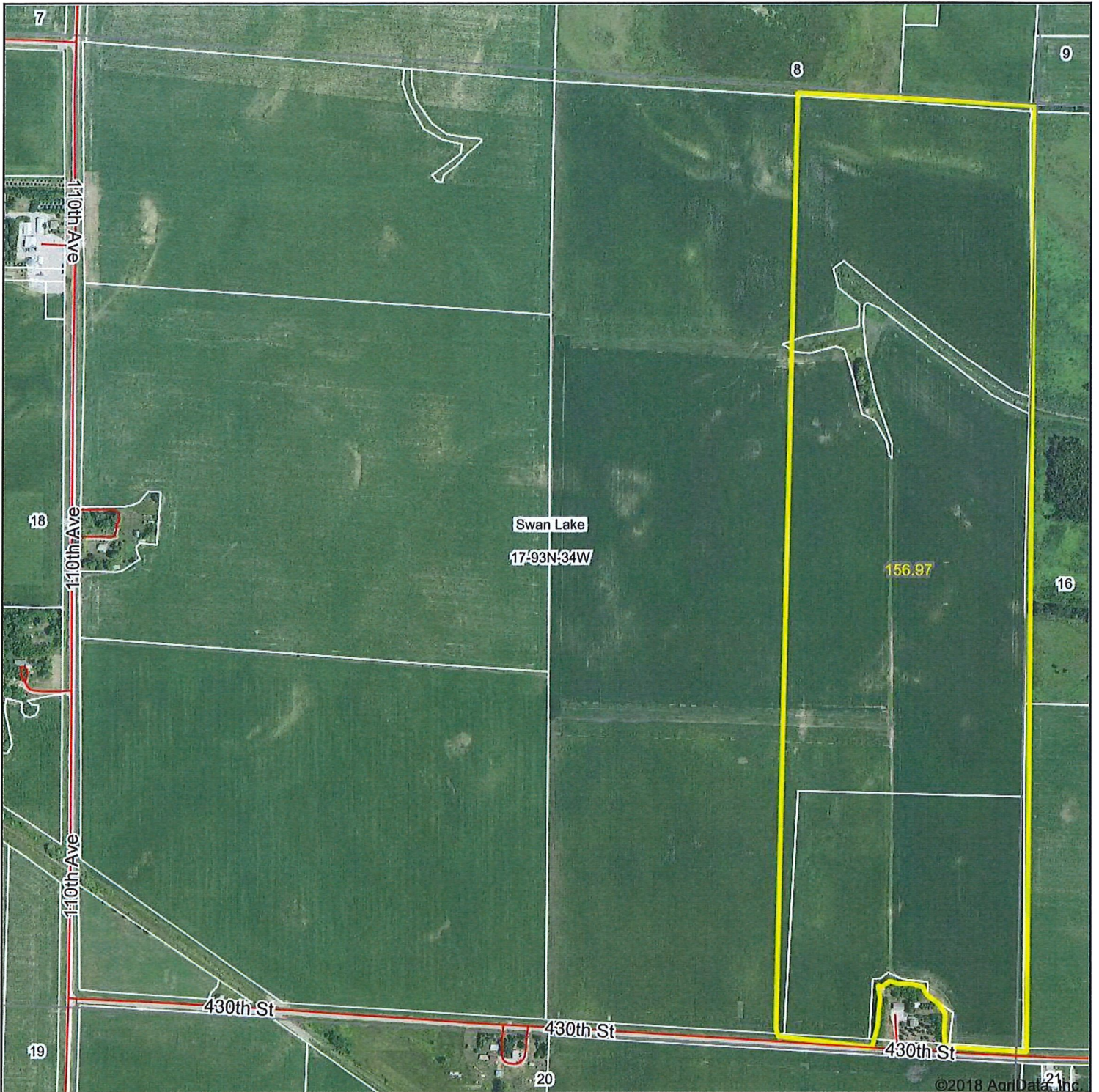
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Soybeans
138B	Clarion loam, 2 to 6 percent slopes	39.80	25.2%		Ile	89	78	83
107	Webster clay loam, 0 to 2 percent slopes	29.56	18.7%		IIlw	86	81	80
55	Nicollet clay loam, 1 to 3 percent slopes	24.39	15.4%		Iw	89	86	78
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	14.65	9.3%		IIIw	56	53	73
507	Canisteo clay loam, 0 to 2 percent slopes	12.65	8.0%		IIlw	84	76	79
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	11.86	7.5%		IIIe	83	62	65
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	9.06	5.7%		IIIe	64	50	65
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	5.43	3.4%		IIIe	56	53	56
4	Knoke silty clay loam, 0 to 1 percent slopes	2.81	1.8%		IIIw	56	51	75
95	Harps clay loam, 0 to 2 percent slopes	2.35	1.5%		IIlw	72	60	77
5040	Orthents, loamy	1.79	1.1%			5	5	0
108B	Wadena loam, 2 to 6 percent slopes	1.28	0.8%		Ile	52	48	50
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.22	0.8%		IIIw	59	55	77
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	0.61	0.4%		IIIw	66	52	77
62E	Storden loam, 10 to 22 percent slopes, moderately eroded	0.54	0.3%		IVe	32	31	53
<b>Weighted Average</b>						<b>79.4</b>	<b>71.4</b>	<b>75.5</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

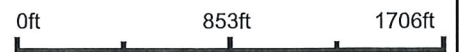
Soils data provided by USDA and NRCS.

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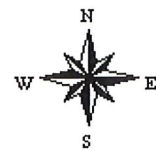


Maps Provided By:  
 **surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING  
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map center: 42.872173, -94.885647



17-93N-34W  
Pocahontas County  
Iowa

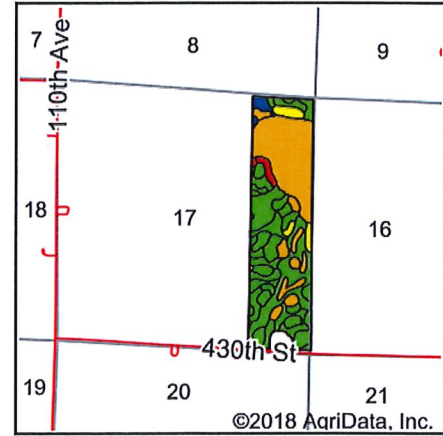


9/26/2018

# Tract 3 Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
 County: Pocahontas  
 Location: 17-93N-34W  
 Township: Swan Lake  
 Acres: 144.7  
 Date: 9/26/2018



Area Symbol: IA151, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Soybeans
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	39.79	27.5%		IIIw	66	52	77
507	Canisteo clay loam, 0 to 2 percent slopes	27.27	18.8%		IIw	84	76	79
138B	Clarion loam, 2 to 6 percent slopes	19.74	13.6%		IIe	89	78	83
107	Webster clay loam, 0 to 2 percent slopes	13.35	9.2%		IIw	86	81	80
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	11.51	8.0%		IIIe	83	62	65
55	Nicollet clay loam, 1 to 3 percent slopes	9.96	6.9%		Iw	89	86	78
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	5.66	3.9%		IVe	41	40	61
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	4.60	3.2%		IIIe	64	50	65
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.28	3.0%		IIIw	59	55	77
95	Harps clay loam, 0 to 2 percent slopes	2.65	1.8%		IIw	72	60	77
62F	Belview loam, 16 to 30 percent slopes	2.13	1.5%		VIe	17	11	48
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.89	1.3%		IIIe	56	53	56
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	1.47	1.0%		IIIw	56	53	73
62E	Storden loam, 10 to 22 percent slopes, moderately eroded	0.40	0.3%		IVe	32	31	53
<b>Weighted Average</b>						<b>75.1</b>	<b>64.9</b>	<b>75.8</b>

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

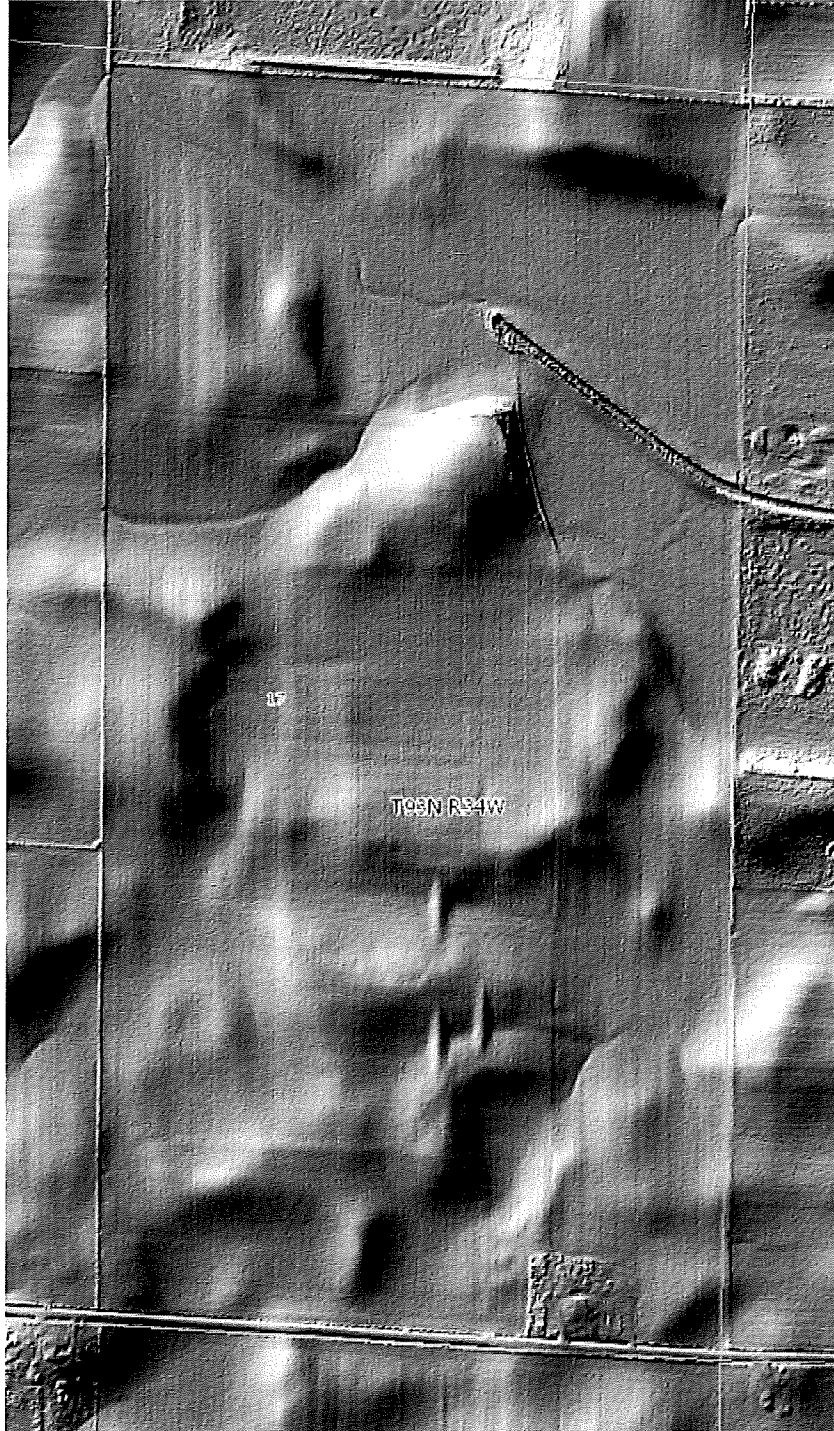
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# MARY SIDDALL TRACTS 2 & 3



LIDAR Elevation Map - Mary Siddall – Tracts 2 & 3



# Tracts 2 and 3 Tile Map



# Tract 4



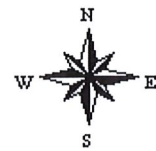
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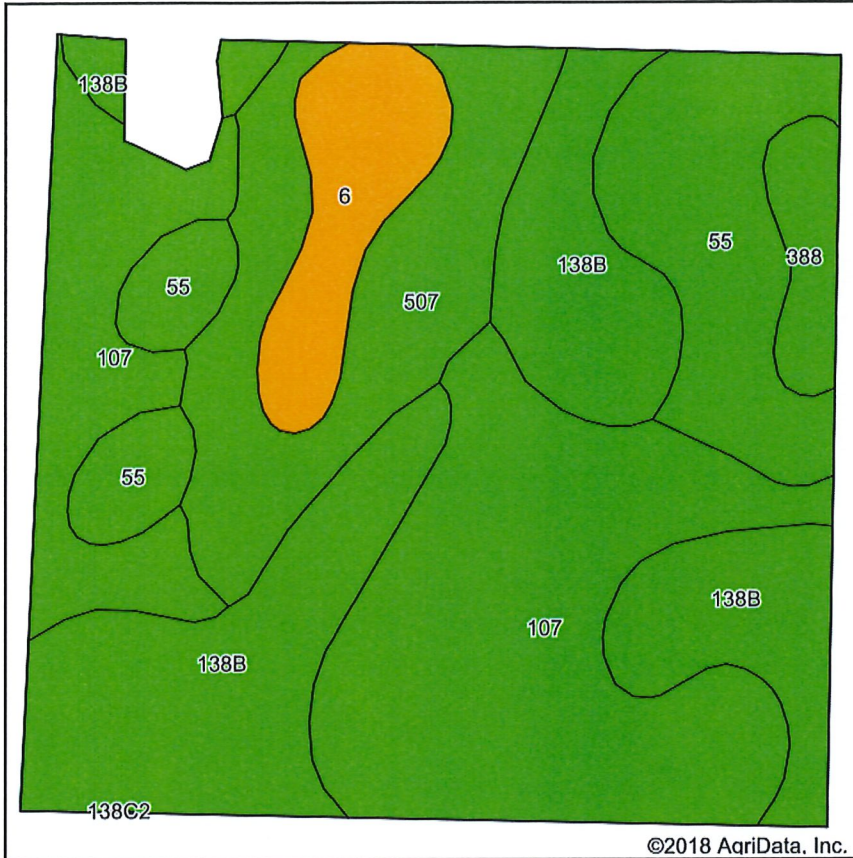
21-93N-34W  
Pocahontas County  
Iowa



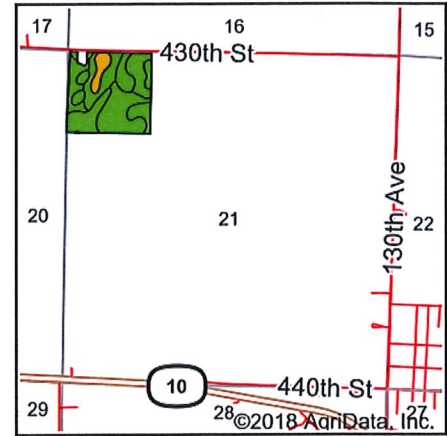
9/26/2018



# Tract 4 Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
 County: Pocahontas  
 Location: 21-93N-34W  
 Township: Swan Lake  
 Acres: 38.14  
 Date: 9/26/2018



Area Symbol: IA151, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Soybeans
107	Webster clay loam, 0 to 2 percent slopes	13.16	34.5%		llw	86	81	80
138B	Clarion loam, 2 to 6 percent slopes	10.64	27.9%		lle	89	78	83
55	Nicollet clay loam, 1 to 3 percent slopes	5.55	14.6%		lw	89	86	78
507	Canisteo clay loam, 0 to 2 percent slopes	5.40	14.2%		llw	84	76	79
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.36	6.2%		lllw	59	55	77
388	Kossuth silty clay loam, 0 to 2 percent slopes	1.03	2.7%		llw	86	75	90
<b>Weighted Average</b>						<b>85.3</b>	<b>78.4</b>	<b>80.5</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# MARY SIDDALL TRACT 4

