



Stalcup Ag Service

Farm Management • Appraisals • Consultations • Farm Real Estate

LAND AUCTION

**Sioux County, Iowa
Sherman Township | Section 4**

77.02 SURVEYED ACRES

**LAND LOCATION:
INTERSECTION OF U.S. HIGHWAY 75 AND IOWA HIGHWAY 10**

WEDNESDAY, DEC. 4, 2024 | 10:00AM

AUCTION LOCATION : THE RIDGE GOLF CLUB

2595 RIDGE ROAD | SIOUX CENTER, IA

stalcupag.com | 712-732-4811

PO Box 67 | 1705 N Lake Ave. | Storm Lake, IA 50588

LAND AUCTION

OWNER:

Donna Kusters Farm Trust

PROPERTY LOCATION:

Intersection of U.S. Highway 75
& Iowa Highway 10

LEGAL DESCRIPTION:

Parcel A in The Fractional North Half of the Northwest Quarter (Fr'l N ½ NW ¼) of Section Four (4), Township Ninety-four North (T94N), Range Forty-five West (R45W) of the 5th P.M., Sioux County, Iowa EXCEPT that part thereof designated as Right-of-Way for IA Hwy. #10 and US Hwy 75.

FSA INFORMATION:

Gross Acres: 77.02 acres

Cropland Acres: 76.09 acres

Corn Base: 45.79 acres

Corn PLC Yield: 172 bu/ac

Soybean Base: 30.3 acres

Soybean PLC Yield: 49 bu/ac

CSR2: 84.5

Primary Soil: Galva and Radford-Judson complex

Real Estate Taxes: \$1,954/year

Lease: Open for 2025

For additional information, please contact:



TRAVIS NISSEN ARA
Office: 712-732-4811
Cell: 712-541-5158
tnissen@stalcupag.com



KENT SMITH AFM
Office: 712-732-4811
kksmith@stalcupag.com

SCAN ME



stalcupag.com



stalcupagservice



@stalcupagservice9241

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. Farmland will be sold with the final bid price times the final gross surveyed acres. Closing is scheduled for February 5, 2025. Real estate taxes prorated to date of closing. Possession is given at closing with current tenant's lease expiring February 28, 2025. 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.
·Stalcup Agricultural Service, Inc., Storm Lake, IA. Real Estate Broker in IA, MN, NE & SD.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT NO RESPONSIBILITY THEREFORE IS ASSUMED BY THE OWNER OR BROKER.

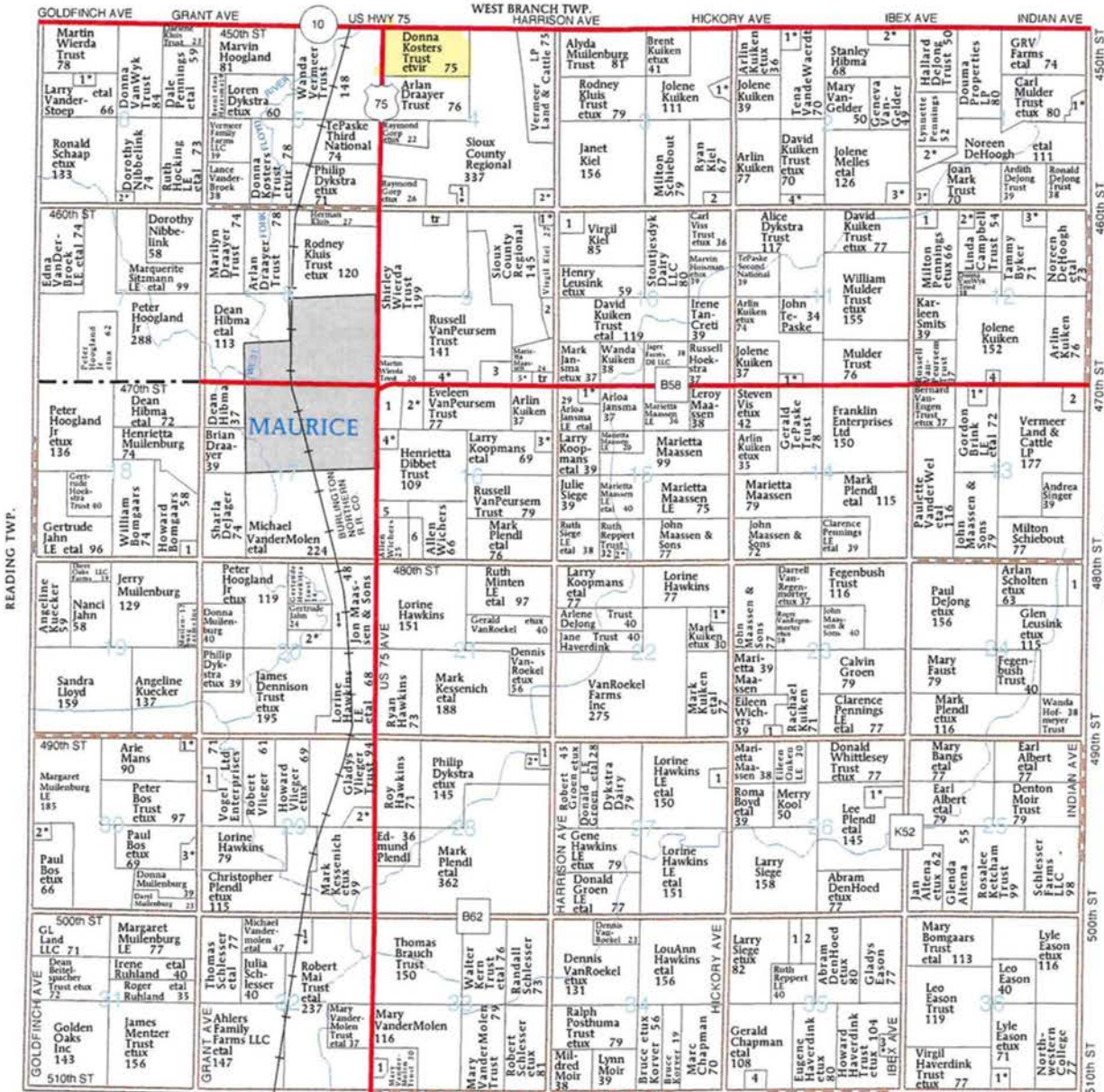
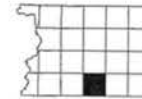
PLAT MAP

T-94-N

SHERMAN PLAT

(Landowners)

R-45-W



SHERMAN TOWNSHIP

SECTION 1

- Mulder, Loren etux 8
- Pennings, Milton etux 16

SECTION 2

- Wichers LE, Marlin etal 9
- Hibma, Stanley etux 12
- Cleveringa Trust, Robert etux 11
- Kuiken, Brent etux 9

SECTION 3

- Bonnema, Daniel etux 8
- Kiel, Virgil 10

SECTION 4

- Scholten, Marvin etux 6

SECTION 5

- VanPursesem Trust LE, Sandy etal 9

SECTION 6

- VanderStoop, Lyle etux 6

SECTION 7

- Zomermaand, Henry etal 6

SECTION 8

- Kiel, Virgil etux 5
- Kuiken, Arlin 9
- VanPursesem Farms LLC 11
- Brink LE, Wayne etal 12

SECTION 9

- Hooyer, Terry etux 5

SECTION 10

- Kiel, Jeffrey 13

SECTION 11

- Dekker, Paul etux 7

SECTION 12

- Cleveringa, Lloyd 11
- Wichers, Robert etux 6
- Bylsma, Arlin etux 8
- New Fashion Pork LLP 5

SECTION 13

- DeJong, Rodney etux 6
- DeJong, Kevin 13

SECTION 15

- Jansma, Mark etux 9
- VanZee, Ryan etux 7

SECTION 16

- Wierda Trust, Martin 14
- VanEngen Trust, Bernard etux 15
- Koopmans, David etux 10

SECTION 17

- Smit, Alan etux 9
- Vogelaar, Eileen 13
- Vogelaar, Eileen 12

SECTION 18

- GH Farms Inc 8

SECTION 20

- Hoogland Jr, Peter etux 26

SECTION 22

- Hoekstra Trust, Gertrude etal 16

SECTION 24

- Poppema, Derek etal 10

SECTION 23

- Kuiken, Robert 6

SECTION 24

- Scholten, Keith 14

SECTION 26

- Plendl, Mark etux 13

SECTION 27

- Hoekstra, Rick 8

SECTION 28

- VanDonkelaar Jr, Gerrit 6

SECTION 29

- VanDonkelaar Jr, Gerrit etux 5

SECTION 29

- Vogel Paint & Wax Company Inc 7
- Vlieger, Howard etux 11

SECTION 30

- Plendl, Chris etux 7
- Bos, Bruce etux 6
- Bos, Dean etux 10

SECTION 32

- Zomermaand, Ryan etal 7

SECTION 33

- Ms Kessenich Farms Inc 7

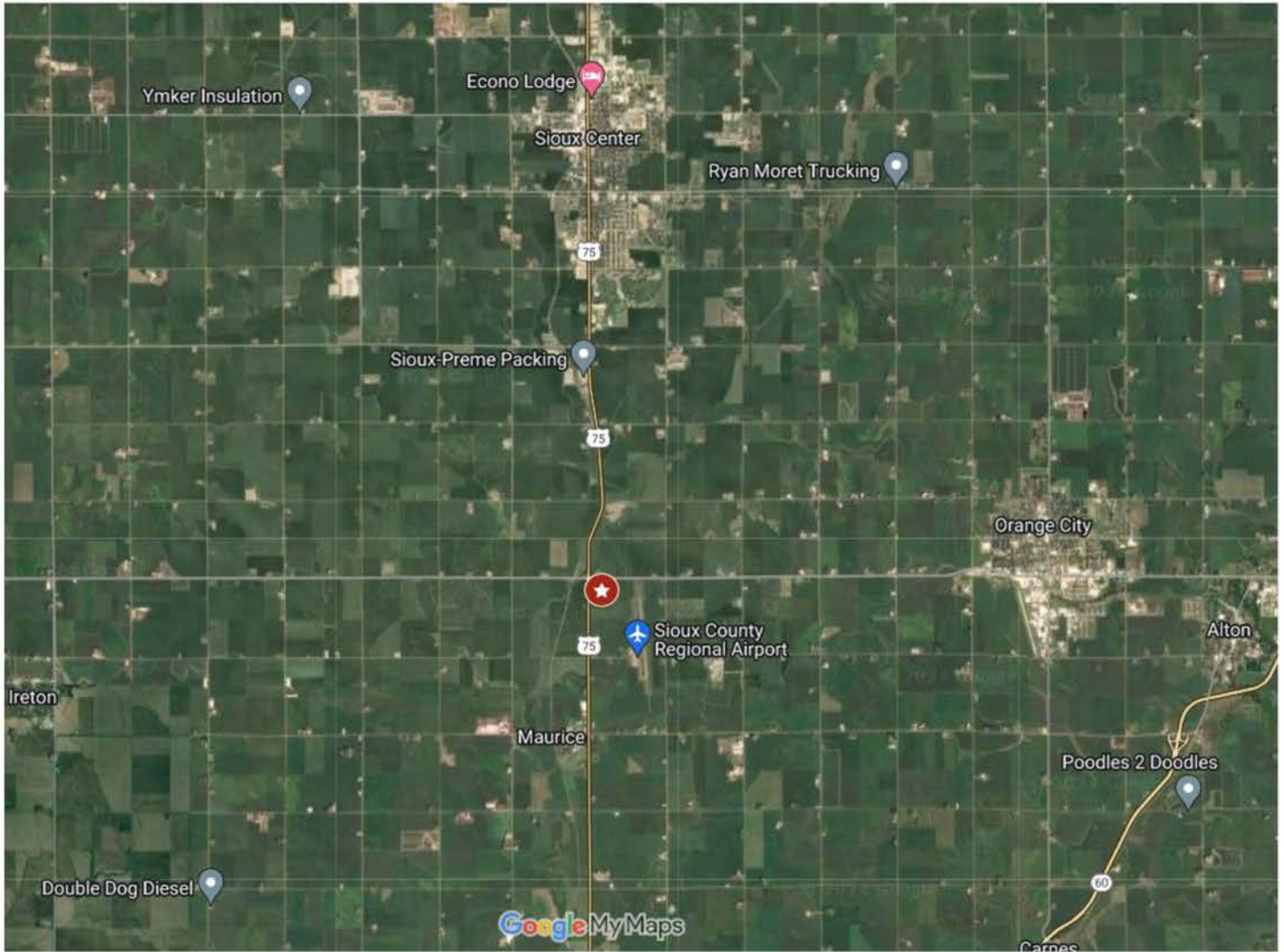
SECTION 35

- Griffin, Lisa 13
- Chandler Trust, Pam 13
- Kleyer, Mark etux 5
- Korver, David 9

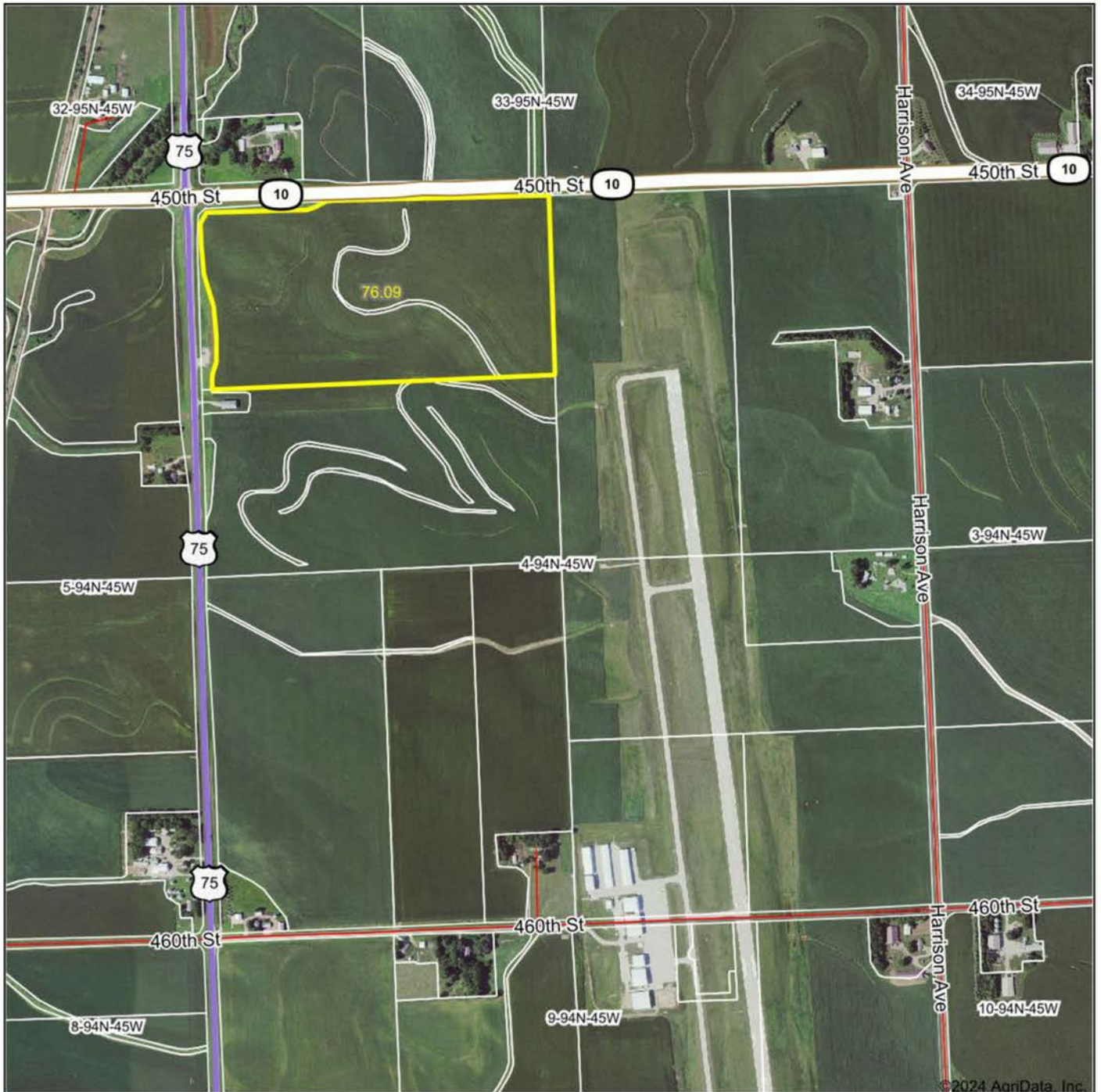
SECTION 36

- Rens, Jacob etux 8

LOCATION MAP



AERIAL MAP



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Boundary Center: 42.995102, -96.170359

0ft 1140ft 2279ft

4-94N-45W
Sioux County
Iowa



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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10/16/2024

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

AERIAL MAP



Boundary Center: 42.995102, -96.170359

0ft 1140ft 2279ft

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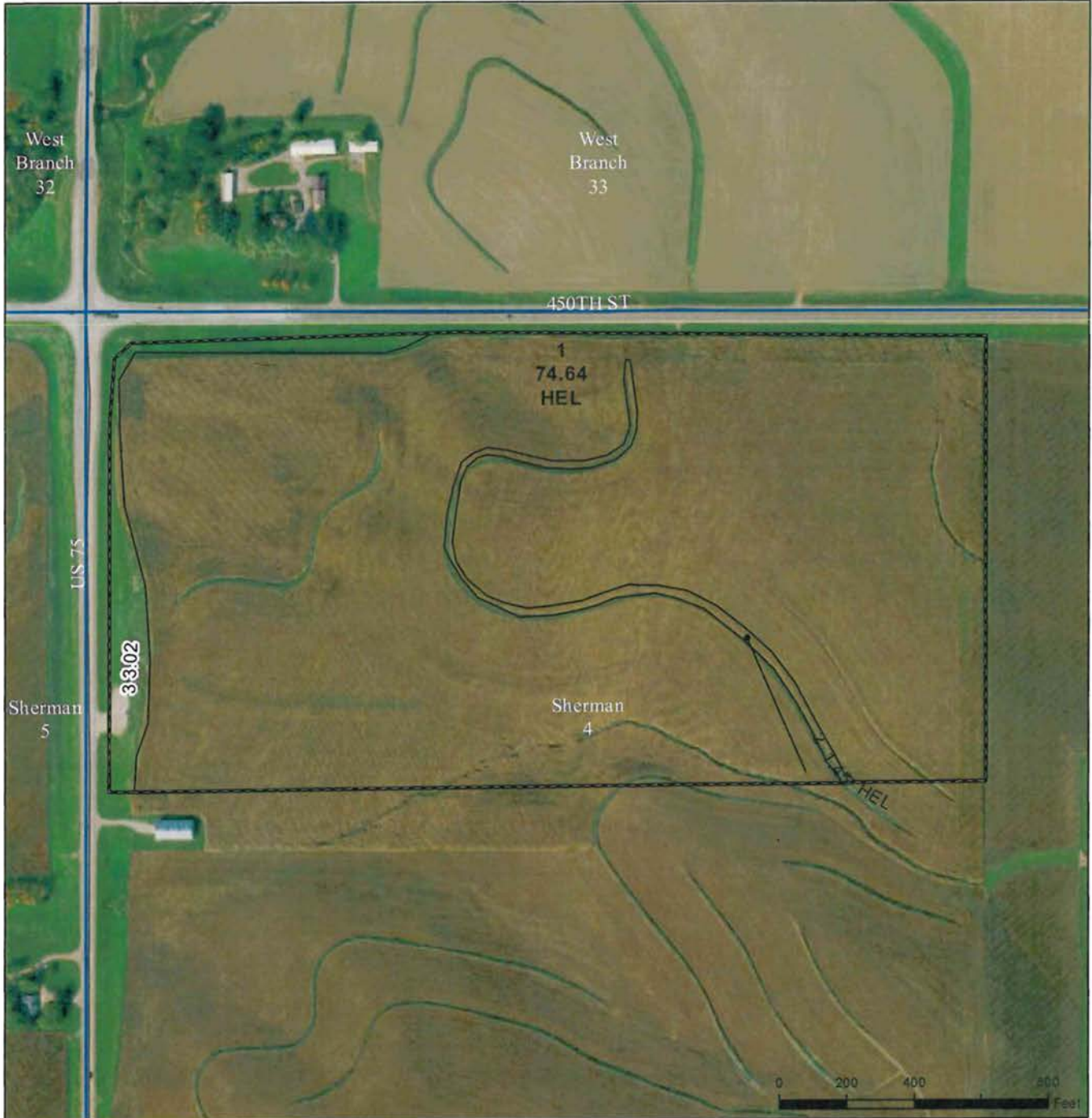
10/16/2024

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

FSA MAP



Sioux County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 76.09 acres

2024 Program Year

Map Created April 29, 2024

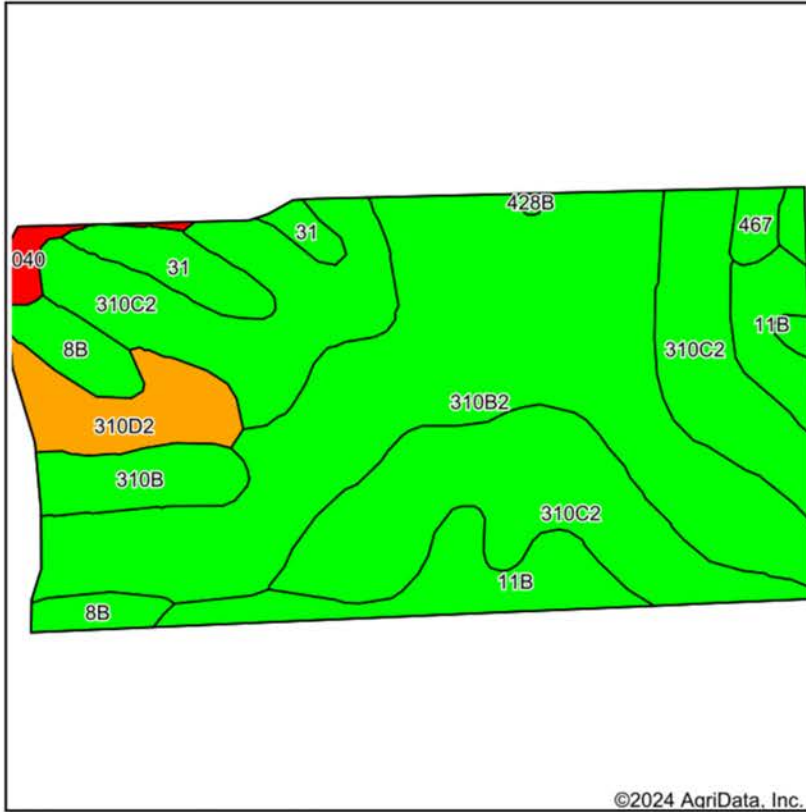
Farm 7475

Tract 37641

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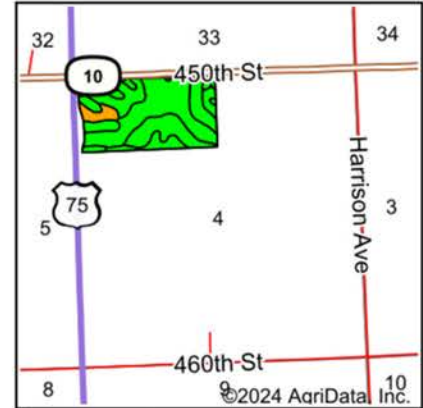
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SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Sioux**
 Location: **4-94N-45W**
 Township: **Sherman**
 Acres: **76.09**
 Date: **10/16/2024**



Area Symbol: IA167, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	*i Water-Holding Inch	CSR2**	CSR	
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	27.95	36.6%		Ile	227.2	65.9	12.3	90	65	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	27.13	35.7%		Ille	211.2	61.2	12.3	84	51	
11B	Radford-Judson complex, 0 to 5 percent slopes	7.04	9.3%		Ilw	214.4	62.2	12.8	84	56	
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	3.83	5.0%		Ille	177.6	51.5	12.3	57	41	
310B	Galva silty clay loam, 2 to 5 percent slopes	2.86	3.8%		Ile	232.0	67.3	12.3	95	67	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	2.82	3.7%		Ile	230.4	66.8	13.2	92	69	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.78	3.7%		Ilw	204.8	59.4	11.8	80	69	
5040	Udorthents, loamy	0.79	1.0%			88.0	25.5	0.0	5	5	
467	Radford silt loam, 0 to 2 percent slopes	0.76	1.0%		Ilw	206.4	59.9	12.3	79	73	
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	0.13	0.2%		Ile	220.8	64.0	12.4	88	70	
Weighted Average						*-	215.6	62.5	12.2	84.5	57.8

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

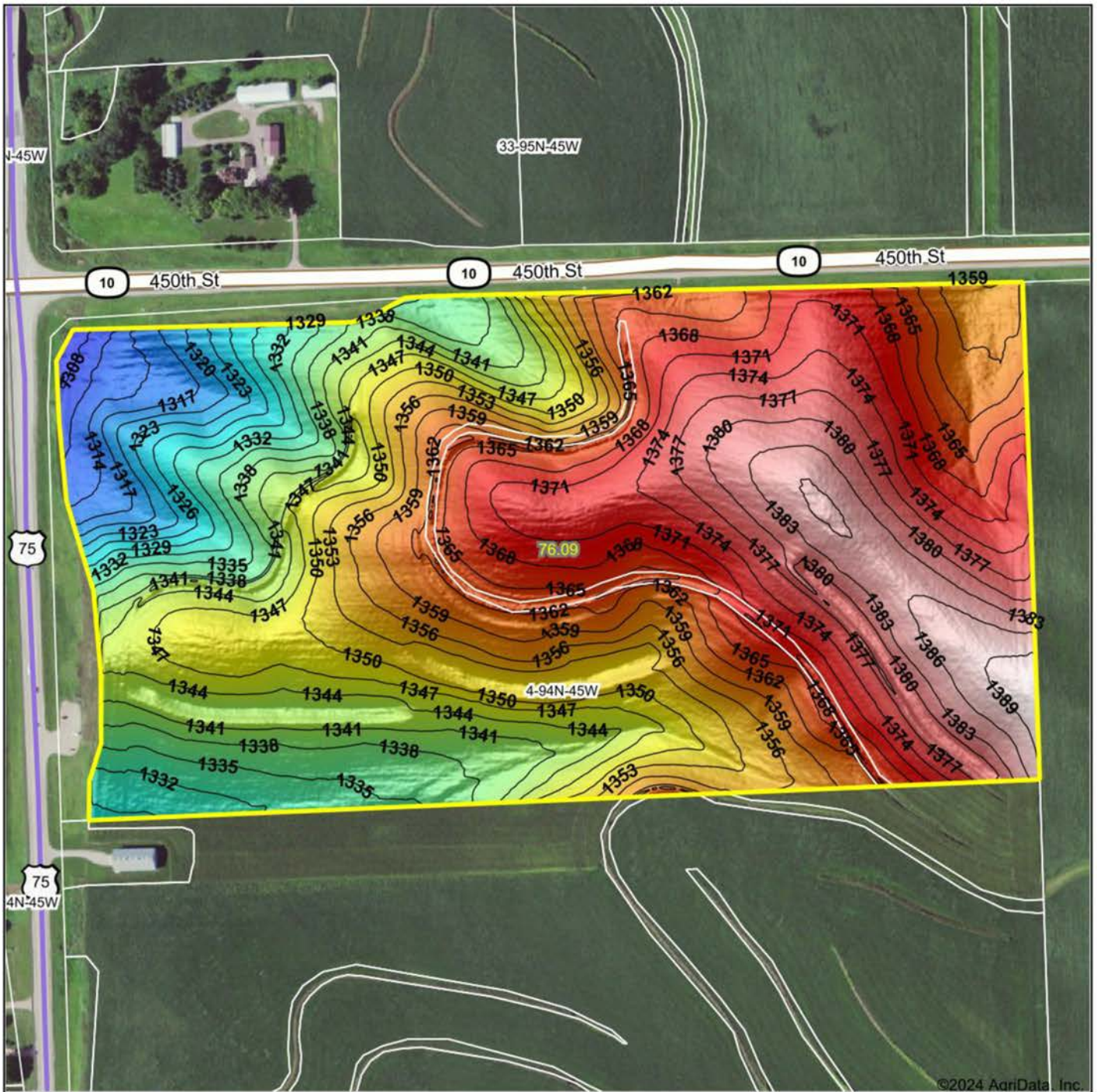
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*c: Using Capabilities Class Dominant Condition Aggregation Method

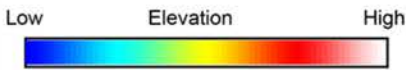
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

TOPOGRAPHY HILLSHADE



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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 1,305.6
 Max: 1,391.7
 Range: 86.1
 Average: 1,355.9
 Standard Deviation: 18.7 ft



4-94N-45W
 Sioux County
 Iowa

Boundary Center: 42.995102, -96.170359

Stalcup
 Ag Service

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING

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

CROP HISTORY

4 Year Crop History



Crop Year:

Owner/Operator:

Date:

Address:

Farm Name:

Address:

Field ID:

Phone:

Acct. #:

Crop Year:



Crop Year:



Crop Year:



Boundary Center: 42.995102, -96.170359

State: IA

County: Sioux

Legal: 4-94N-45W

Twnshp: Sherman



Maps Provided By:



SURVEY

INDEX LEGEND

Location: Section 4-94-45 - NW1/4
 Requestor: Stalcup Ag - Attn: Travis Nissen
 Proprietor: Donna Koters Farm Trust
 Surveyor: Samuel M. Bassett, P.L.S. #29297
 Prepared by:
 & Return to: Beck Engineering, Inc.
 806 Hartford Place SE
 Orange City, Iowa 51041
 info@beck-engineering.net (712) 737-9225

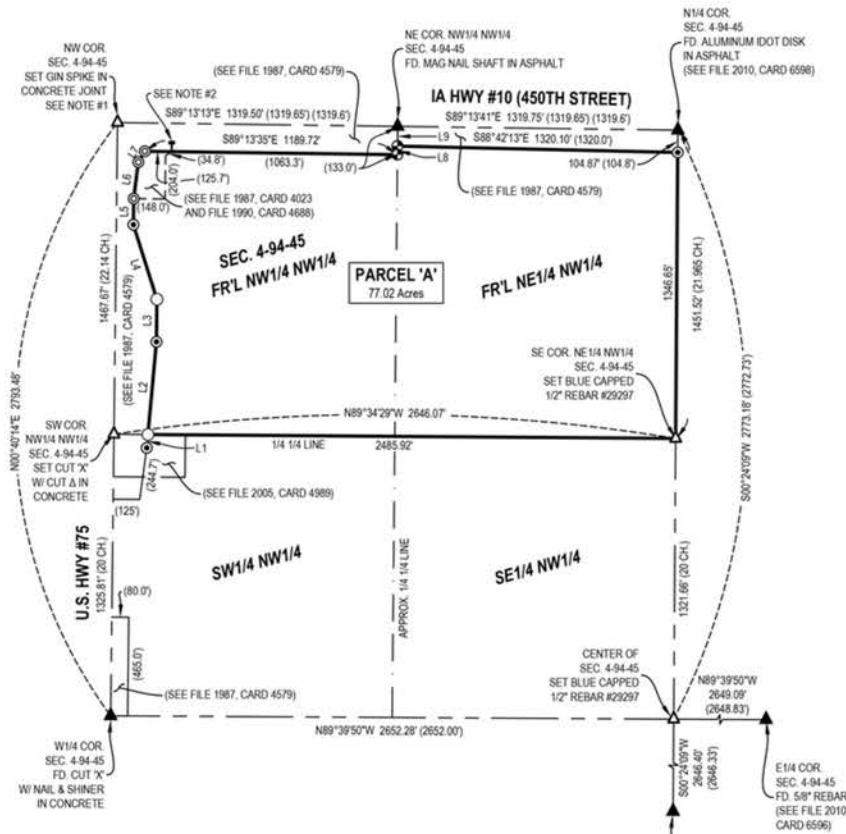
PLAT OF SURVEY

Legal Description for Parcel 'A':

The F71 N1/2 of the NW1/4 of Section 4, Township 94 North, Range 45 West of the 5th P.M., Sioux County, Iowa EXCEPT that part thereof designated as Right-of-Way for IA Hwy. #10 and US Hwy. #75 described in a Warranty Deed recorded in File 1987, Card 4579, located in the Sioux County Recorder's Office, and FURTHER EXCEPTING that part thereof designated as Right-of-Way for IA Hwy. #10 and US Hwy. #75 described in a Warranty Deed recorded in File 1987, Card 4023 except that part thereof described in a Patent recorded in File 1990, Card 4688, located in the Sioux County Recorder's Office, containing 77.02 acres and being subject to any and all easements, be they of record or not.

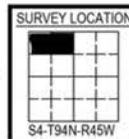
AREA BREAKDOWN	
F71 NW1/4 NW1/4	35.86 Acres
F71 NE1/4 NW1/4	41.16 Acres

PARCEL LINE TABLE		
I.D.	BEARING	DISTANCE
L1	N05°14'30"E	63.29'
L2	N05°14'30"E	438.35'
L3	N00°38'27"E	200.00' (200.0)
L4	N17°30'58"W	368.40' (368.4)
L5	N00°38'56"E	122.79' (122.9)
L6	N07°16'51"E	173.43' (173.2)
L7	N31°04'22"E	59.64' (59.6)
L8	N00°32'04"E	40.38'
L9	N00°32'04"E	92.78' (92.4)



SURVEYOR'S NOTES:

- FOUND MAG NAIL IN CONCRETE PAVEMENT JOINT UNDER ASPHALT PATCH AT RECORD LOCATION PER FILE 2010, CARD 6599, LOCATED IN THE SIOUX COUNTY RECORDER'S OFFICE. SAID MAG NAIL WAS LOOSE, REPLACED WITH GIN SPIKE AT SAME LOCATION.
- FOUND IOWA D.O.T. RIGHT-OF-WAY RAIL 0.36' NORTH OF RIGHT-OF-WAY LINE.
- BEARINGS ARE ASSUMED TO BEAR AS SHOWN FROM THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 1. SPENCER. ALL DISTANCES MEASURED USING THE U.S. SURVEY FOOT.
- SEE ACQUISITION PLAT RECORDED IN FILE 2012, CARD 7990, LOCATED AT THE SIOUX COUNTY RECORDER'S OFFICE.
- SEE ACQUISITION PLAT RECORDED IN FILE 2012, CARD 7992, LOCATED AT THE SIOUX COUNTY RECORDER'S OFFICE.
- SEE ACQUISITION PLAT RECORDED IN FILE 2012, CARD 7991, LOCATED AT THE SIOUX COUNTY RECORDER'S OFFICE.
- SEE PREVIOUS PLAT OF SURVEY RECORDED IN FILE 2009, CARD 2968, LOCATED AT THE SIOUX COUNTY RECORDER'S OFFICE.
- SEE PREVIOUS PLAT OF SURVEY RECORDED IN FILE 2008, CARD 7460, LOCATED AT THE SIOUX COUNTY RECORDER'S OFFICE.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A FULL TITLE SEARCH. ADDITIONAL EASEMENTS, RECORDED OR UNRECORDED, NOT SHOWN ON THIS PLAT MAY EXIST.



GRAPHIC SCALE
 0 250 500
 (1" = 500')

BET PROJECT #: S24282
DRAFTED BY: JJB
SURVEYED: NOV, 2024 BY JJB

- ### LEGEND
- ▲ FOUND SECTION CORNER AS NOTED
 - △ SET SECTION CORNER AS NOTED
 - FOUND 5/8" REBAR
 - FOUND YELLOW CAPPED IDOT 3/4" (I.D.) PIPE #4313
 - FOUND YELLOW CAPPED IDOT 3/4" (I.D.) PIPE #7548
 - FOUND 3/4" (I.D.) PIPE
 - ⊥ FOUND IOWA D.O.T. RIGHT-OF-WAY RAIL
 - SET BLUE CAPPED 1/2" REBAR #29297
 - () RECORD DIMENSION

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

11-22-2024
 Date: Samuel M. Bassett, P.L.S. #29297
 License renewal date: 12/31/2025
 Pages certified by this seal: 1



Parcel 'A'

N1/2 NW1/4 Sec. 04-94-45 Exc. R.O.W.



NOTES
