
AUCTION

September 17
Grand Meadow Township
Cherokee County



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

THURSDAY

September

17

2020

10:00 a.m.

GRAND MEADOW SCHOOL

6306 D AVENUE

RURAL WASHTA, IA

CHEROKEE COUNTY

GRAND MEADOW TOWNSHIP

158 acres m/l



FARM LOCATION

Located 1/2 mile north of Grand Meadow School on the west side of L36. 620th Street borders the north side of the farm.

LEGAL DESCRIPTION

NE1/4 except 2 acres in Section 16-90-42

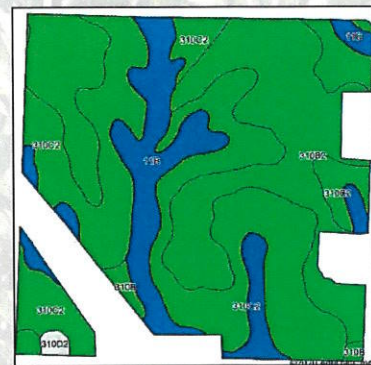
McQueen Family Farm Owner/Seller

Here is a multi-generationally owned family farm in Cherokee County. This land has been professionally managed for nearly 20 years with only two different tenants over several decades. There is a long history of no-till and minimum-tillage practices. Tile has been added and maintained in the bottoms and fertility has been monitored and well-maintained.

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 24 hours prior to auction.
- *Closing is November 3, 2020. Real estate taxes pro-rated to date of closing.
- *Possession is given at closing, subject to current tenant's lease expiring February 28, 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.

Cropland Acres	146.69
Active Crop Acres	137.21
Corn Base & PLC Yield	73.10 / 159
Soybean Base & PLC Yield	64 / 51
Real Estate Taxes	\$3,825
Lease	Open for 2021
Cropland CSR	60.1
Cropland CSR-2	85
Primary Soil	Galva silty clay loam, B&C slopes
Secondary Soils	Colo-Judson silty clay loam



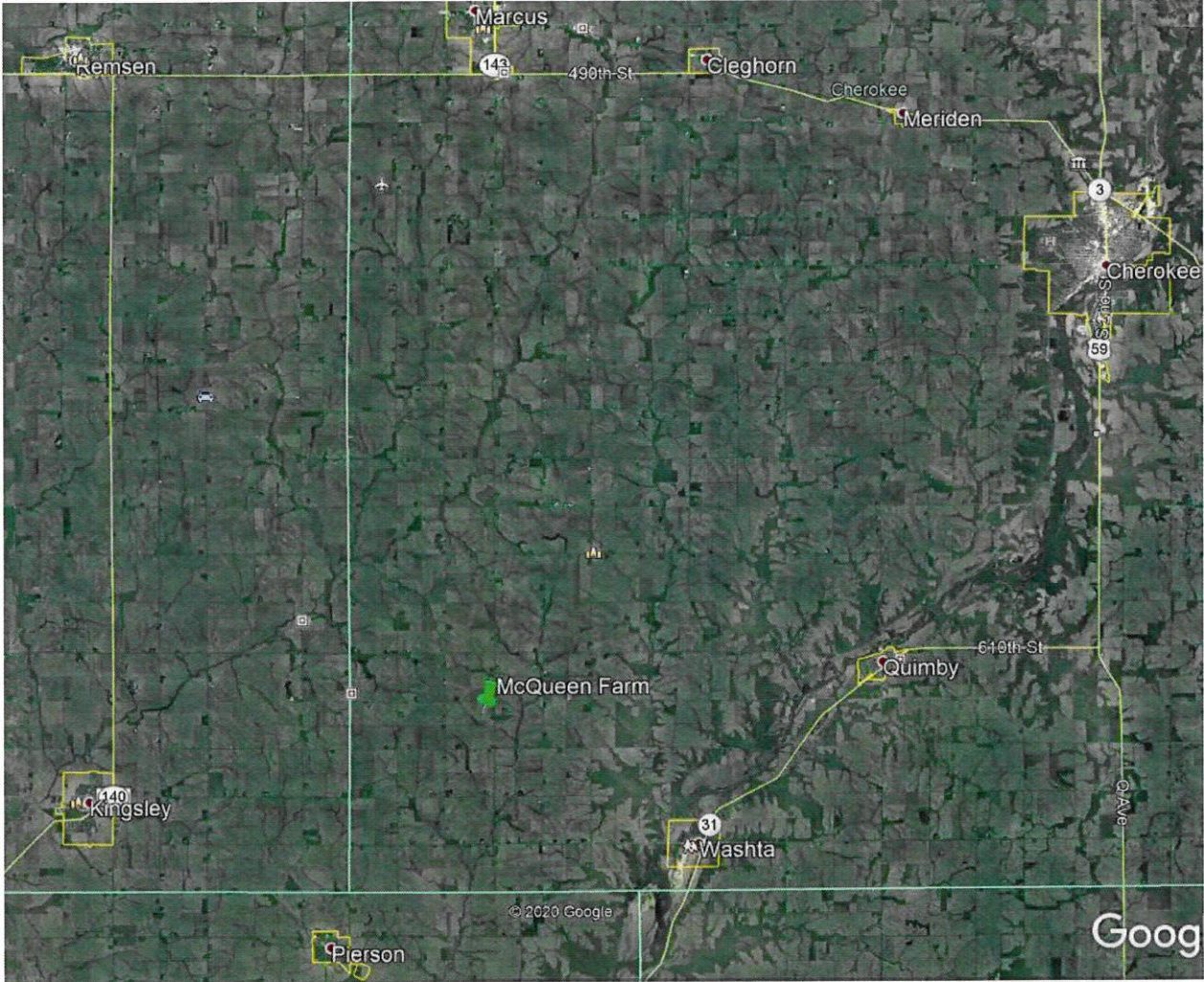
For more information contact
Dan Niemier or Dennis Reyman
at Stalcup Ag Service (712) 732-4811
or evenings at (712) 229-7131 (Dan)



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

The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owner or broker.

Location Map



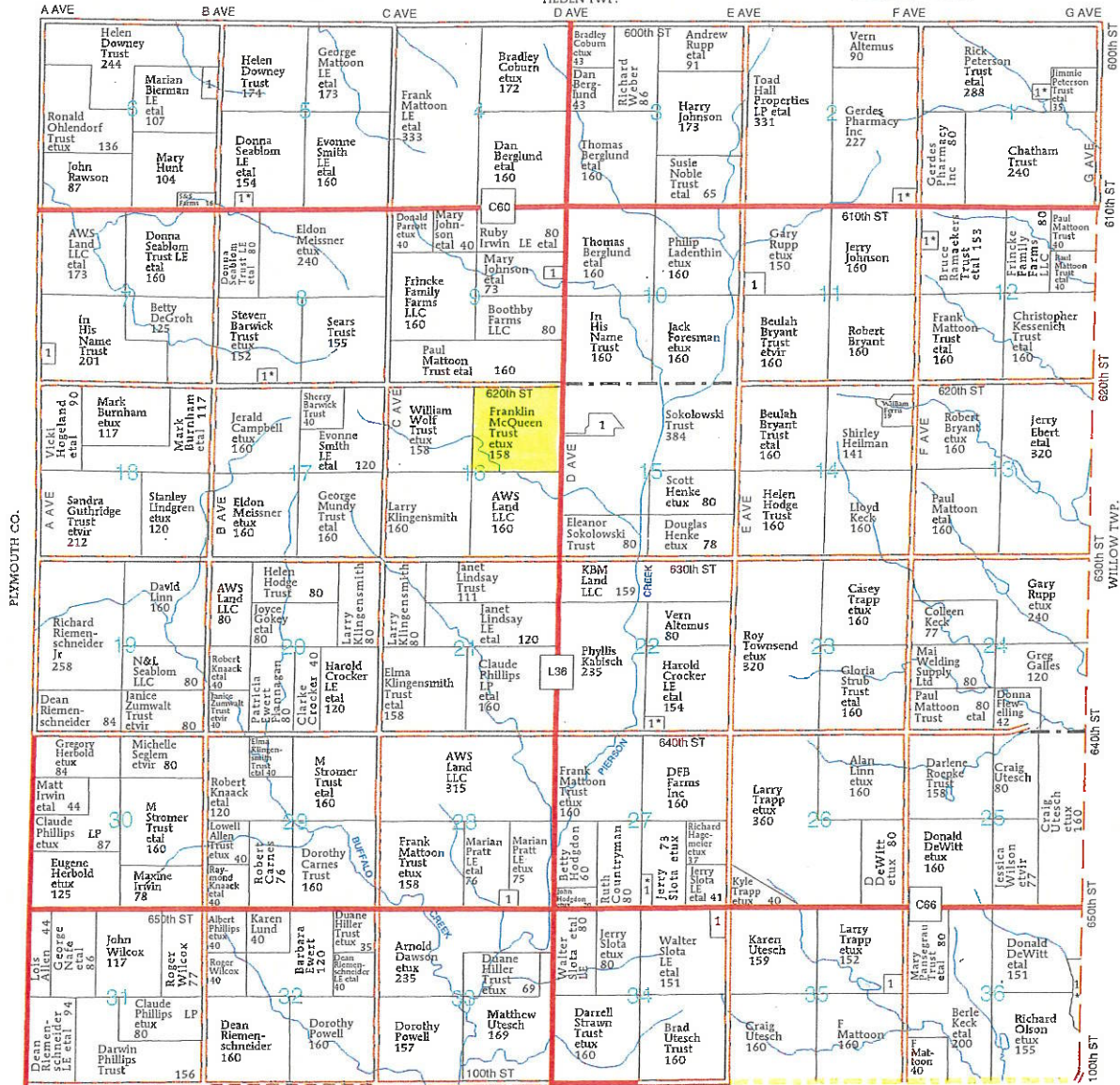
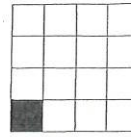
The McQueen farm is located ½ mile north of Grand Meadow School on the west side of L36.
620th Street borders the north side of the farm.

T-90-N

GRAND MEADOW PLAT

R-42-W

(Tilden Twp.)



PLYMOUTH CO.

WILLOW TWP.

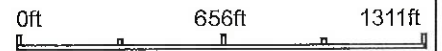
Aerial Map



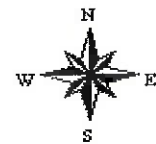
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Map Center: 42.614800, -95.805827



16-90N-42W
Cherokee County
Iowa



7/20/2020



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

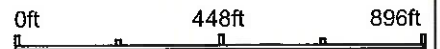
2019 Aerial Photo with Soils



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Map Center: 42.615050, -95.805229



16-90N-42W
Cherokee County
Iowa

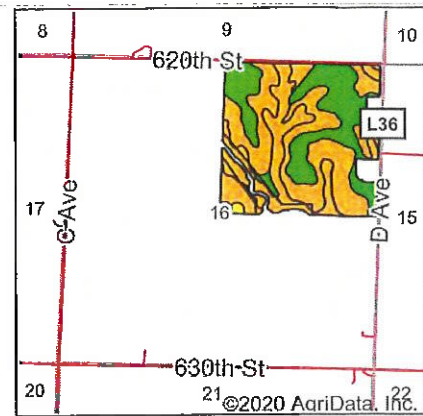
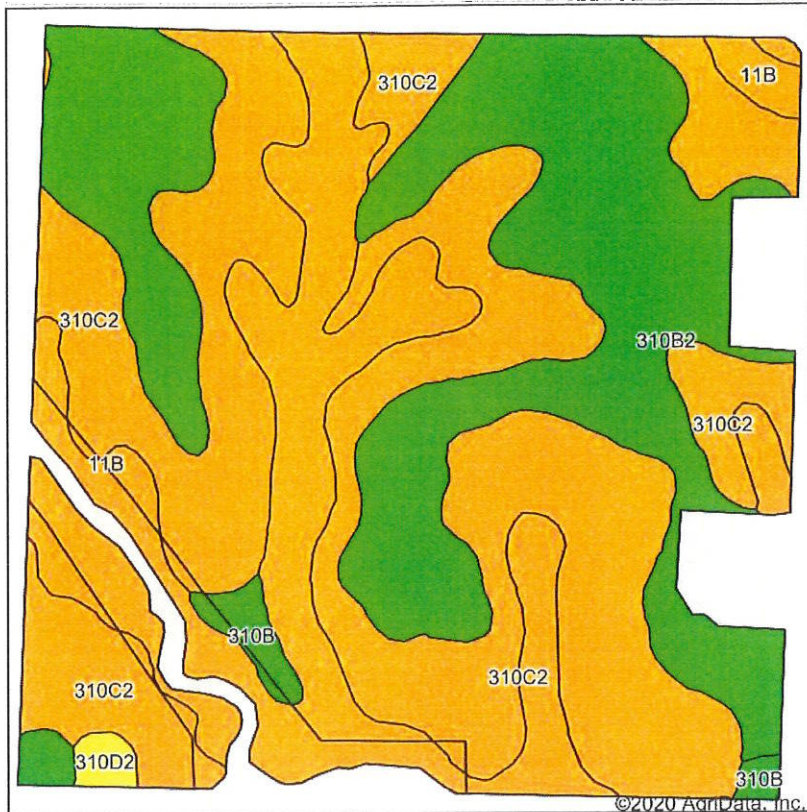


7/20/2020



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

Soils Map



State: Iowa
 County: Cherokee
 Location: 16-90N-42W
 Township: Grand Meadow
 Acres: 146.68
 Date: 7/20/2020



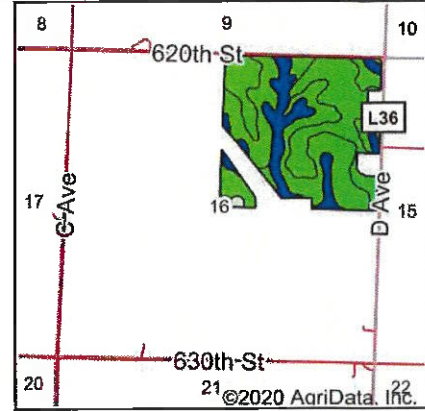
Area Symbol: IA035, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	64.84	44.2%		IIIe	84	54
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	46.91	32.0%		Ile	90	69
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	32.10	21.9%		IIw	80	59
310B	Galva silty clay loam, 2 to 5 percent slopes	1.98	1.3%		Ile	95	71
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	0.85	0.6%		IIIe	57	44
Weighted Average						85	60.1

**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.

Soil Map of Active Cropland



State: **Iowa**
 County: **Cherokee**
 Location: **16-90N-42W**
 Township: **Grand Meadow**
 Acres: **137.09**
 Date: **7/20/2020**

Stalcup
 Ag Service

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING

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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	63.86	46.6%		Ille	211.2	61.2	84	54
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	46.91	34.2%		Ile	227.2	65.9	90	69
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	23.88	17.4%		Ilw	216	62.6	80	59
310B	Galva silty clay loam, 2 to 5 percent slopes	1.59	1.2%		Ile	232	67.3	95	71
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	0.85	0.6%		Ille	177.6	51.5	57	44
Weighted Average						217.5	63.1	85.3	60.1

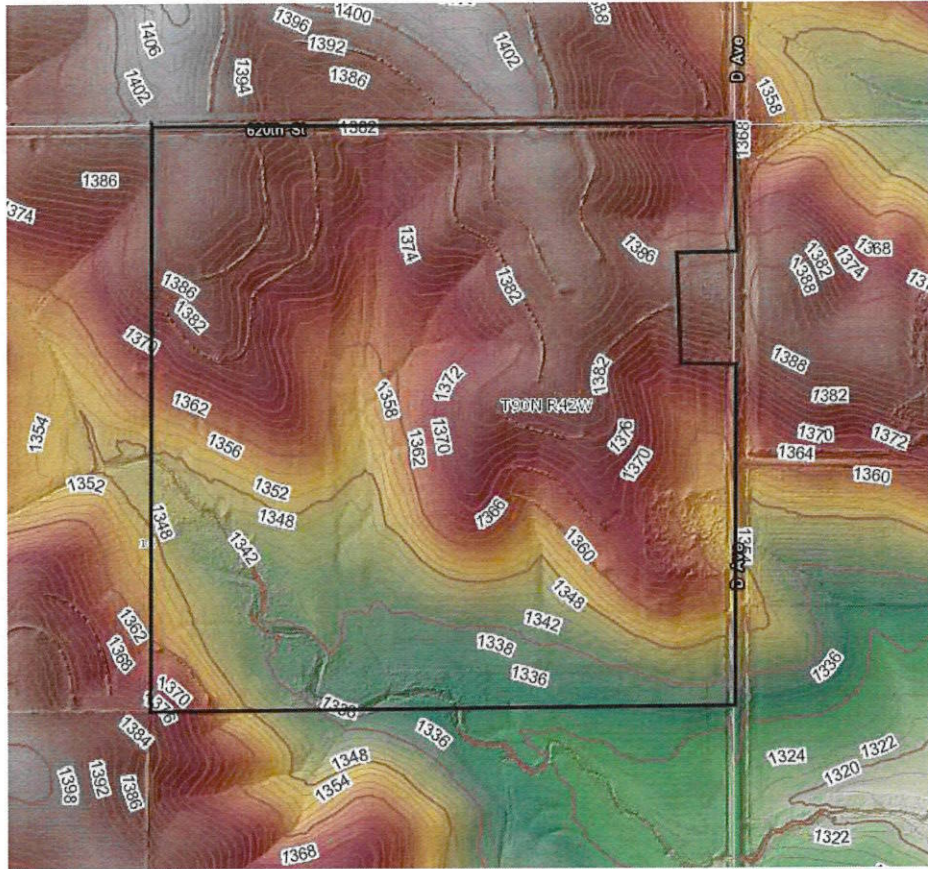
**IA has updated the CSR values for each county to CSR2.

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

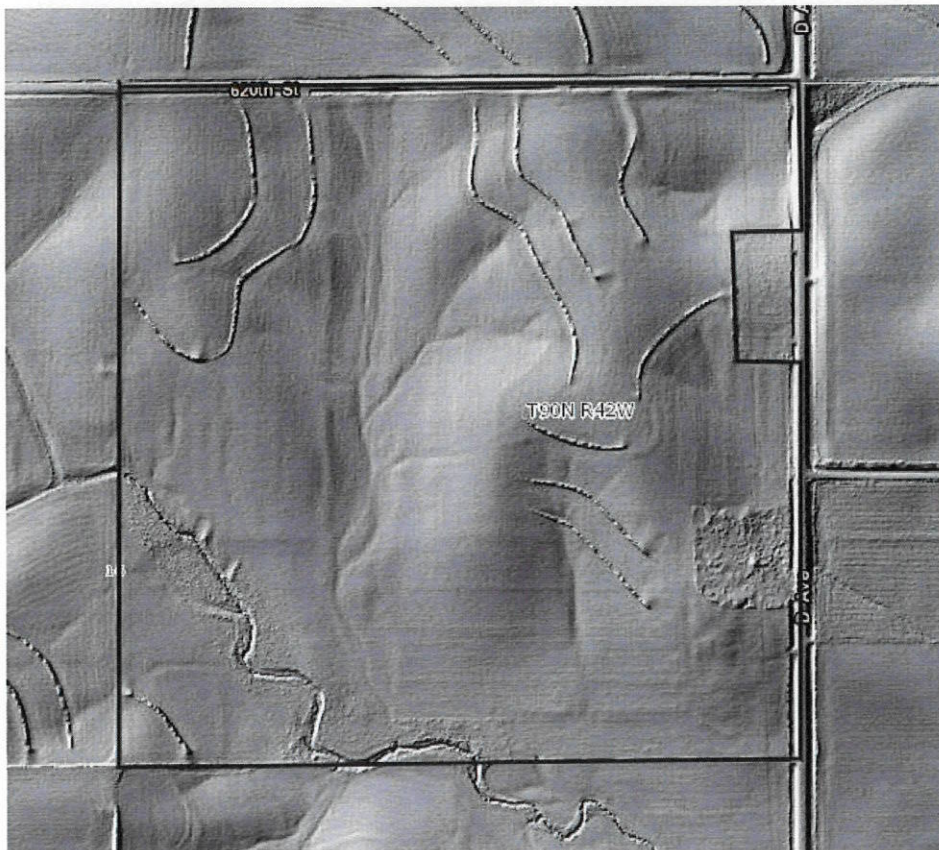
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

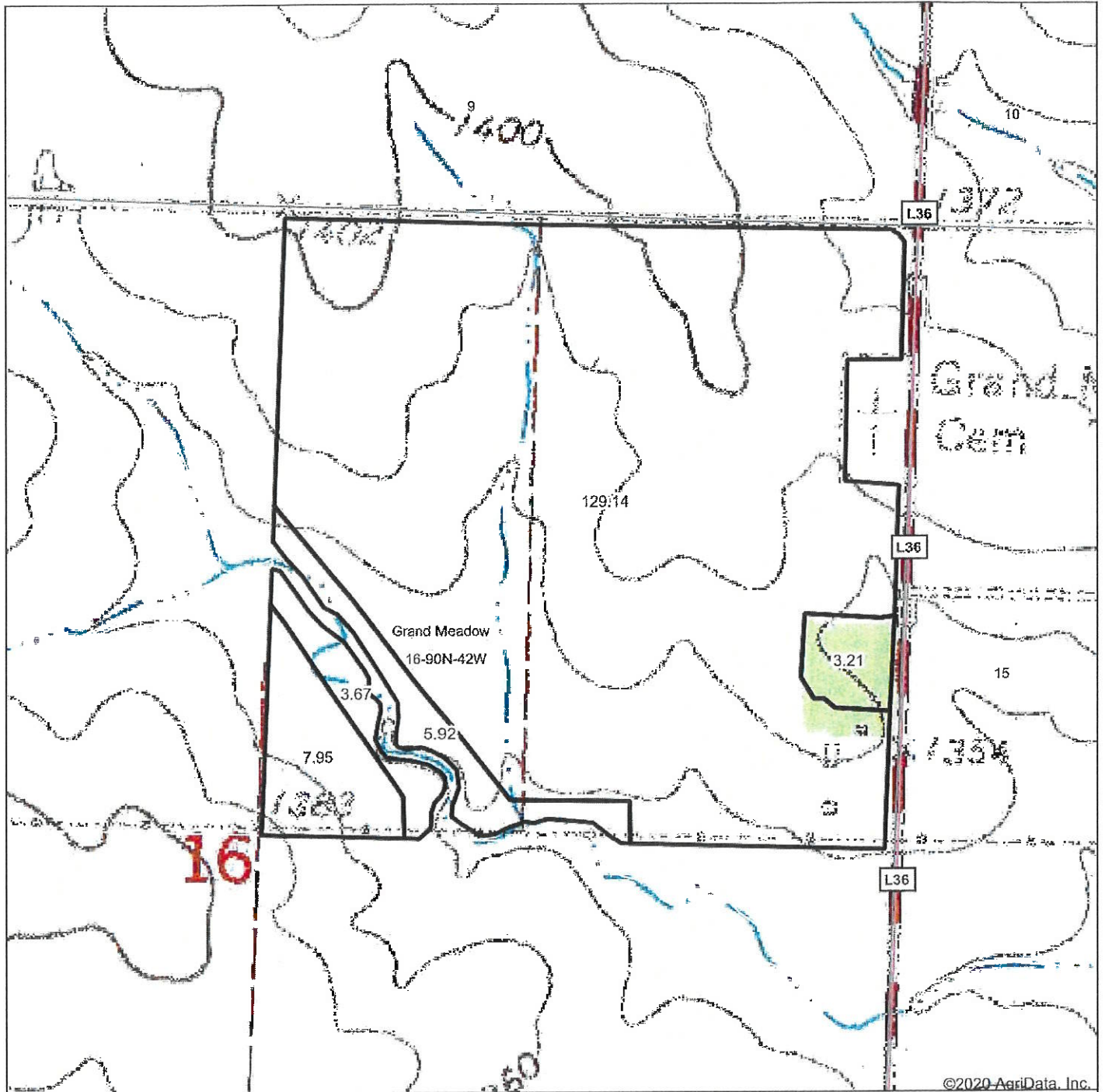
McQueen Color LIDAR Elevation Map



Gray-scale LIDAR Elevation Map

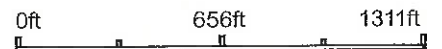


Topography Map



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map center: 42.614800, -95.805827

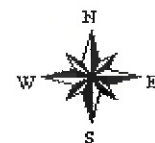


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Maps Provided By:
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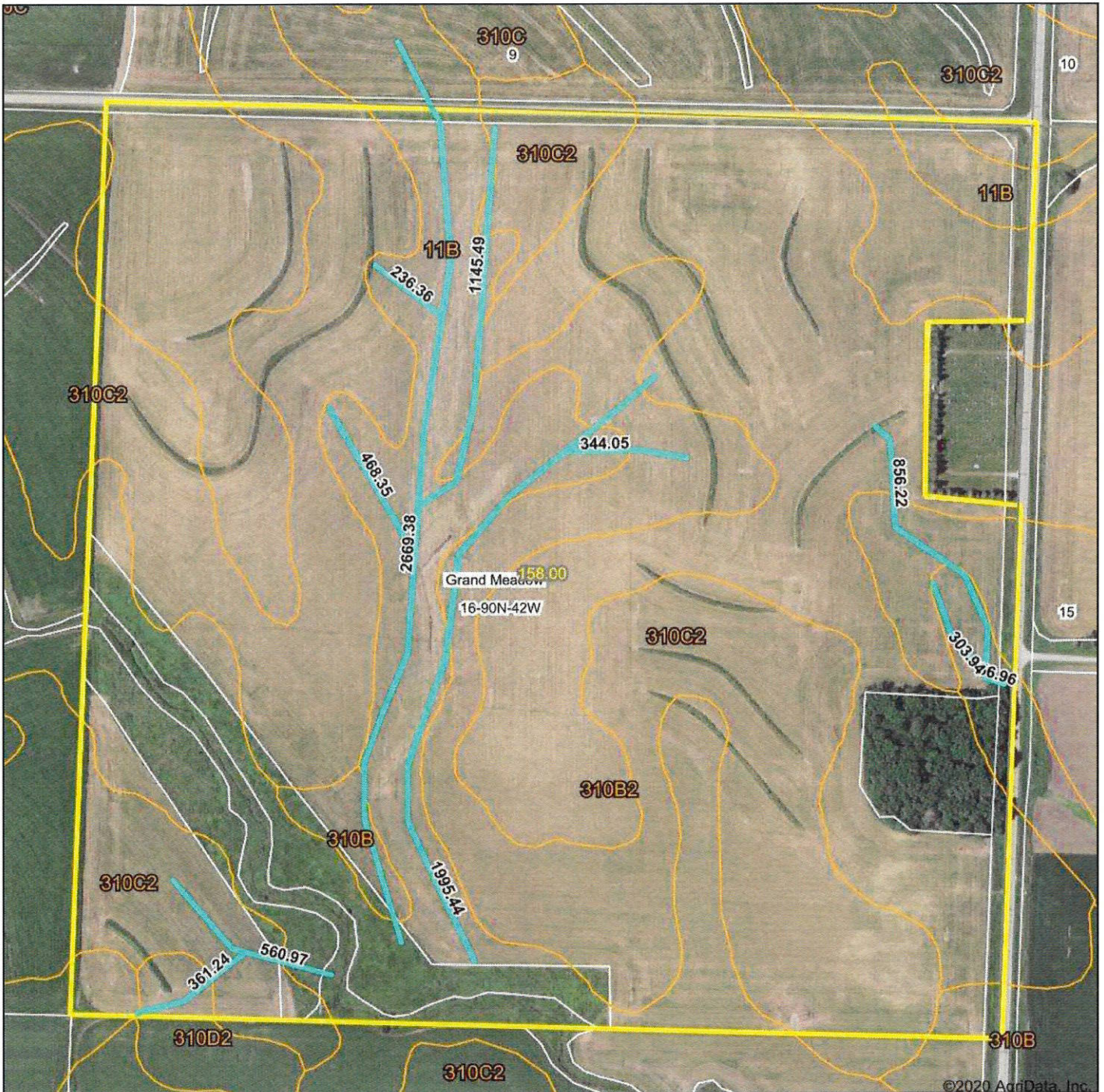
16-90N-42W
Cherokee County
Iowa



7/20/2020

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

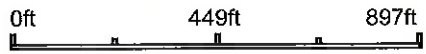
Tile Map with Estimated Distances (hand-drawn)



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Map Center: 42.615187, -95.805227



16-90N-42W
Cherokee County
Iowa



7/20/2020



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

RECEIVED

This form is available electronically.

CRP-1 (10-22-15)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 19 035	2. SIGN-UP NUMBER 51
CHEROKEE CO. FSA CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11354		4. ACRES FOR ENROLLMENT 9.48	
7A. COUNTY OFFICE ADDRESS (Include Zip Code) CHEROKEE COUNTY FARM SERVICE AGENCY 316 LAKE STREET CHEROKEE, IA 51012-2108		5. FARM NUMBER 0000622		6. TRACT NUMBER(S) 0000544	
7B. TELEPHONE NUMBER (Include Area Code): (712) 225-5717		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10/01/2018 09/30/2028	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

10A. Rental Rate Per Acre	\$ 260.00	10B. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 2,465	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	0000544	0003	CP21	3.56	0
(Item 10C applicable only to continuous signup when the first year payment is prorated.)		0000544	0004	CP21	5.92	0

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): FRANKLIN DELANO MCQUEEN REV TR %STALCUP AG SERVICE PO BOX 67 STORM LAKE, IA 50588-0067	(2) SHARE 100.00%	(3) SIGNATURE <i>Franklin Delano McQueen</i>	(4) DATE (MM-DD-YYYY) 8-16-18
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 09-27-2018
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NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Original -- County Office Copy
 Owner's Copy
 Operator's Copy

JS 8-16-18