
AUCTION

September 18

Ashton Township

Monona County



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

FRIDAY

September

18

2020

10:00 a.m.

Onawa Community Center

320 10th Street

Onawa, IA

**MONONA COUNTY
ASHTON TOWNSHIP**

150.2 acres m/l



FARM LOCATION

Two miles southeast of Whiting or 4 1/2 miles northwest of Onawa at the intersection of K45 & 180th Street.

LEGAL DESCRIPTION

S1/2 SE1/4 of Section 12-84-46 and that part of the W1/2 SW1/4 of Section 7-84-45 lying west of the Highway and Railroad Right-of-Way, Monona County, Iowa.

Ardell L. Persinger Jr.
Owner/Seller

Here is a well-located farm along the west side of K45 between Whiting and Onawa. Good blend of soils including Lakeport, Blencoe & Salix. The Luton soils on this farm drain into the upper end of the Murphy Ditch. This farm has an irrigation well but the center pivot is not included with this sale.

Cropland Acres	149.26
Corn Base & PLC Yield	113.77 / 164
Soybean Base & PLC Yield	34.49 / 50
Real Estate Taxes	\$4,062
Drainage Tax	\$ 166
Lease	Open for 2021
Cropland CSR	55.8
Cropland CSR-2	69.7
Primary Soil	Lakeport silty clay loam,
	Luton silty clay
Secondary Soils	Blencoe silty clay, Salix silty clay loam

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 is available at stalcupag.com the day of the sale.
- *Closing is December 4, 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.

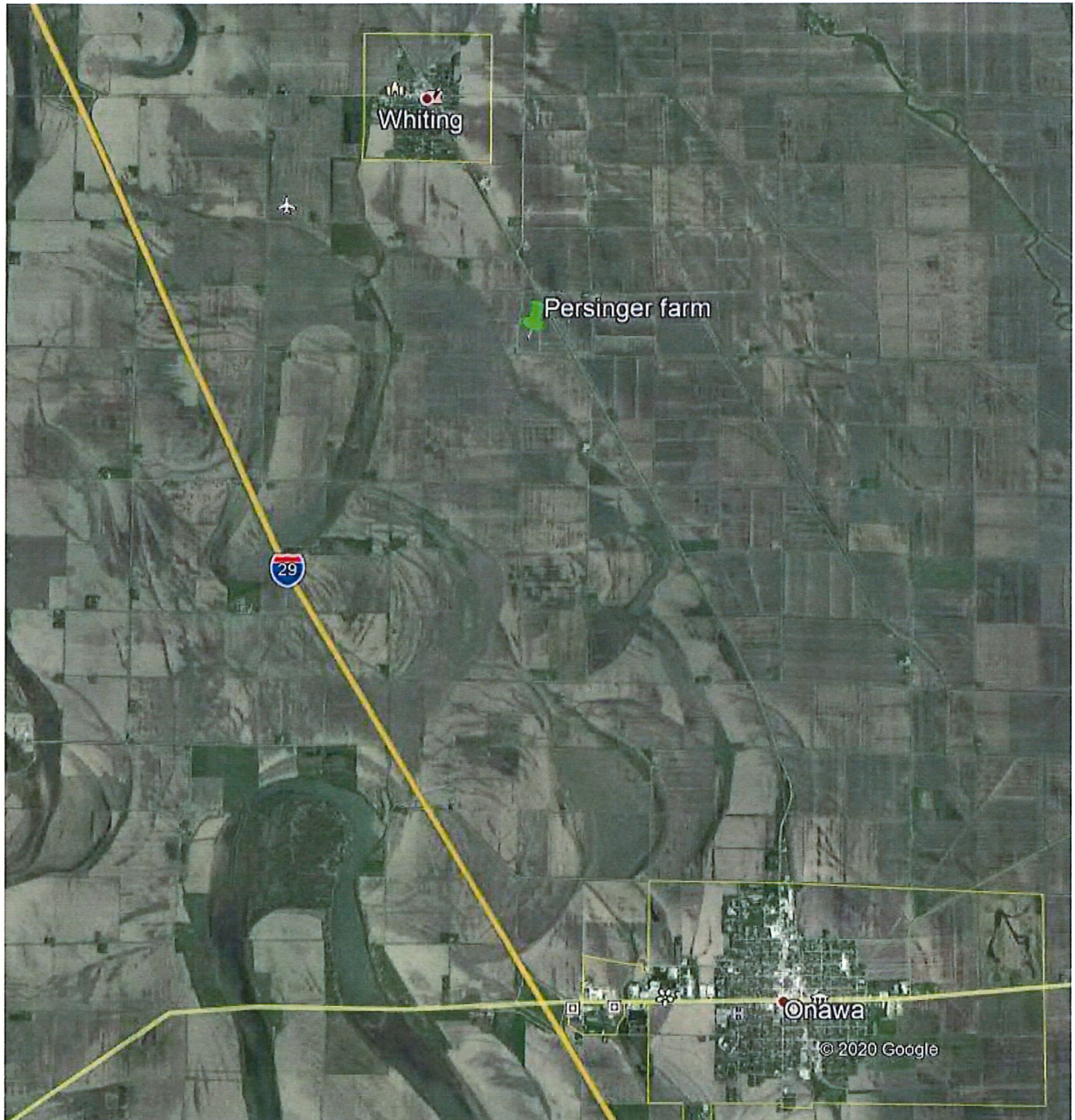


For more information contact
Dennis Reyman or Luke Pearson at
Stalcup Ag Service (712) 732-4811
or evenings at (712) 299-3839 (Dennis)



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

LOCATION MAP



2 miles southeast of Whiting or 4 ½ miles northwest of Onawa at the intersection of K45 and 180th St.

Who Says...Nothing Is Free Anymore?

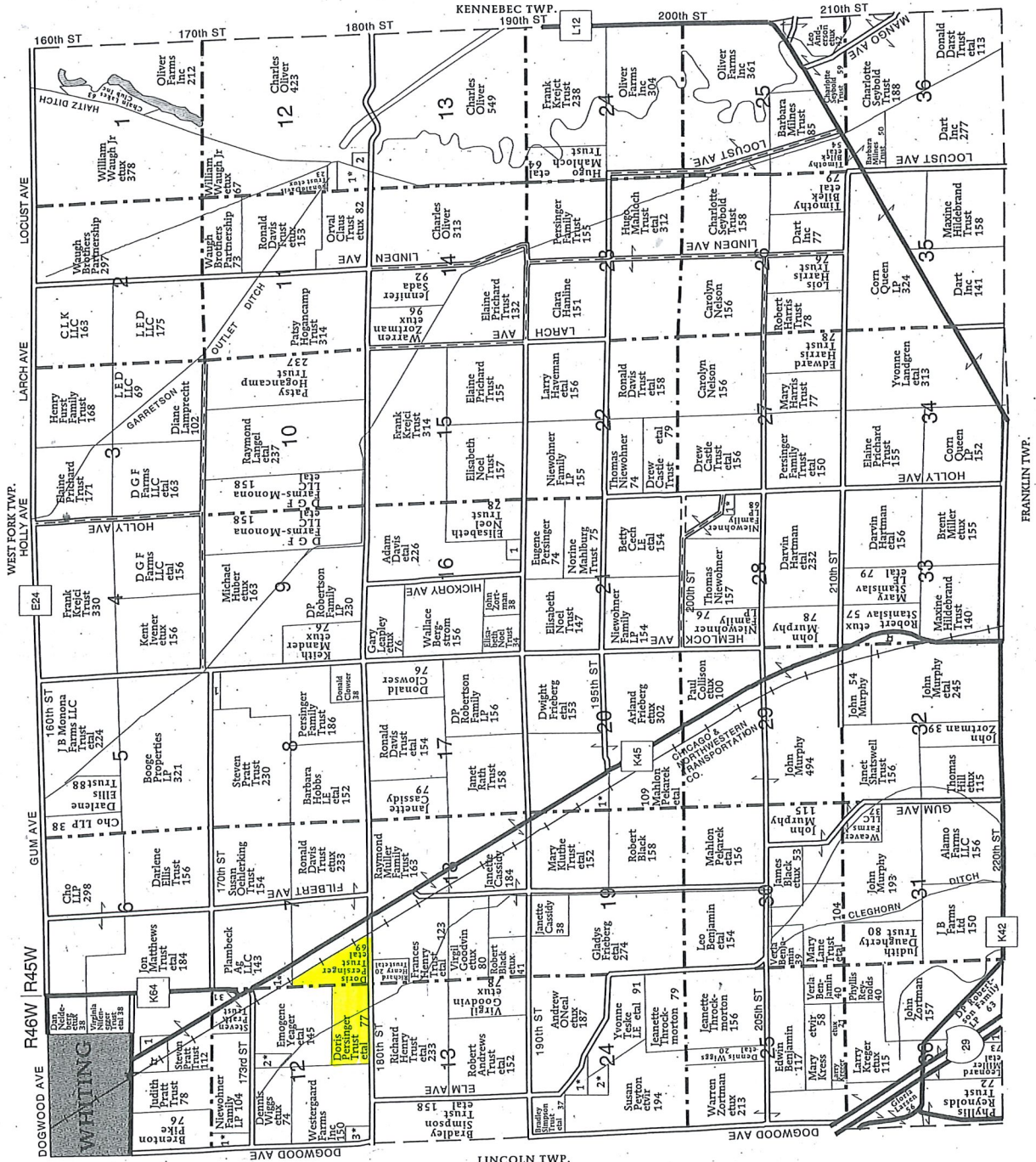
Receive a "free" County Plat and Directory just for reviewing township directory maps for correct information before we publish the next issue. (The Free book may be of any county in any state printed by FHP for that year.)
Contact FHP UPDATING DEPARTMENT AT 641-444-3508-EXT. 2605
 Or email: amanda.brown@farmandhomepublishers.com

T-84-N

ASHTON PLAT

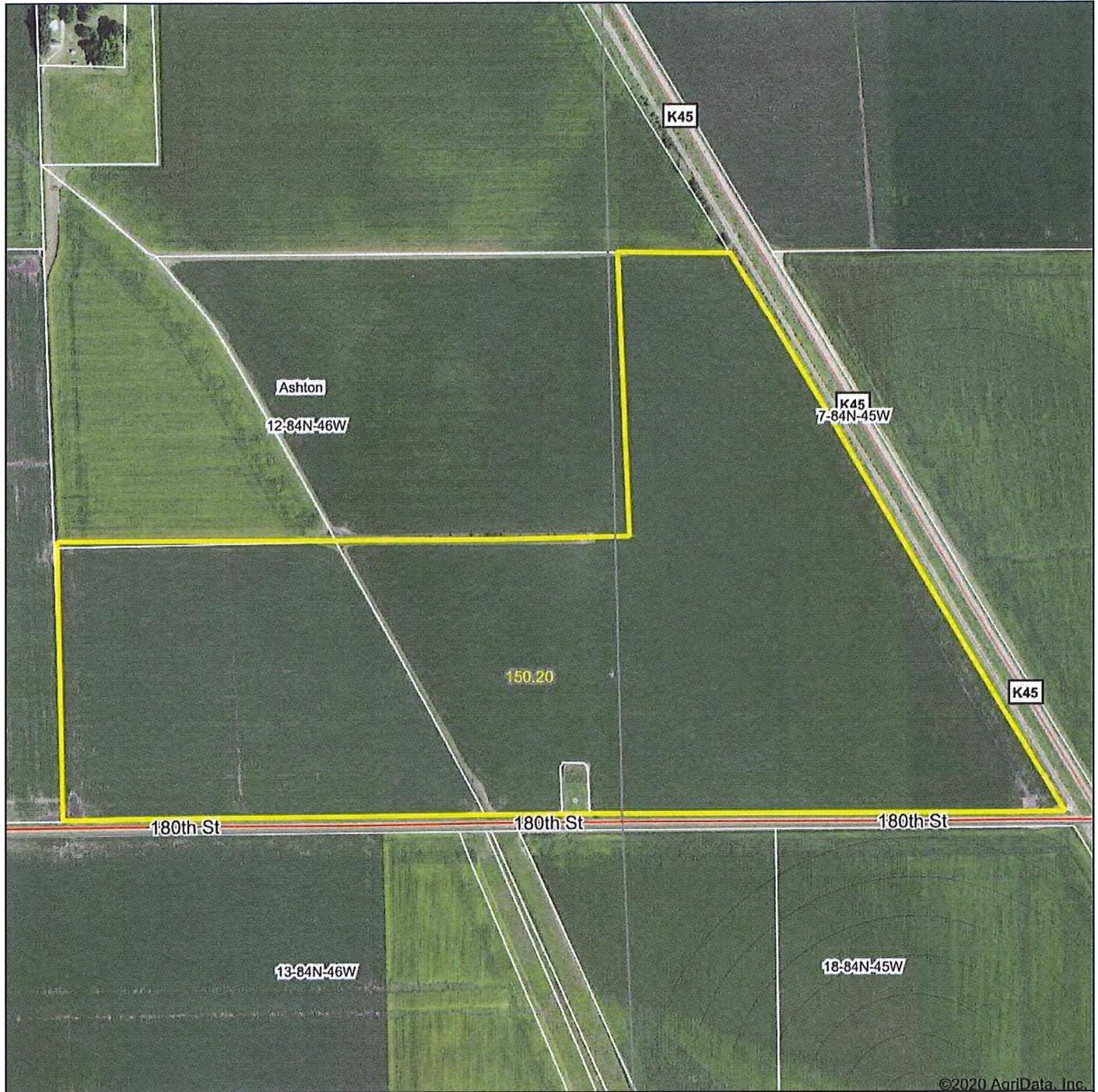
(Landowners)

R-45-46-W

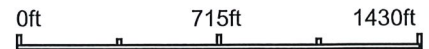


- ASHTON TOWNSHIP**
- SECTION 1W**
 1. Enterprise Terminals & Storage LLC 10
- SECTION 7**
 1. Yeager, Emogene 5
- SECTION 8**
 1. Boogs Properties LP 6
- SECTION 12E**
 1. Claus Trust, Orval 14
 2. Oliver Farms Inc 6
- SECTION 12W**
 1. Snyder, Stephen 12
 2. Derr, Philip 10
 3. Enslay, Michael 6
- SECTION 16**
 1. Bergstrom, Molly 7
- SECTION 20**
 1. Kluthe Trust, Mary 25
- SECTION 24W**
 1. Kregar, Kirk 17
- SECTION 28**
 2. Peyton, Wesley 10
- SECTION 36W**
 1. Niewohner, Thomas 6
 1. Mahlborg Trust, Norine 5

2019 Aerial Map



Map Center: 42.101332, -96.137462



12-84N-46W
Monona County
Iowa

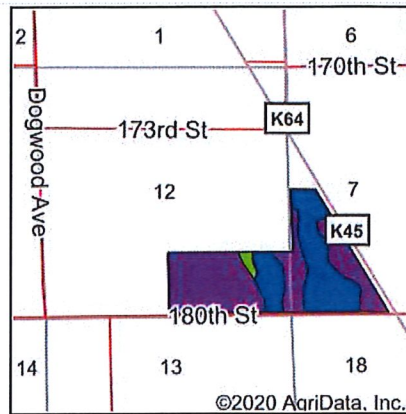
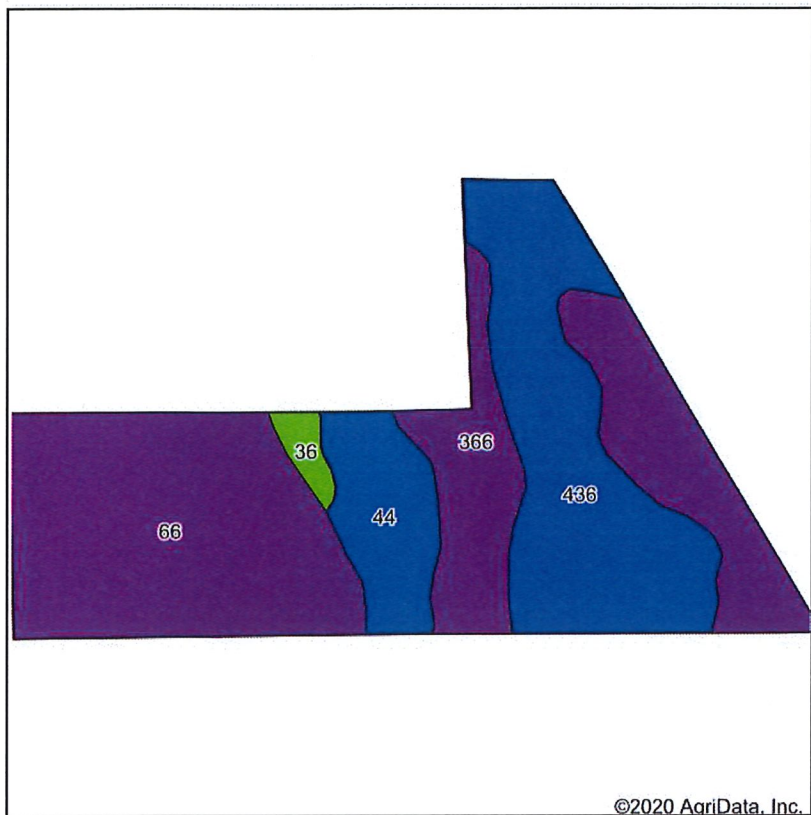


8/14/2020



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

Soils Map



State: **Iowa**
 County: **Monona**
 Location: **12-84N-46W**
 Township: **Ashton**
 Acres: **150.2**
 Date: **8/14/2020**



Soils data provided by USDA and NRCS.

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Area Symbol: IA133, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
66	Luton silty clay, 0 to 2 percent slopes, rarely flooded	73.27	48.8%			IIIw	177.6	51.5	57	40
436	Lakeport silty clay loam, 0 to 2 percent slopes, rarely flooded	43.17	28.7%			I	214.4	62.2	88	80
366	Luton silty clay loam, 0 to 1 percent slopes, rarely flooded	16.78	11.2%			IIIw	185.6	53.8	58	45
44	Blencoe silt clay, 0 to 2 percent slopes, rarely flooded	14.58	9.7%			IIw	214.4	62.2	87	70
36	Salix silty clay loam, 0 to 2 percent slopes, rarely flooded	2.40	1.6%			I	233.6	67.7	100	85
Weighted Average							193.5	56.1	69.6	55.7

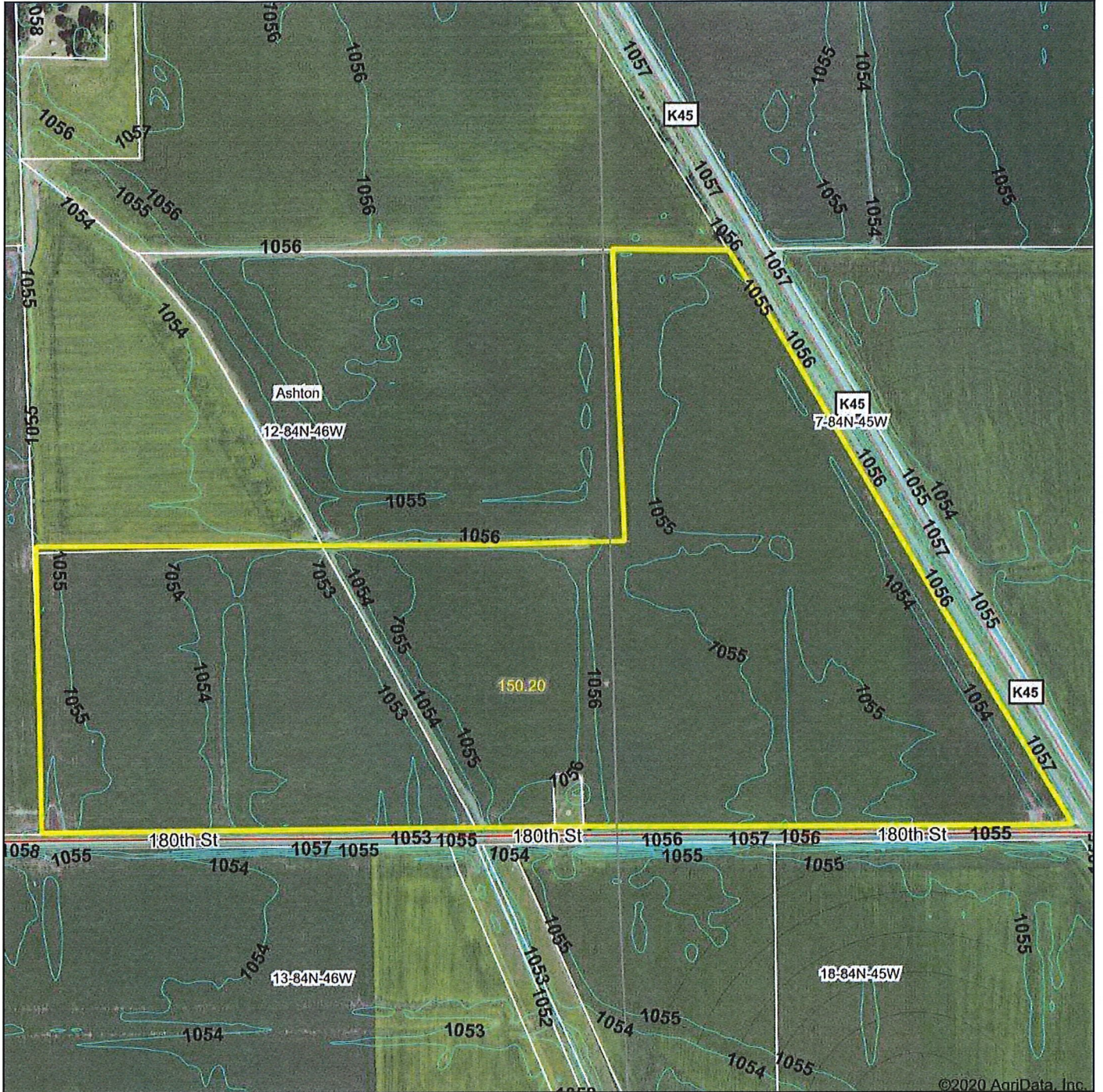
**IA has updated the CSR values for each county to CSR2.

*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.

Topography Contours



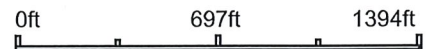
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
 Interval(ft): 1.0
 Min: 1,053.8
 Max: 1,058.9
 Range: 5.1
 Average: 1,056.8
 Standard Deviation: 0.92 ft



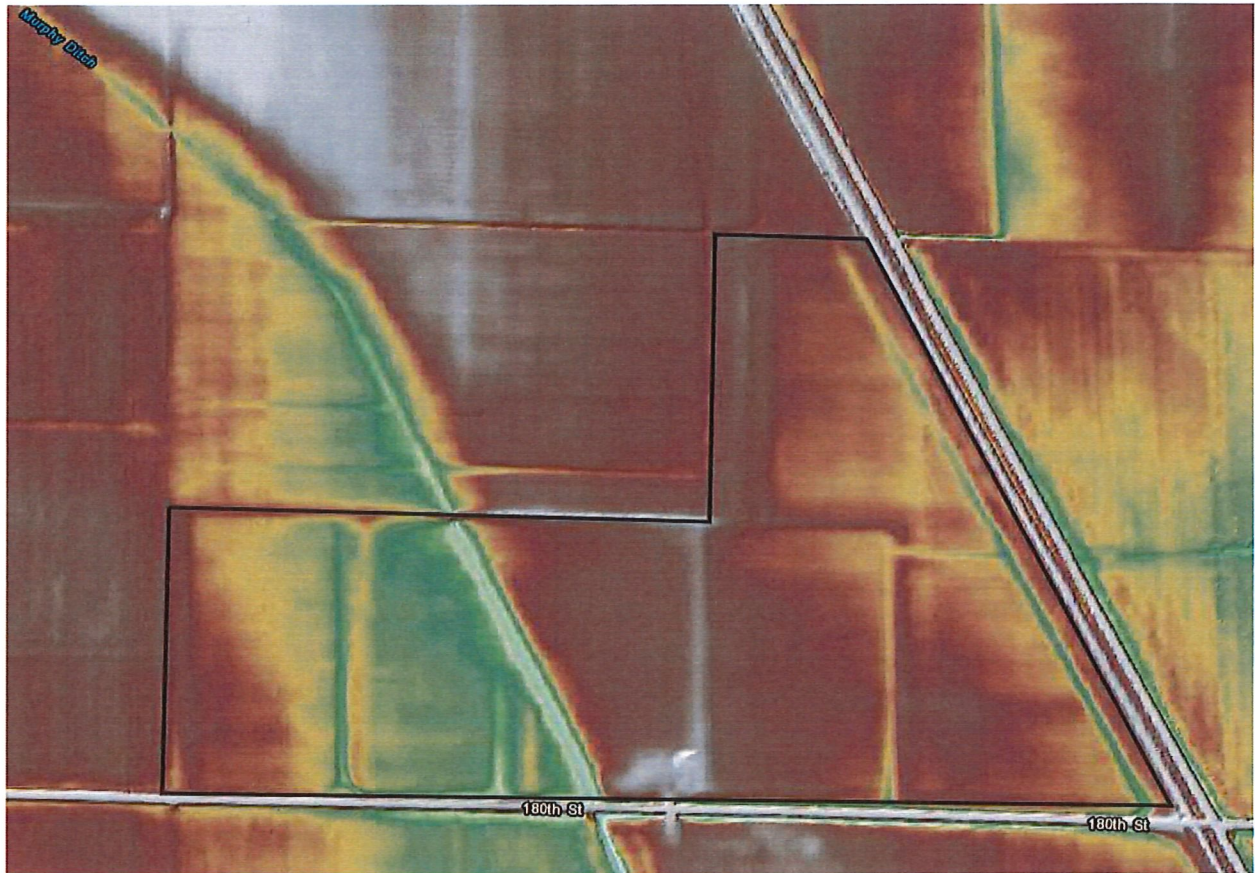
8/14/2020

12-84N-46W
Monona County
Iowa

Map Center: 42.101332, -96.137462

Color Elevation Map

Source: Iowa Geographic Map Server



Elevation on this map ranges from about 1,056' on the north end, to about 1,052' at the south side where the Murphy Ditch exits.

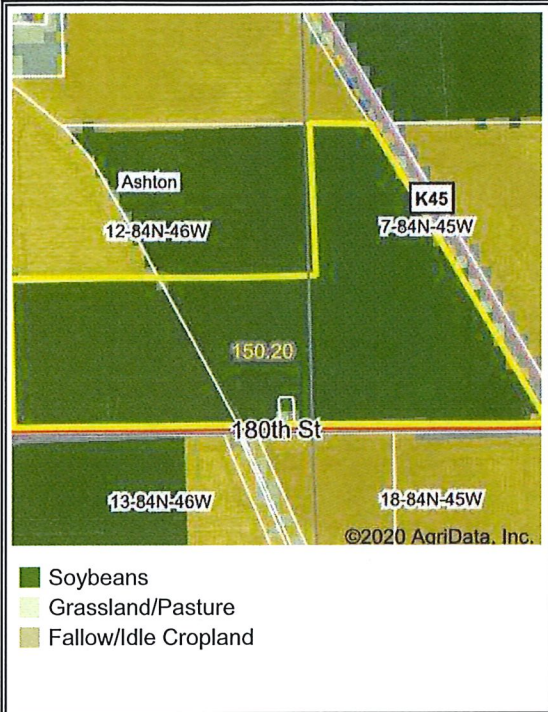
4 Year Crop History



Owner/Operator: Date: 8/14/2020
 Address: Farm Name:
 Address: Field ID:
 Phone: Acct. #:

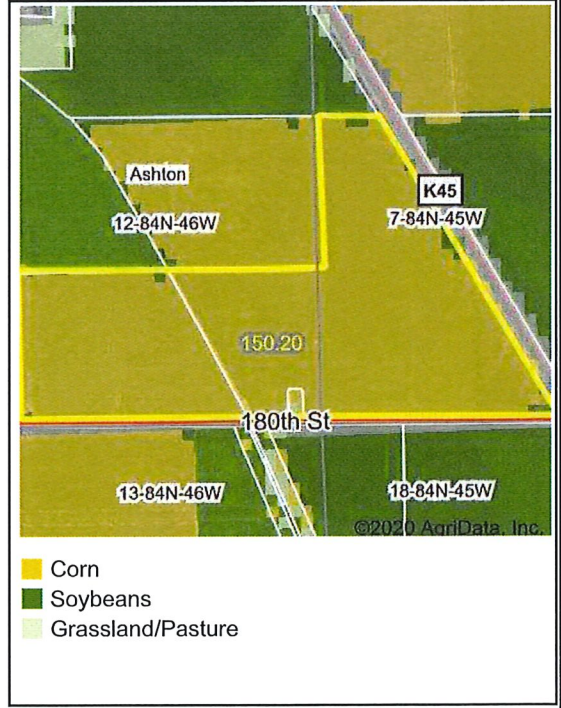
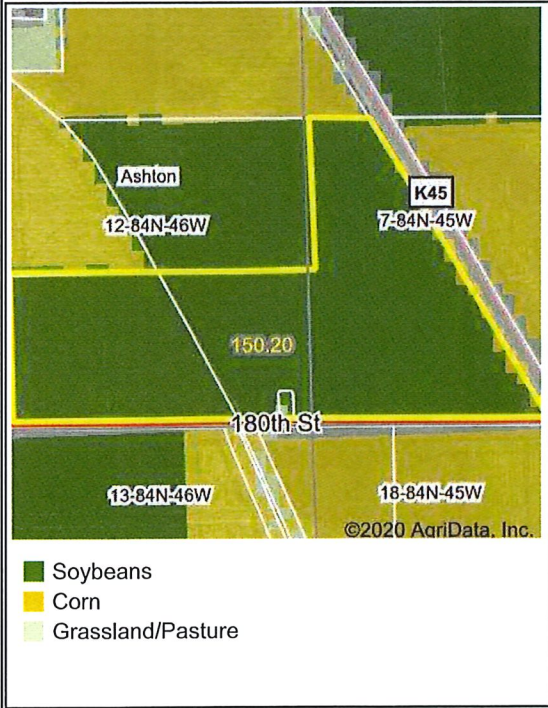
Crop Year: 2019

Crop Year: 2018



Crop Year: 2017

Crop Year: 2016



Map Center: 42.101332, -96.137462

State: IA County: Monona

Legal: 12-84N-46W Twnshp: Ashton

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

