

SOLD \$14,000/AC

AUCTION

**November 8
Logan Township
Ida County**



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

FRIDAY

November

8

2019

10:00 a.m.

**Lohff-Schumann Center
301 Lohff-Schumann Drive
Holstein, IA**

**IDA COUNTY
LOGAN TOWNSHIP
160 acres, more or less**

FARM LOCATION

Two miles east of Holstein on Hwy 20, then one mile south on Indian Ave (at the intersection of Indian Ave. & 170th)

LEGAL DESCRIPTION

Northeast Quarter (NE1/4) of Section Nine (9), Township Eighty-eight North (T88N), Range Forty West (R40W) of the 5th P.M., Ida County Iowa.

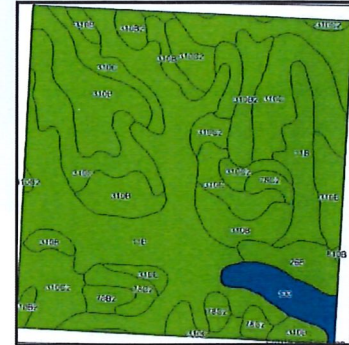
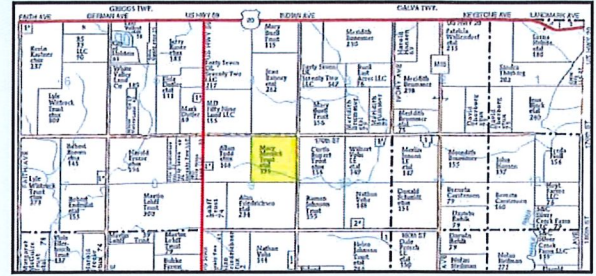
Joy Michaelsen heirs & Mary Lou Messick Living Trust Owners/Sellers

Here is a well-located, nice laying farm in a progressive community. Gently rolling topography on good Galva soils provides ample drainage capacity coupled with excellent productive ability. Take a look at the open pasture - it has mostly Colo-Judson soils which could be excellent cropland. A newly-constructed wind tower in the northwestern corner of the farm will provide income in the neighborhood of \$12,000 per year with very limited intrusion on farming efficiency. We've used GPS to estimate the tower and access road will take about 2/3 of an acre once construction is finished.

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.
- *Wind tower payments accruing after closing go to the buyer.
- *Payment for 2019 crop damages go to the sellers (regardless of date of payment).
- *Closing is November 26, 2019.
- *Real estate taxes prorated to date of closing.
- *Possession is given at closing, subject to current tenant's lease expiring February 28, 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 or Grant Aschinger
at Stalcup Ag Service (712) 732-4811
or evenings at (712) 299-3839 (Dennis)

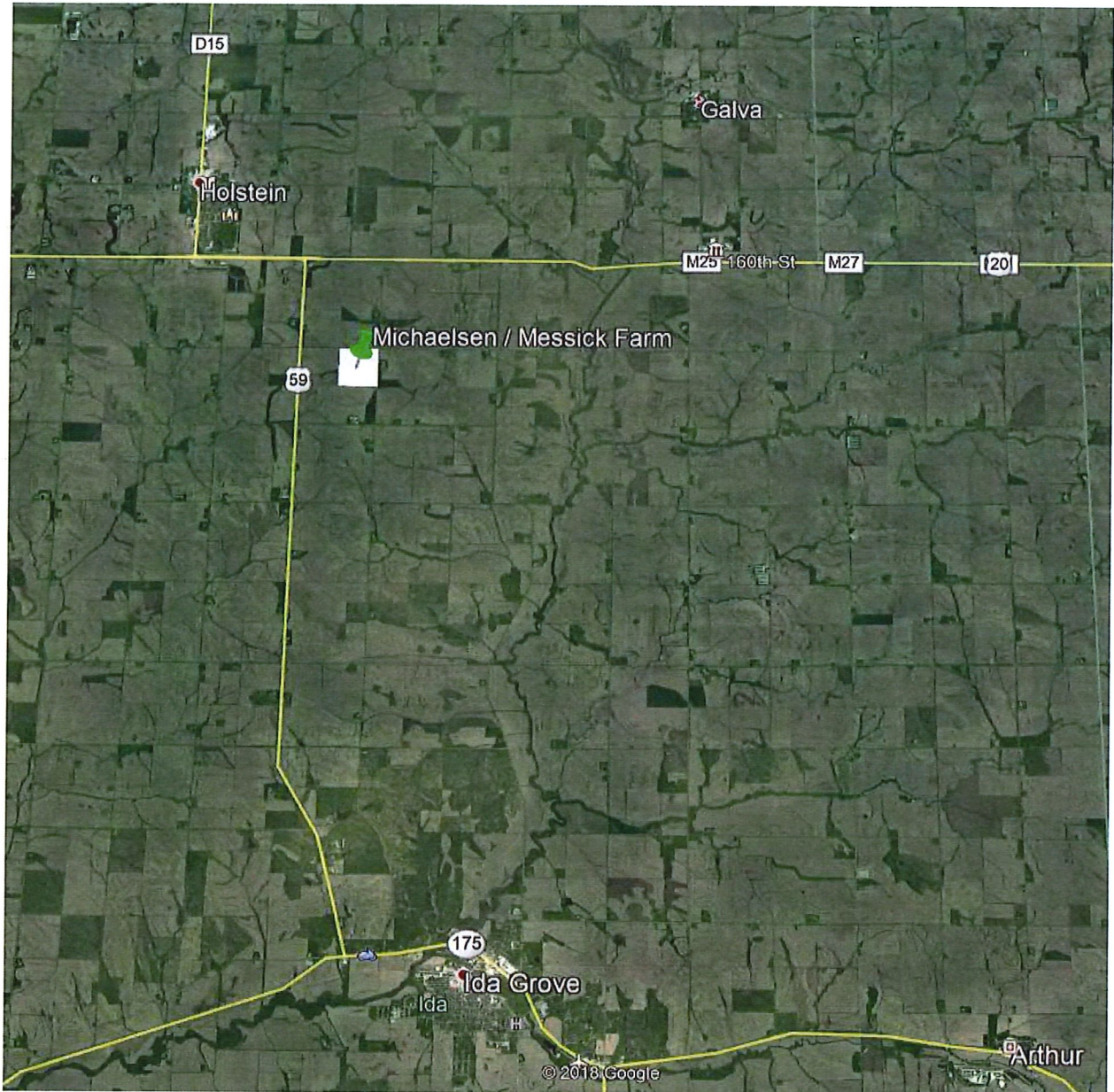


Cropland Acres	130.2
Open Pasture	27.28
Corn Base & PLC Yield	76.3/180
Soybean Base & PLC Yield	28.7/50
Real Estate Taxes	\$4,154
Lease	Open for 2020
Cropland CSR	62.9
Cropland CSR-2	86.8
Whole-Farm CSR	63.7
Whole-Farm CSR2	86.1
Primary Soil	Galva silty clay loam
Secondary Soils	Colo-Judson, Sac, Colo & Kennebec



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

Location Map



Farm is at the corner of Indian Avenue and 170th Street. From Holstein, travel two miles east on Highway 20, then one mile south on Indian Avenue. Farm is on the southwest corner of the intersection. Or travel one mile south of the Highway 20/59 intersection, then ½ mile east on 170th Street (a dirt road). Wind tower is located in the northwestern part of the farm.

TERRY NIELSEN AGENCY

Sales and Service Of

CROP and CROP HAIL INSURANCE

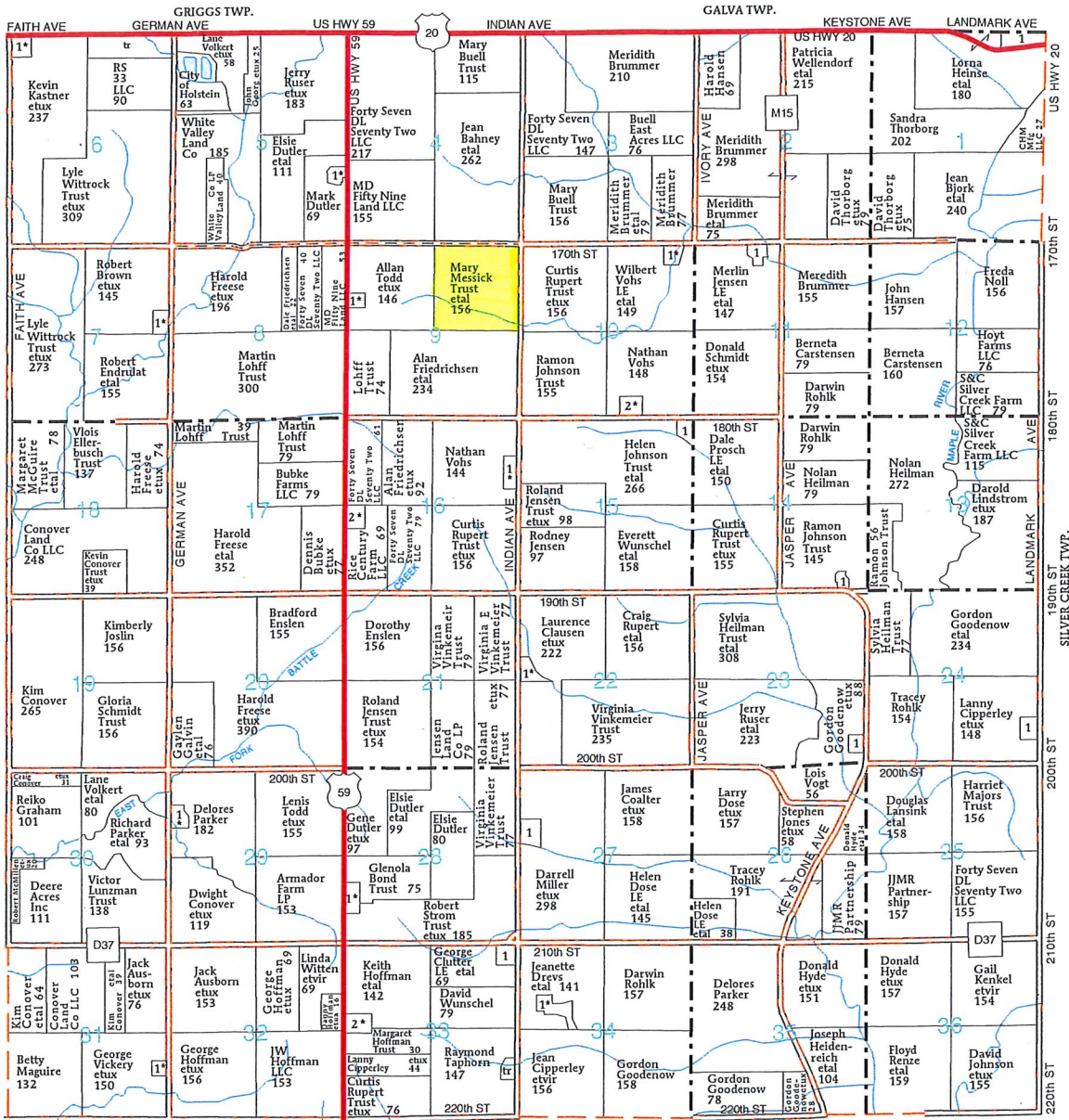
205 Main • Ida Grove, IA 51445

Office: (712) 364-2431 • Home: (712) 881-1384

T-88-N

LOGAN PLAT

R-40-W



LOGAN TOWNSHIP

- SECTION 1**
1. State of Iowa 8
- SECTION 5**
1. Duttler, Eric etux 8
- SECTION 6**
1. Kastner, James etux 10
- SECTION 7**
1. Conover, Eric etux 10

SECTION 9

- 1. Todd, Layne etux 10
- SECTION 10**
1. Weeda, Sterling etal 9
- 2. Vohs, Eric etux 8
- SECTION 11**
1. Brus, George 8
- SECTION 14**
1. Ehlers, Darrell 9

SECTION 15

- 1. Vohs, Eric 7
- SECTION 16**
1. Wiesse, Julie etvir 11
- 2. Rice, Ronald etux 7
- SECTION 22**
1. Clausen, Chad etux 8
- SECTION 23**
1. Rehse III, Walter 5

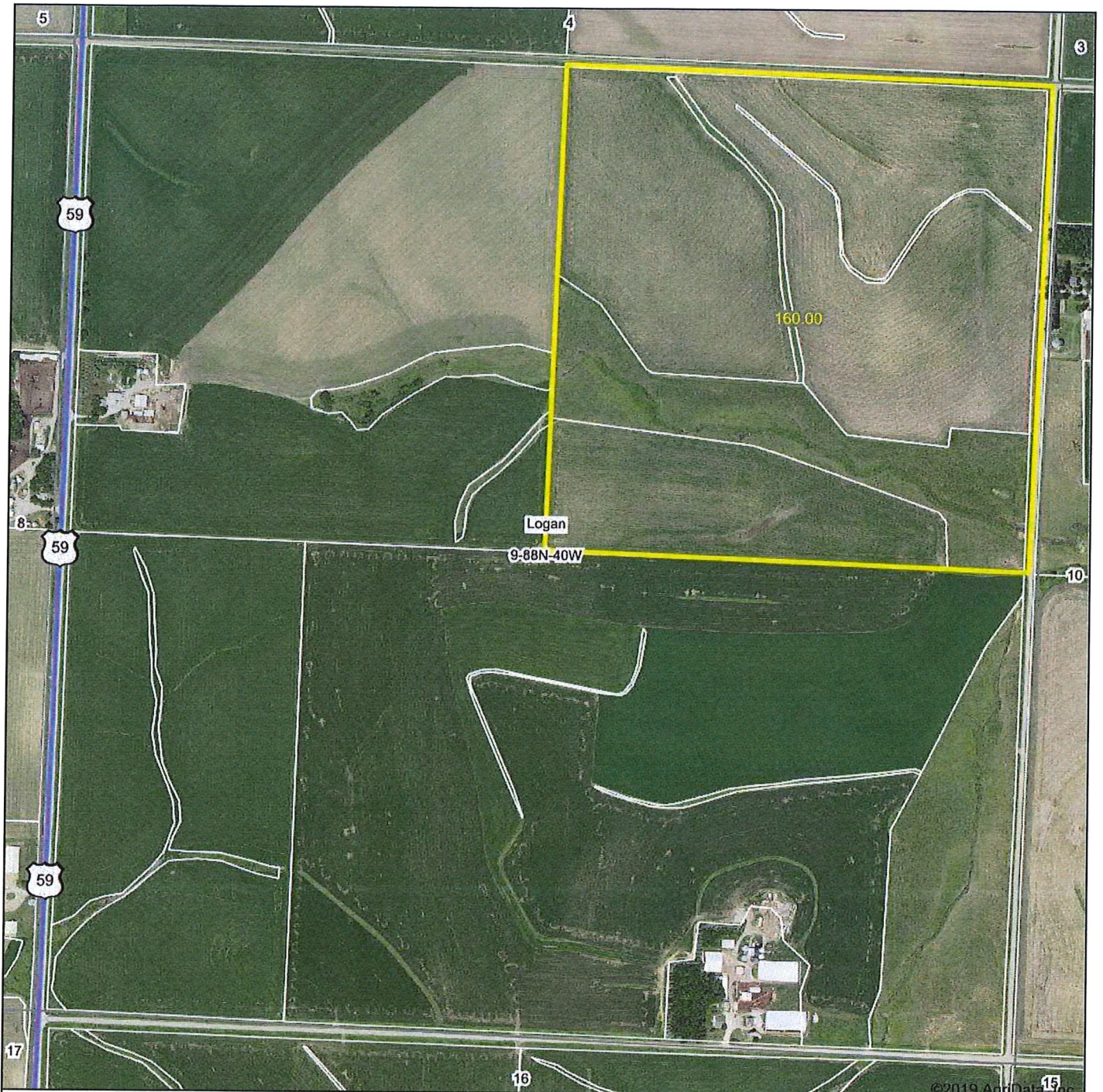
SECTION 24

- 1. Phillips Jr, Thomas 8
- SECTION 27**
1. Dittmer, Benjamin 10
- SECTION 28**
1. Georg, Justin etux 10
- SECTION 29**
1. Weber, John etux 9

SECTION 31

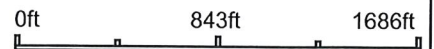
- 1. Lackman Jr, Bernard etux 6
- SECTION 33**
1. Schneckloth, Brad 7
- 2. Hoffman, Aaron etux 16
- SECTION 34**
1. Drevs, Jeanette etvir 15

Aerial Photo of Section 9



©2019 AgriData, Inc.

Map Center: 42.450137, -95.507198

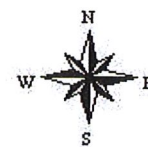


9-88N-40W
Ida County
Iowa



© AgriData, Inc. 2019 www.AgriDataInc.com

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



9/5/2019



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 130.20 acres

2019 Program Year

Map Created April 08, 2019

Farm 4573

Tract 8745

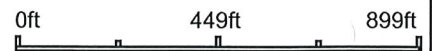
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

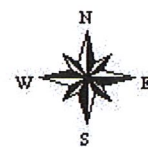
Aerial Photo with Soils



Map Center: 42.453769, -95.502416



9-88N-40W
Ida County
Iowa



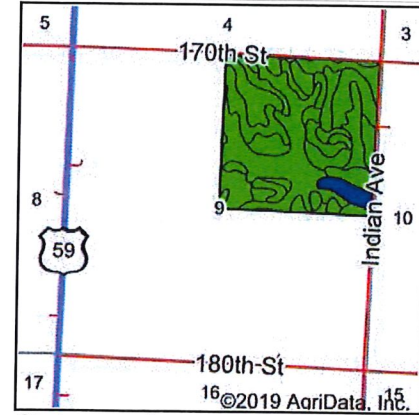
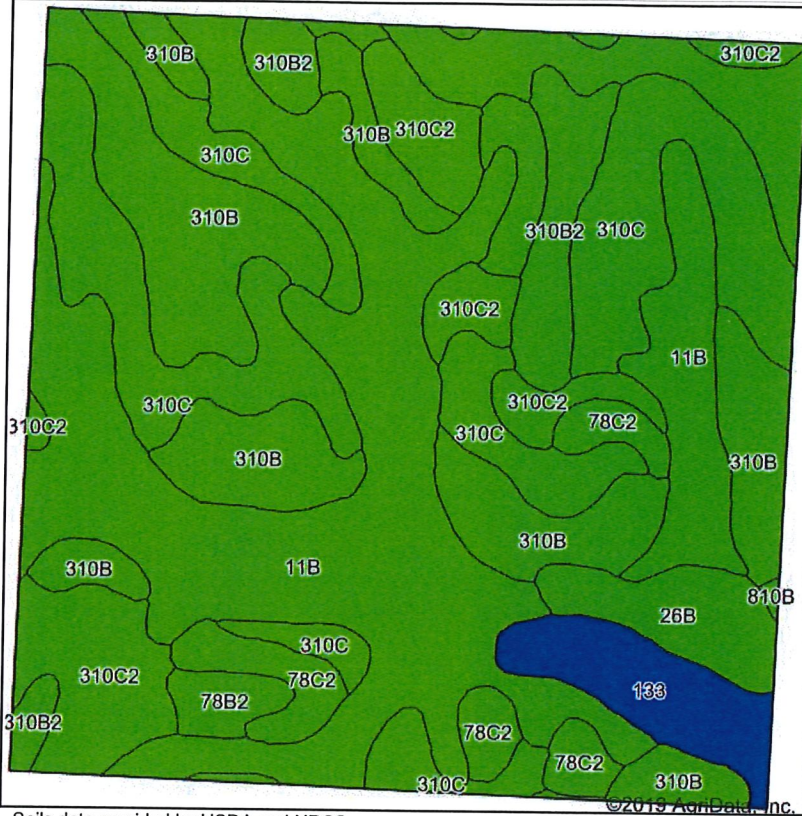
9/5/2019



© AgriData, Inc. 2019 www.AgrIDataInc.com

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

Whole-farm Soil Map



State: Iowa
 County: Ida
 Location: 9-88N-40W
 Township: Logan
 Acres: 160
 Date: 9/5/2019



Soils data provided by USDA and NRCS.

Area Symbol: IA093, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	48.35	30.2%	■	llw	216	62.6	80	62
310B	Galva silty clay loam, 2 to 5 percent slopes	36.95	23.1%	■	lle	232	67.3	95	73
310C	Galva silty clay loam, 5 to 9 percent slopes	33.59	21.0%	■	llle	216	62.6	87	57
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	14.57	9.1%	■	llle	211.2	61.2	84	55
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	7.12	4.4%	■	lle	227.2	65.9	90	71
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	6.52	4.1%	■	llle	211.2	61.2	82	51
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	6.20	3.9%	■	llw	204.8	59.4	78	75
26B	Kennebec silty clay loam, 2 to 5 percent slopes, occasionally flooded	4.77	3.0%	■	lle	220.8	64	88	73
78B2	Sac silty clay loam, 2 to 5 percent slopes, eroded	1.79	1.1%	■	lle	227.2	65.9	86	67
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	0.14	0.1%	■	lle	232	67.3	95	73
Weighted Average						219.4	63.6	86.1	63.7

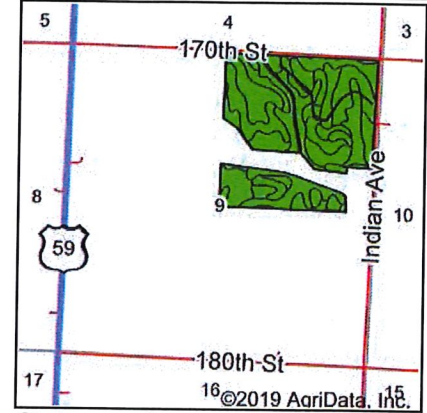
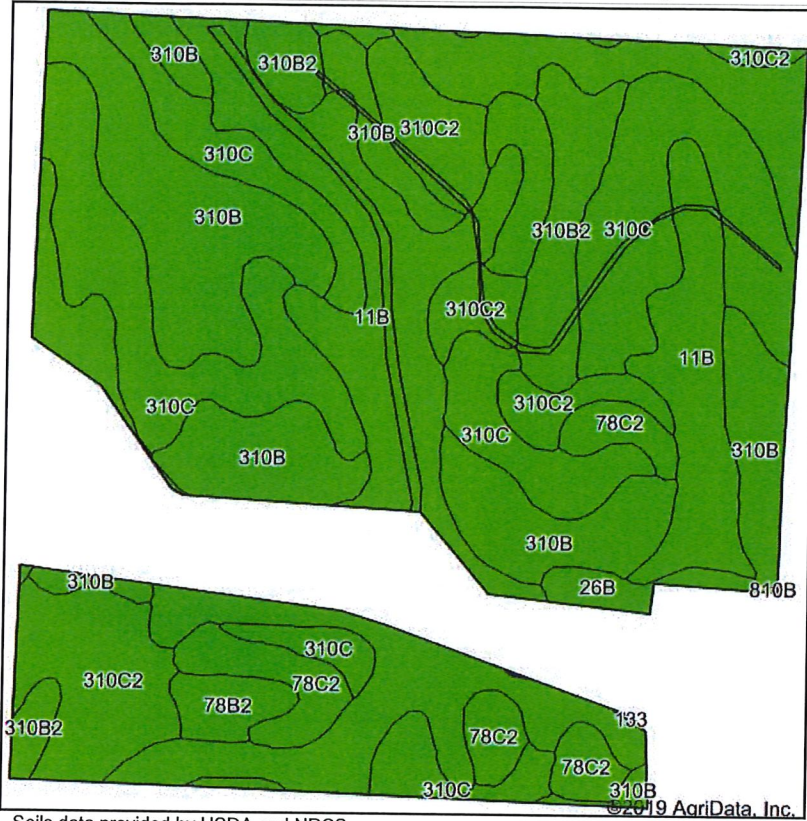
**IA has updated the CSR values for each county to CSR2.

*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.

Active Cropland Soil Map



State: Iowa
 County: Ida
 Location: 9-88N-40W
 Township: Logan
 Acres: 130.2
 Date: 9/5/2019



Soils data provided by USDA and NRCS.

Area Symbol: IA093, Soil Area Version: 29

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	33.35	25.6%	■	IIIe	216	62.6	87	57
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	33.09	25.4%	■	IIw	216	62.6	80	62
310B	Galva silty clay loam, 2 to 5 percent slopes	32.87	25.2%	■	Ile	232	67.3	95	73
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	14.08	10.8%	■	IIIe	211.2	61.2	84	55
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	7.08	5.4%	■	Ile	227.2	65.9	90	71
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	6.52	5.0%	■	IIIe	211.2	61.2	82	51
78B2	Sac silty clay loam, 2 to 5 percent slopes, eroded	1.79	1.4%	■	Ile	227.2	65.9	86	67
26B	Kennebec silty clay loam, 2 to 5 percent slopes, occasionally flooded	1.42	1.1%	■	Ile	220.8	64	88	73
Weighted Average						220.1	63.8	86.8	62.9

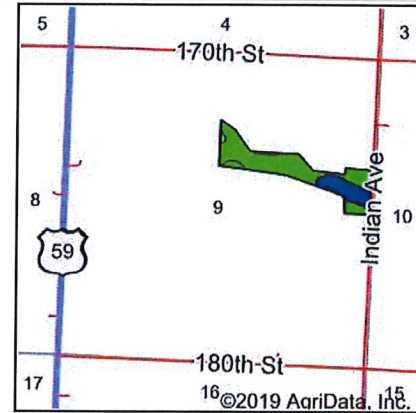
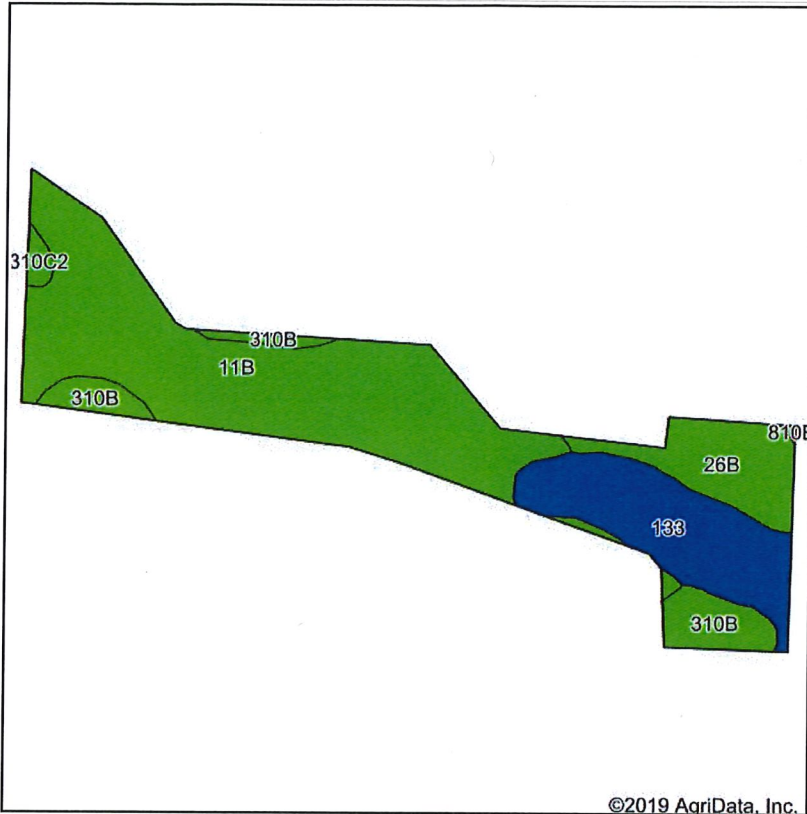
**IA has updated the CSR values for each county to CSR2.

*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.

Pasture Soil Map



State: Iowa
 County: Ida
 Location: 9-88N-40W
 Township: Logan
 Acres: 27.28
 Date: 9/5/2019



Soils data provided by USDA and NRCS.

Area Symbol: IA093, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	15.37	56.3%	■	Ilw	216	62.6	80	62
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	5.90	21.6%	■	Ilw	204.8	59.4	78	75
26B	Kennebec silty clay loam, 2 to 5 percent slopes, occasionally flooded	3.16	11.6%	■	Ile	220.8	64	88	73
310B	Galva silty clay loam, 2 to 5 percent slopes	2.54	9.3%	■	Ile	232	67.3	95	73
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	0.31	1.1%	■	Ille	211.2	61.2	84	55
Weighted Average						215.6	62.5	81.9	67

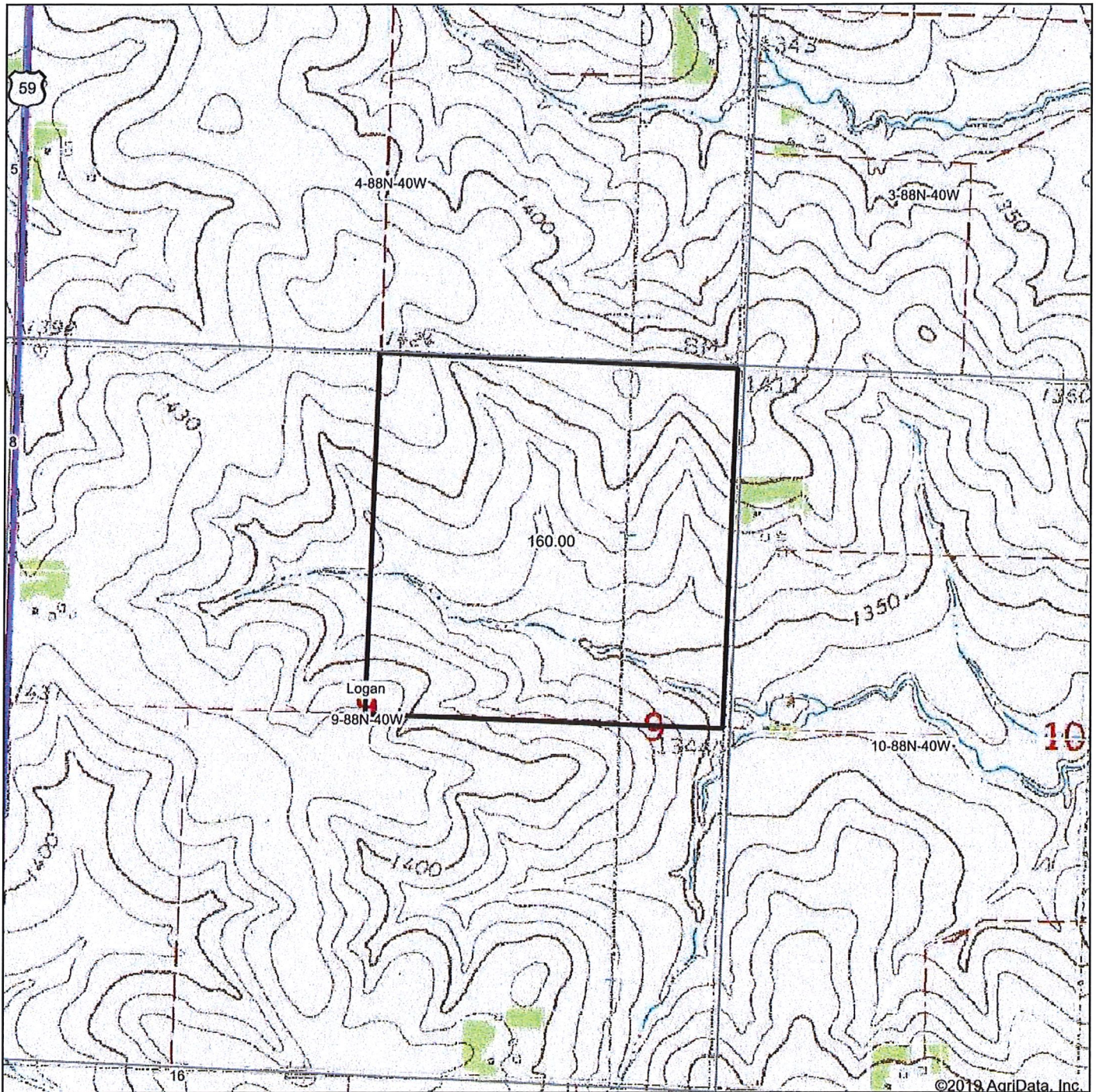
**IA has updated the CSR values for each county to CSR2.

*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

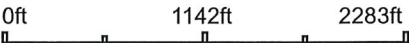
Soils data provided by USDA and NRCS.

Topography Map



©2019 AgriData, Inc.

map center: 42.453588, -95.502458



Stalcup
Ag Service

Maps Provided By:

© AgriData, Inc. 2019 www.AgriDataInc.com

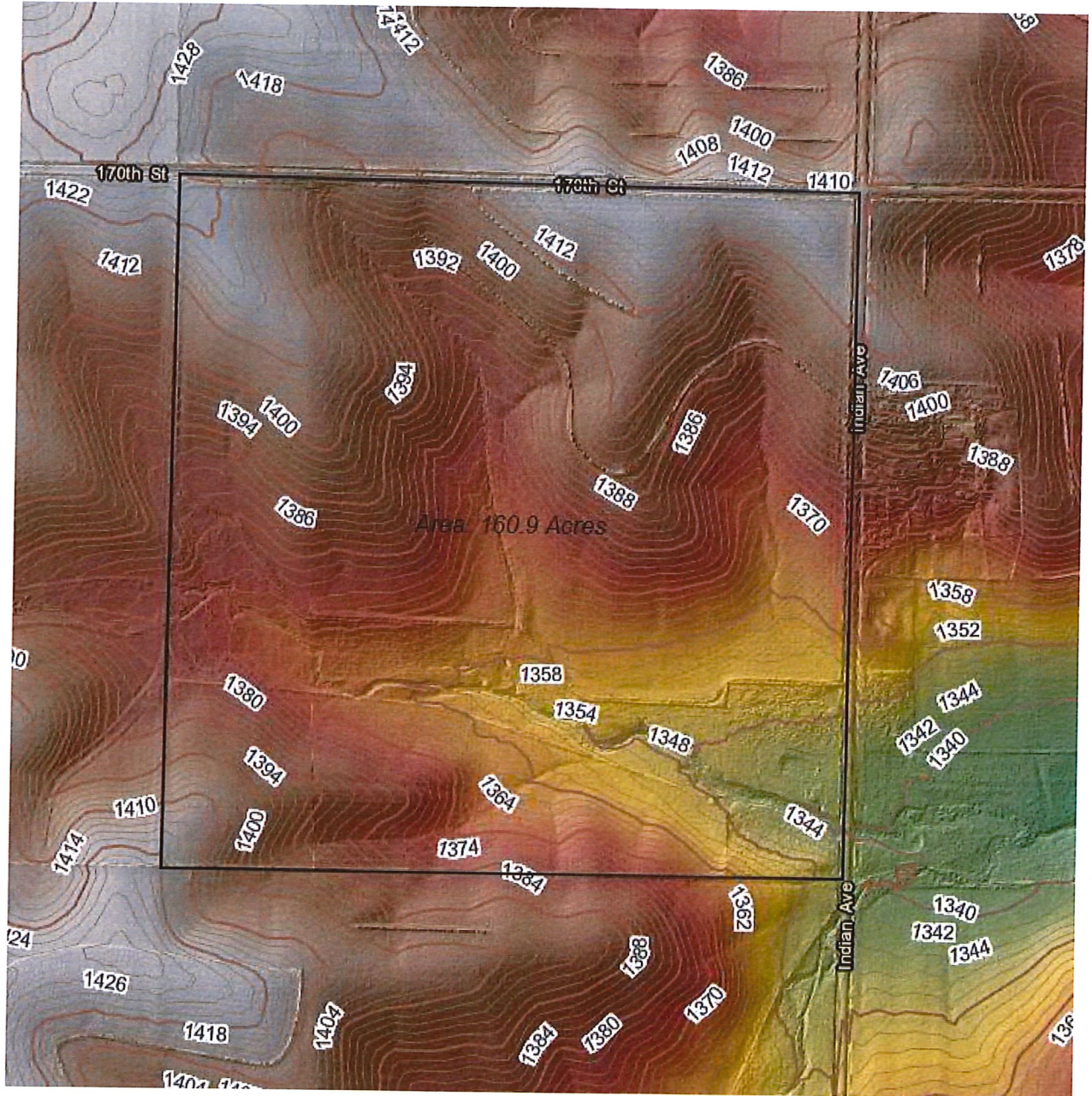
9-88N-40W
Ida County
Iowa



9/5/2019

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

Color Hillshade Map with Elevations



4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

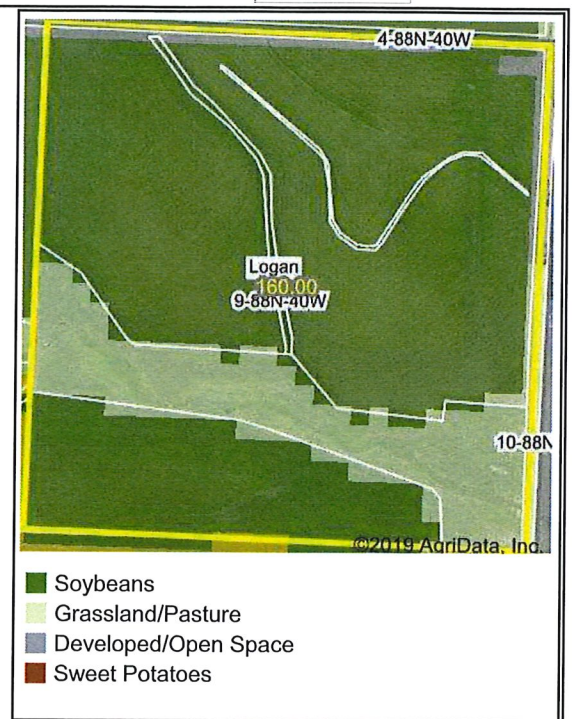
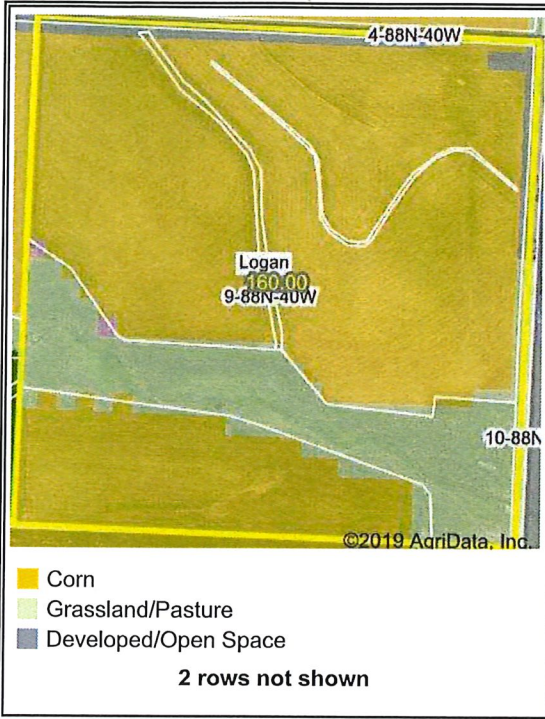
Farm Name:

Field ID:

Acct. #:

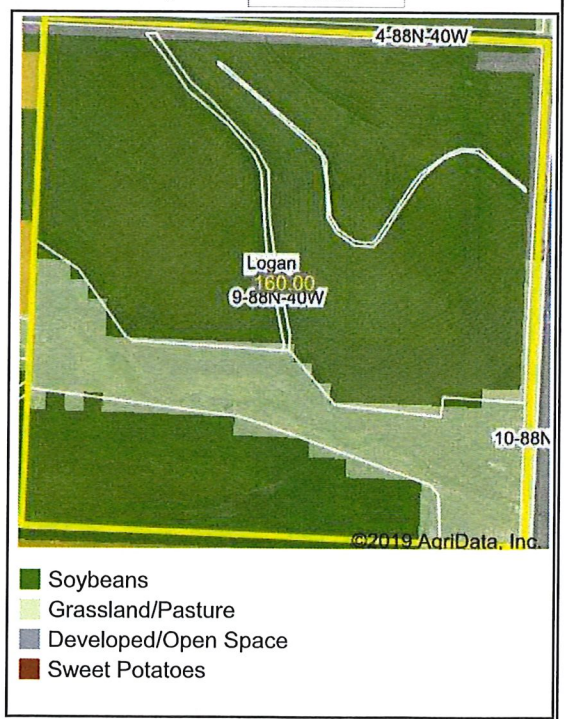
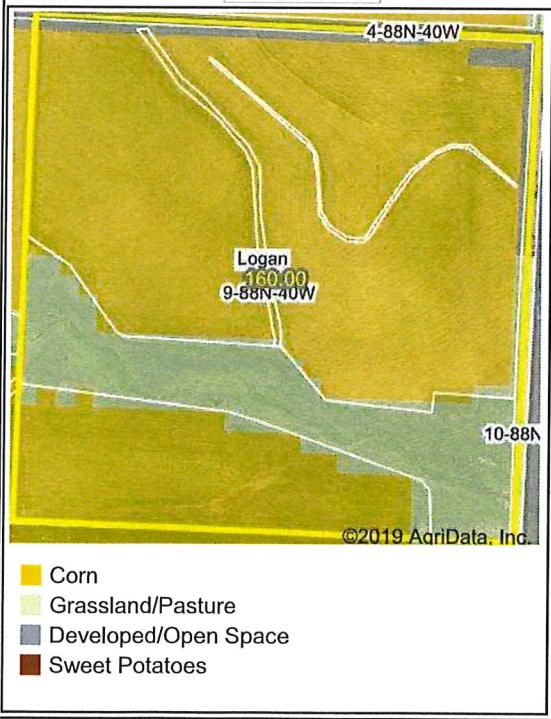
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 42.453588, -95.502458

State: IA County: Ida

Legal: 9-88N-40W Twnshp: Logan

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

