
AUCTION

October 20

Horton Township

Osceola County



712-732-4811

www.stalcupag.com

PUBLIC LAND AUCTION

TUESDAY

OCT

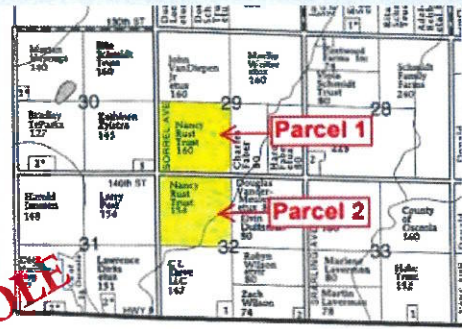
20

2020

10:00 a.m.
OCHEYEDAN CITY HALL
869 MAIN ST.
OCHEYEDAN, IA

OSCEOLA COUNTY
HORTON TOWNSHIP

314.91 acres m²



Parcel 1

Parcel 2



FARM LOCATION

Located 3.5 miles west of Ocheyedon on Highway 9 and one mile north on Sorrell Ave.

LEGAL DESCRIPTION

Parcel 1: The Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township One Hundred North (T100N), Range Forty West (R40W) of the 5th P.M., Osceola County, Iowa.

Parcel 2: The Northwest Quarter (NW1/4) of Section Thirty-two (32), Township One Hundred North (T100N), Range Forty West (R40W) of the 5th P.M., Osceola County, Iowa, except the building site.

Rust Family Farm, Owner/Seller

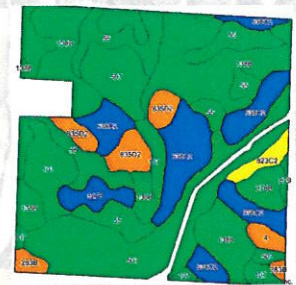
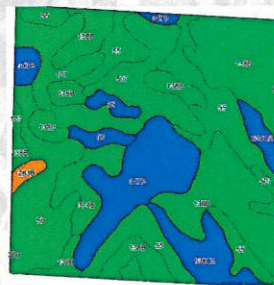
The Rust Family presents an opportunity to expand your farmland acreage. These farms contain high-quality soils as evidenced by the CSR-2 of 85 on Parcel 1 and 82 on Parcel 2. Clarion & Nicollet as the lead soil types.

Terms

- *Parcel 1 will be offered as choice of east half, west half, south half, north half, or entire parcel. If the bidder chooses all, the auction for Parcel 1 is over. If bidder chooses a half, that half is sold and the auction resumes with the remaining half.
- *If Parcel 1 is split and sold to different bidders, a survey will be conducted, and the two sides will be sold based on surveyed acres. If Parcel 1 is sold as one unit, 159.58 acres will be used on the sale.
- *Parcel 2 will be offered as one unit.
- *Parcel 2 will include \$4,000 sale credit to the buyer(s) for a waterway crossing.
- *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 December 18, 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.

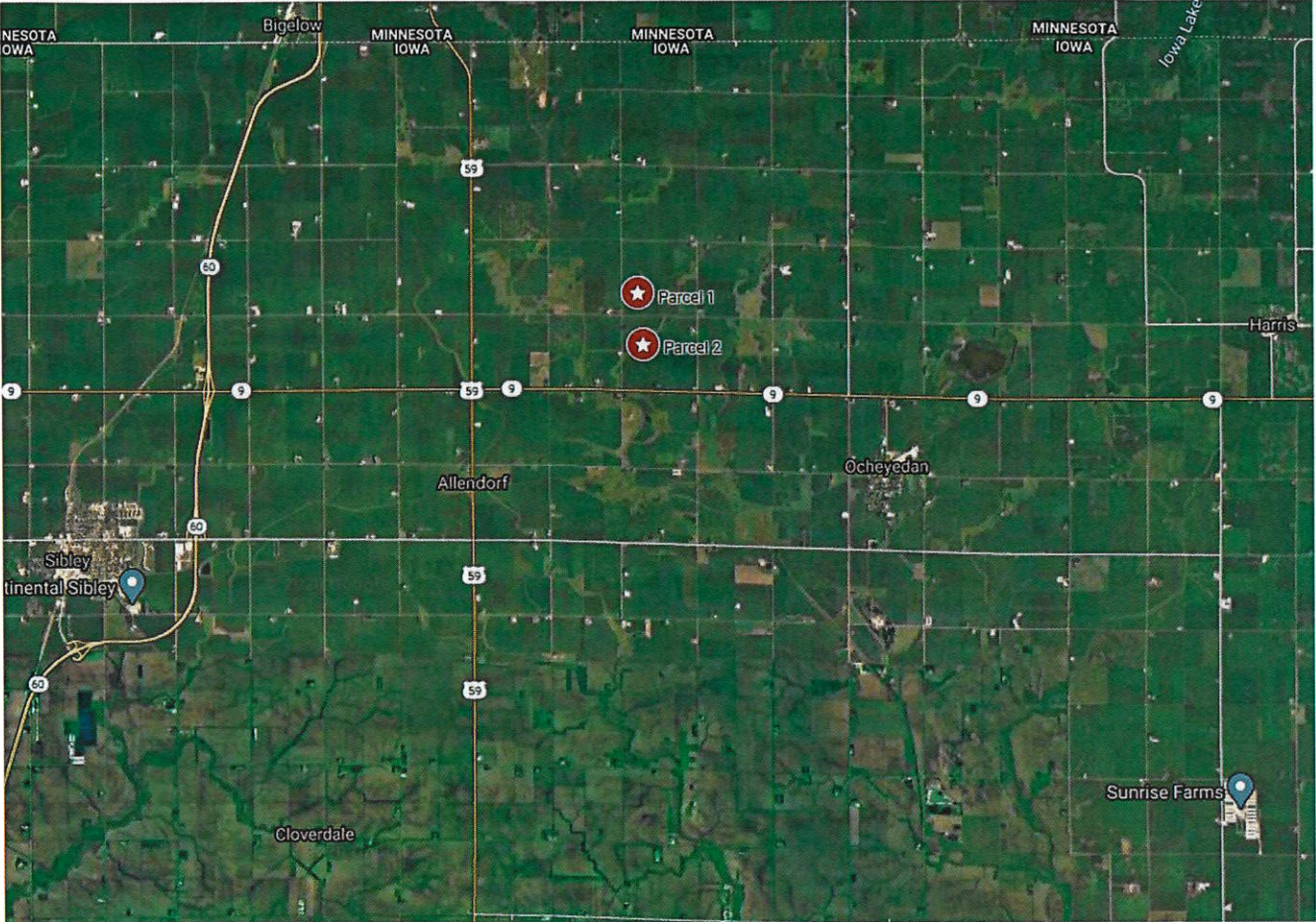
For more information contact
 Chad Husman or Travis Nissen
 at Stalcup Ag Service (712) 732-4811
 or evenings at (712) 291-5631 (Chad)

	Parcel 1	Parcel 2
Total Acres	159.58	155.33
Cropland Acres	156.98	151.12
Corn Base	77.1	72.2
PLC Yield	168	168
Soybean Base	78.3	70.9
PLC Yield	44.0	44.0
Real Estate Taxes	\$4,304	\$4,026
Lease	Both open for 2021	
Cropland CSR-2	85.0	82.0
Primary Soils - Parcel 1	Clarion & Nicollet	
Primary Soils - Parcel 2	Clarion, Canisteo & Nicollet	

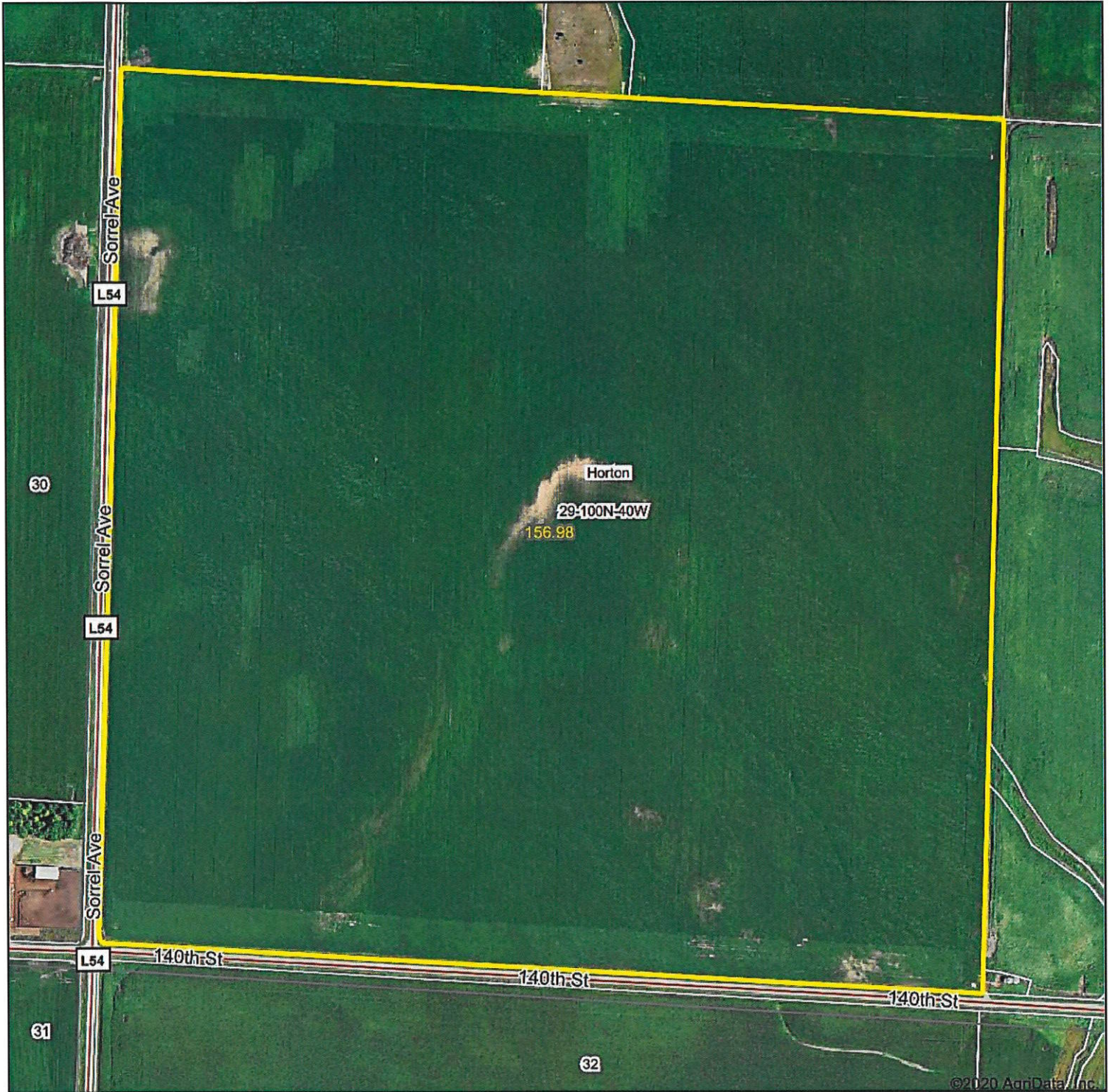


1705 North Lake Ave * PO Box 67
 Storm Lake, IA 50588
 (712) 732-4811 * Fax (712) 732-7371
www.stalcupag.com

Location Map



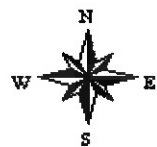
Rust Family - Parcel 1



Map Center: 43.450532, -95.599072



29-100N-40W
Osceola County
Iowa



9/2/2020



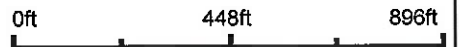
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Field borders provided by Farm Service Agency as of 5/21/2008.

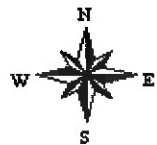
Rust Family - Parcel 2



Map Center: 43.443203, -95.598945



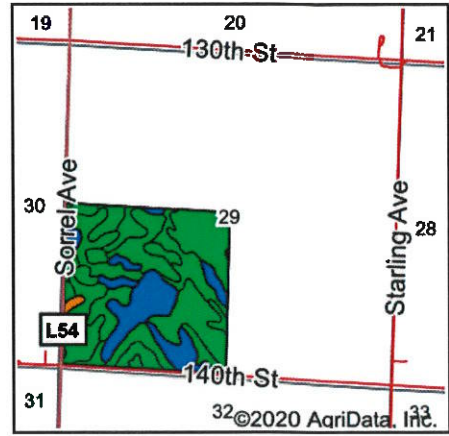
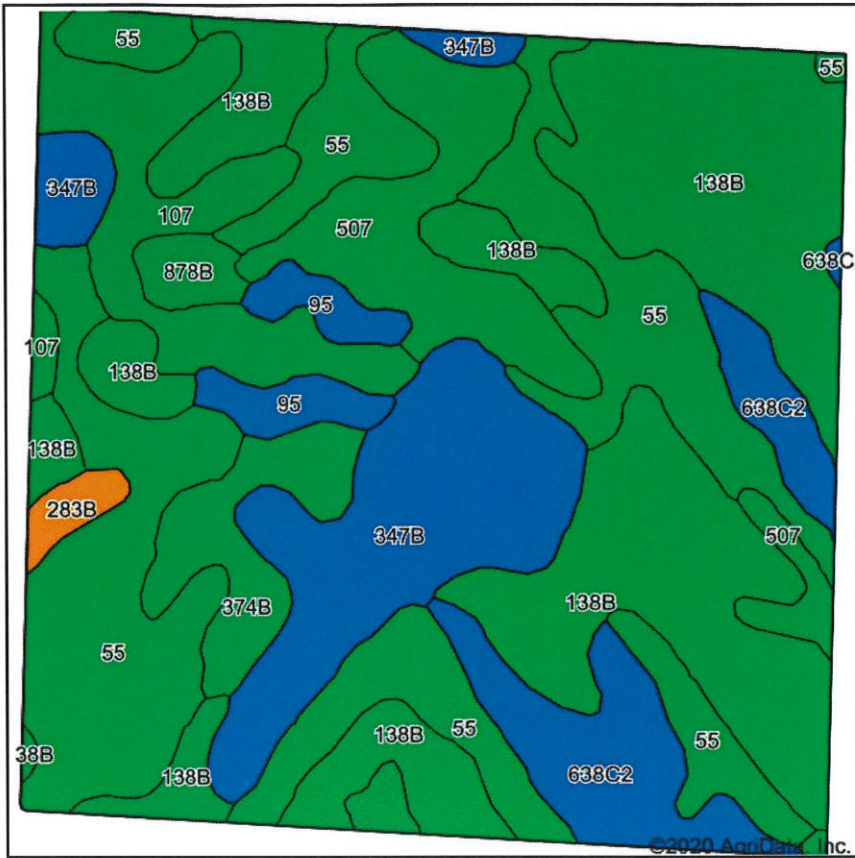
32-100N-40W
Osceola County
Iowa



9/2/2020

Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Soils Map - Parcel 1



State: Iowa
 County: Osceola
 Location: 29-100N-40W
 Township: Horton
 Acres: 156.98
 Date: 9/1/2020



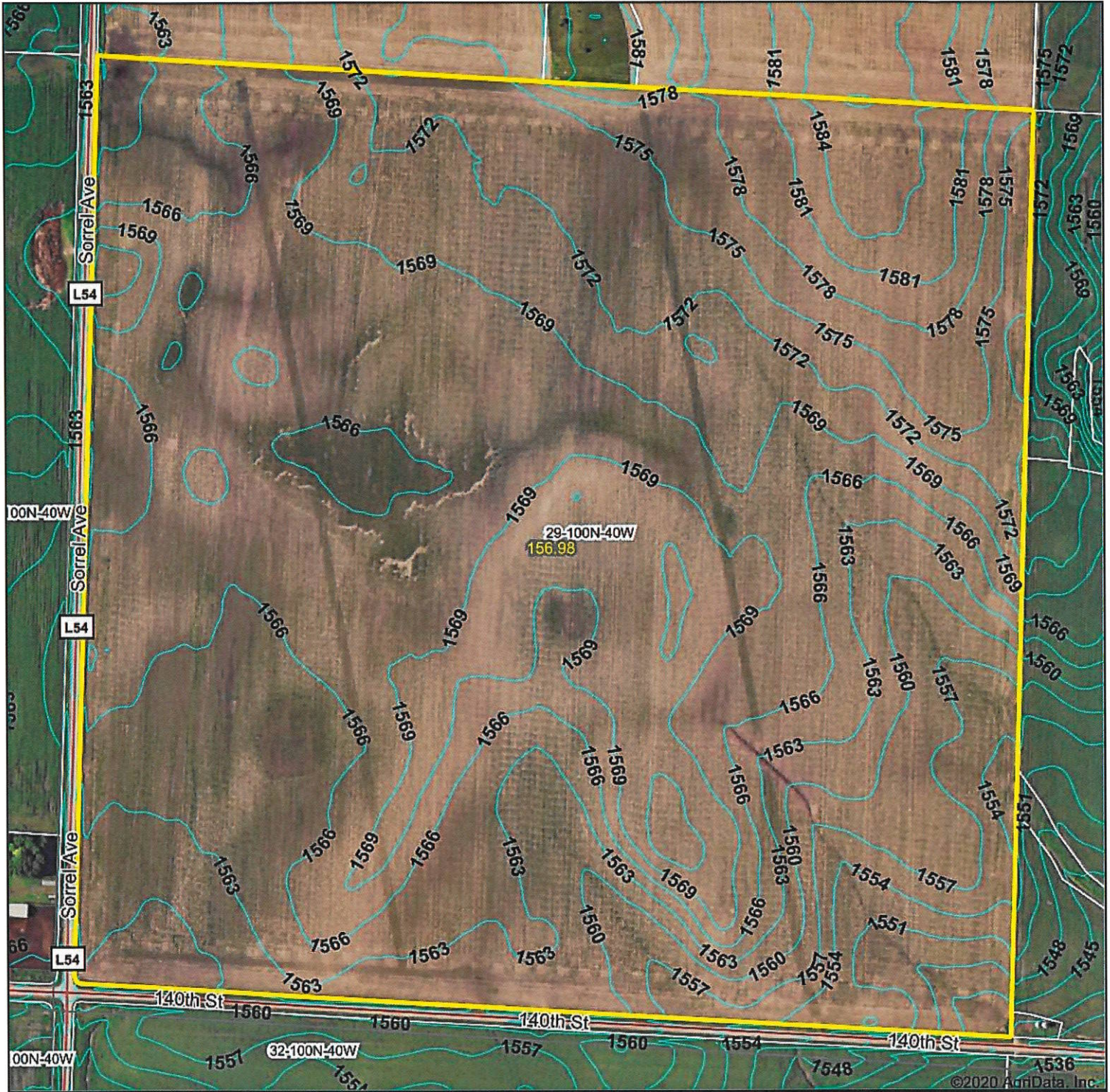
Soils data provided by USDA and NRCS.

Area Symbol: JA143, Soil Area Version: 31

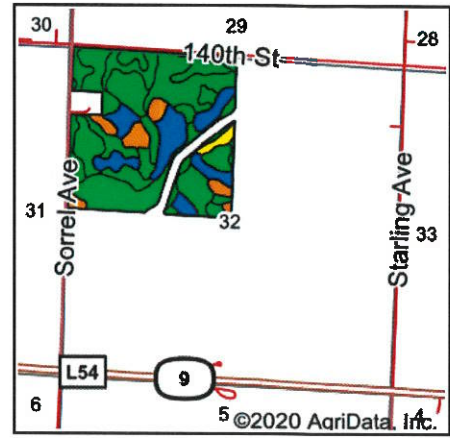
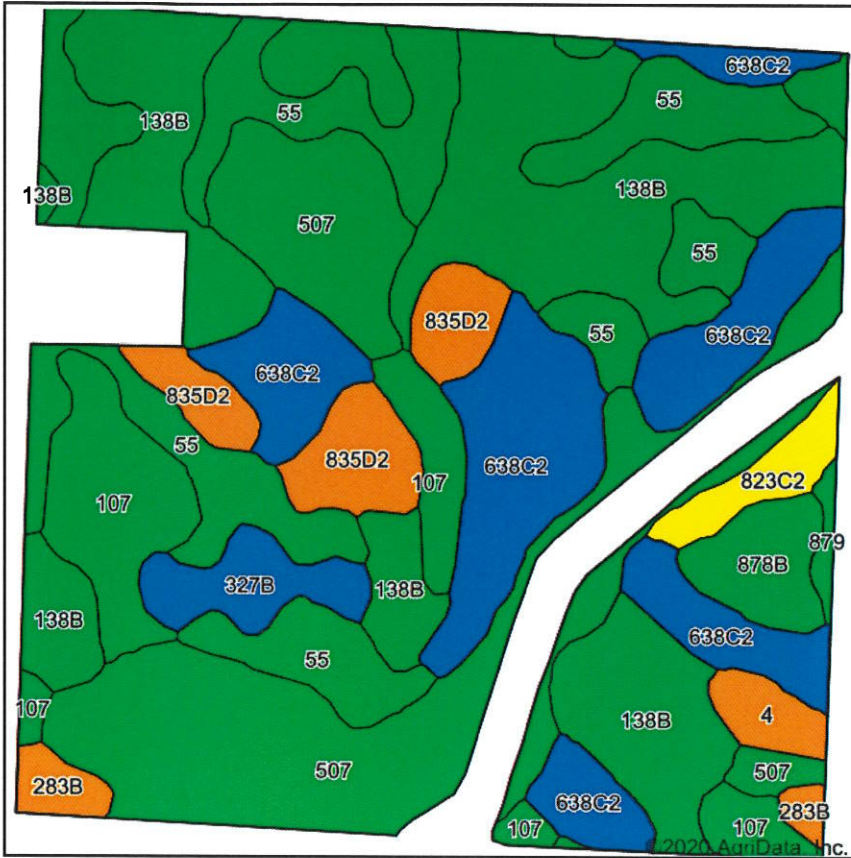
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	47.92	30.5%		IIe	225.6	65.4	89	73
55	Nicollet clay loam, 1 to 3 percent slopes	41.32	26.3%		Iw	233.6	67.7	89	73
347B	Augusta Lake loam, 1 to 5 percent slopes	19.34	12.3%		IIIe	80	23.2	74	59
507	Canisteo clay loam, 0 to 2 percent slopes	12.58	8.0%		IIw	224	65	84	71
107	Webster clay loam, 0 to 2 percent slopes	11.77	7.5%		IIw	224	65	86	70
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	11.10	7.1%		IIIe	176	51	75	52
374B	Okabena silty clay loam, 1 to 5 percent slopes	6.09	3.9%		Iw	80	23.2	91	73
95	Harps clay loam, 0 to 2 percent slopes	3.89	2.5%		IIw	198.4	57.5	72	57
878B	Ocheyedan loam, 2 to 5 percent slopes	1.71	1.1%		IIe	225.6	65.4	92	74
283B	Dickman-Clarion complex, 2 to 5 percent slopes	1.26	0.8%		IIIe	80	23.2	59	44
Weighted Average						198.5	57.6	85	68.8

**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



Soils Map



State: Iowa
 County: Osceola
 Location: 32-100N-40W
 Township: Horton
 Acres: 145.1
 Date: 9/1/2020



Soils data provided by USDA and NRCS.

Area Symbol: IA143. Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Com	*j Soybeans	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	37.26	25.7%		Ile	225.6	65.4	89	73
507	Canisteo clay loam, 0 to 2 percent slopes	28.53	19.7%		IIw	224	65	84	71
55	Nicollet clay loam, 1 to 3 percent slopes	24.66	17.0%		Iw	233.6	67.7	89	73
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	23.13	15.9%		IIIe	176	51	75	52
107	Webster clay loam, 0 to 2 percent slopes	11.38	7.8%		IIw	224	65	86	70
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	7.03	4.8%		IVe	80	23.2	53	35
327B	Wadena-Augusta Lake-Clarion complex, 2 to 5 percent slopes	3.51	2.4%		Ile	80	23.2	70	55
878B	Ocheyedan loam, 2 to 5 percent slopes	3.28	2.3%		Ile	225.6	65.4	92	74
823C2	Ridgeport sandy loam, 5 to 9 percent slopes, moderately eroded	2.30	1.6%		IIIe	80	23.2	44	29
283B	Dickman-Clarion complex, 2 to 5 percent slopes	1.77	1.2%		IIIe	80	23.2	59	44
4	Knoke silty clay loam, 0 to 1 percent slopes	1.68	1.2%		IIIw	177.6	51.5	56	41
879	Fostoria loam, 1 to 3 percent slopes	0.57	0.4%		I	233.6	67.7	91	73
Weighted Average						203.4	59	82	65.3

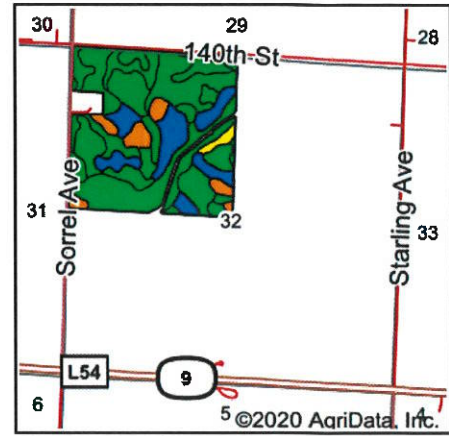
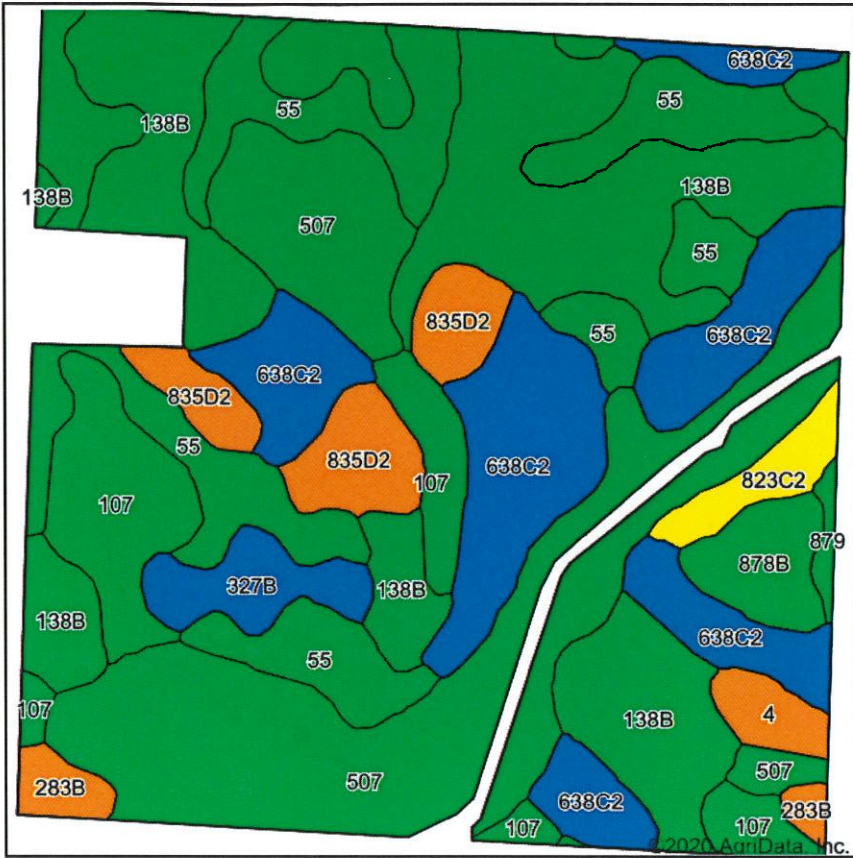
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*j Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map - Parcel 2



State: Iowa
 County: Osceola
 Location: 32-100N-40W
 Township: Horton
 Acres: 151.12
 Date: 9/1/2020



Soils data provided by USDA and NRCS.

Area Symbol: IA143. Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	37.60	24.9%		Ile	225.6	65.4	89	73
507	Canisteo clay loam, 0 to 2 percent slopes	33.68	22.3%		IIw	224	65	84	71
55	Nicollet clay loam, 1 to 3 percent slopes	24.92	16.5%		Iw	233.6	67.7	89	73
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	23.23	15.4%		IIIe	176	51	75	52
107	Webster clay loam, 0 to 2 percent slopes	11.45	7.6%		IIw	224	65	86	70
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	7.04	4.7%		IVe	80	23.2	53	35
327B	Wadena-Augusta Lake-Clarion complex, 2 to 5 percent slopes	3.51	2.3%		Ile	80	23.2	70	55
878B	Ocheyedan loam, 2 to 5 percent slopes	3.28	2.2%		Ile	225.6	65.4	92	74
823C2	Ridgeport sandy loam, 5 to 9 percent slopes, moderately eroded	2.30	1.5%		IIIe	80	23.2	44	29
283B	Dickman-Clarion complex, 2 to 5 percent slopes	1.84	1.2%		IIIe	80	23.2	59	44
4	Knoke silty clay loam, 0 to 1 percent slopes	1.69	1.1%		IIIw	177.6	51.5	56	41
879	Fostoria loam, 1 to 3 percent slopes	0.58	0.4%		I	233.6	67.7	91	73
Weighted Average						204.2	59.2	82	65.6

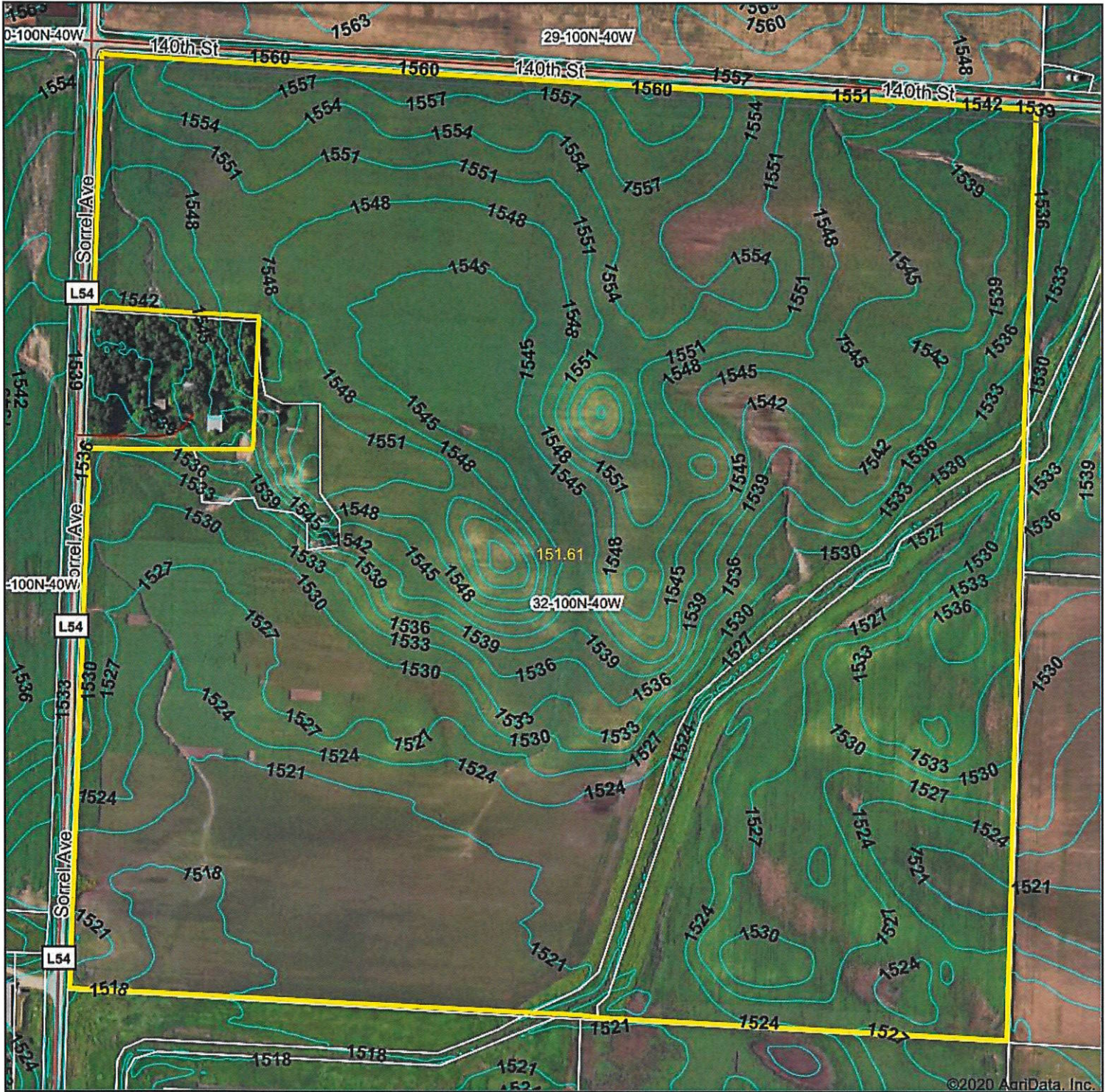
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*c: Using Capabilities Class Dominant Condition Aggregation Method

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 3 meter dem
 Interval(ft): 3.0
 Min: 1,517.3
 Max: 1,563.2
 Range: 45.9
 Average: 1,536.2
 Standard Deviation: 12.27 ft

0ft 435ft 871ft

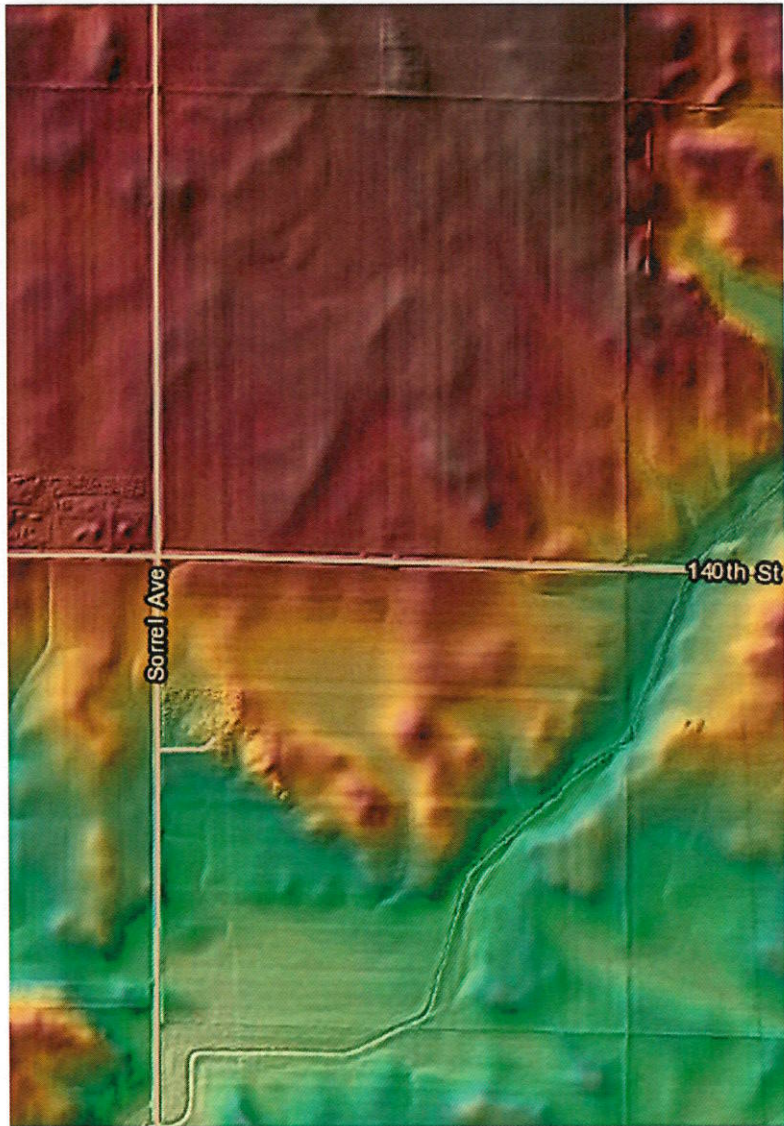


9/1/2020

32-100N-40W
 Osceola County
 Iowa

Map Center: 43.442995, -95.599221

Color Hillshade Map – Parcels 1 & 2



<p>CRP-1 (07-06-20)</p> <p style="text-align: center;">U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation</p> <p style="text-align: center; font-size: 1.2em;">CONSERVATION RESERVE PROGRAM CONTRACT</p>	<p>1. ST. & CO. CODE & ADMIN. LOCATION 19 143</p> <p>3. CONTRACT NUMBER 11076A</p>	<p>2. SIGN-UP NUMBER 47</p> <p>4. ACRES FOR ENROLLMENT 6.02</p>																		
<p>5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) OSCEOLA COUNTY FARM SERVICE AGENCY 1672 NORTHWEST BLVD SIBLEY, IA51249-7501</p>	<p>6. TRACT NUMBER 2970</p>	<p>7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 05-01-2015 TO: (MM-DD-YYYY) 09-30-2025</p>																		
<p>5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (712) 754-2587</p>	<p>8. SIGNUP TYPE: Continuous</p>																			
<p>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 receipt of a copy of the Appendix/Appendices for the applicable contract period. 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 PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</p>																				
<p>9A. Rental Rate Per Acre \$ 358.69</p> <p>9B. Annual Contract Payment \$ 2,159.00</p> <p>9C. First Year Payment \$</p> <p><i>(Item 9C is applicable only when the first year payment is prorated.)</i></p>	<p>10. Identification of CRP Land (See Page 2 for additional space)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:15%;">A. Tract No.</th> <th style="width:15%;">B. Field No.</th> <th style="width:15%;">C. Practice No.</th> <th style="width:15%;">D. Acres</th> <th style="width:15%;">E. Total Estimated Cost-Share</th> </tr> </thead> <tbody> <tr> <td>2970</td> <td>4</td> <td>CP21</td> <td>3.23</td> <td>\$ 0.00</td> </tr> <tr> <td>2970</td> <td>6</td> <td>CP21</td> <td>2.79</td> <td>\$ 0.00</td> </tr> </tbody> </table>					A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	2970	4	CP21	3.23	\$ 0.00	2970	6	CP21	2.79	\$ 0.00
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2970	4	CP21	3.23	\$ 0.00																
2970	6	CP21	2.79	\$ 0.00																
<p>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:25%;">A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</th> <th style="width:10%;">(2) SHARE</th> <th style="width:20%;">(3) SIGNATURE (By)</th> <th style="width:25%;">(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</th> <th style="width:20%;">(5) DATE (MM-DD-YYYY)</th> </tr> </thead> <tbody> <tr> <td>B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</td> <td>(2) SHARE</td> <td>(3) SIGNATURE (By)</td> <td>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</td> <td>(5) DATE (MM-DD-YYYY)</td> </tr> <tr> <td>C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</td> <td>(2) SHARE %</td> <td>(3) SIGNATURE (By)</td> <td>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</td> <td>(5) DATE (MM-DD-YYYY)</td> </tr> </tbody> </table>						A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
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<p>12. CCC USE ONLY</p>		<p>A. SIGNATURE OF CCC REPRESENTATIVE</p>			<p>B. DATE (MM-DD-YYYY)</p>															
<p>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 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.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. 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.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). 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.</p> <p>In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.</p> <p>Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.</p> <p>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.</p>																				