



# *Stalcup* Ag Service

Farm Management • Appraisals • Consultations • Farm Real Estate

## **LAND AUCTION** Sioux County, Iowa Sherman Township | Section 4

### **75.68 +/- ACRES\***

**\*TO BE DETERMINED BY SURVEY**

**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](http://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:**

The North Half of the Northwest Quarter (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.

## **FSA INFORMATION:**

Gross Acres: 75.68 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: 84.05  
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



# 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.

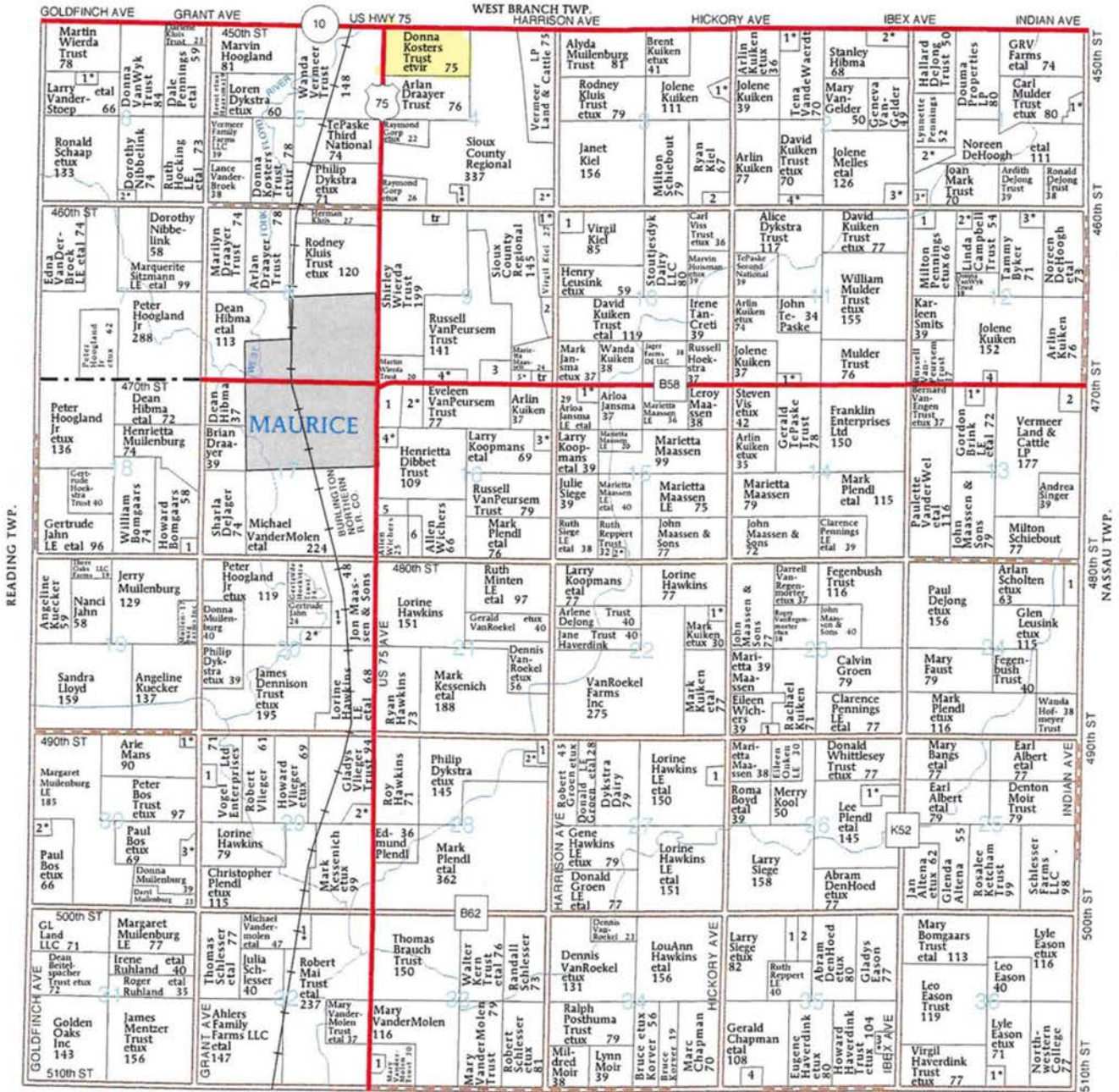
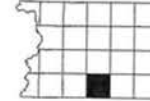
# PLAT MAP

T-94-N

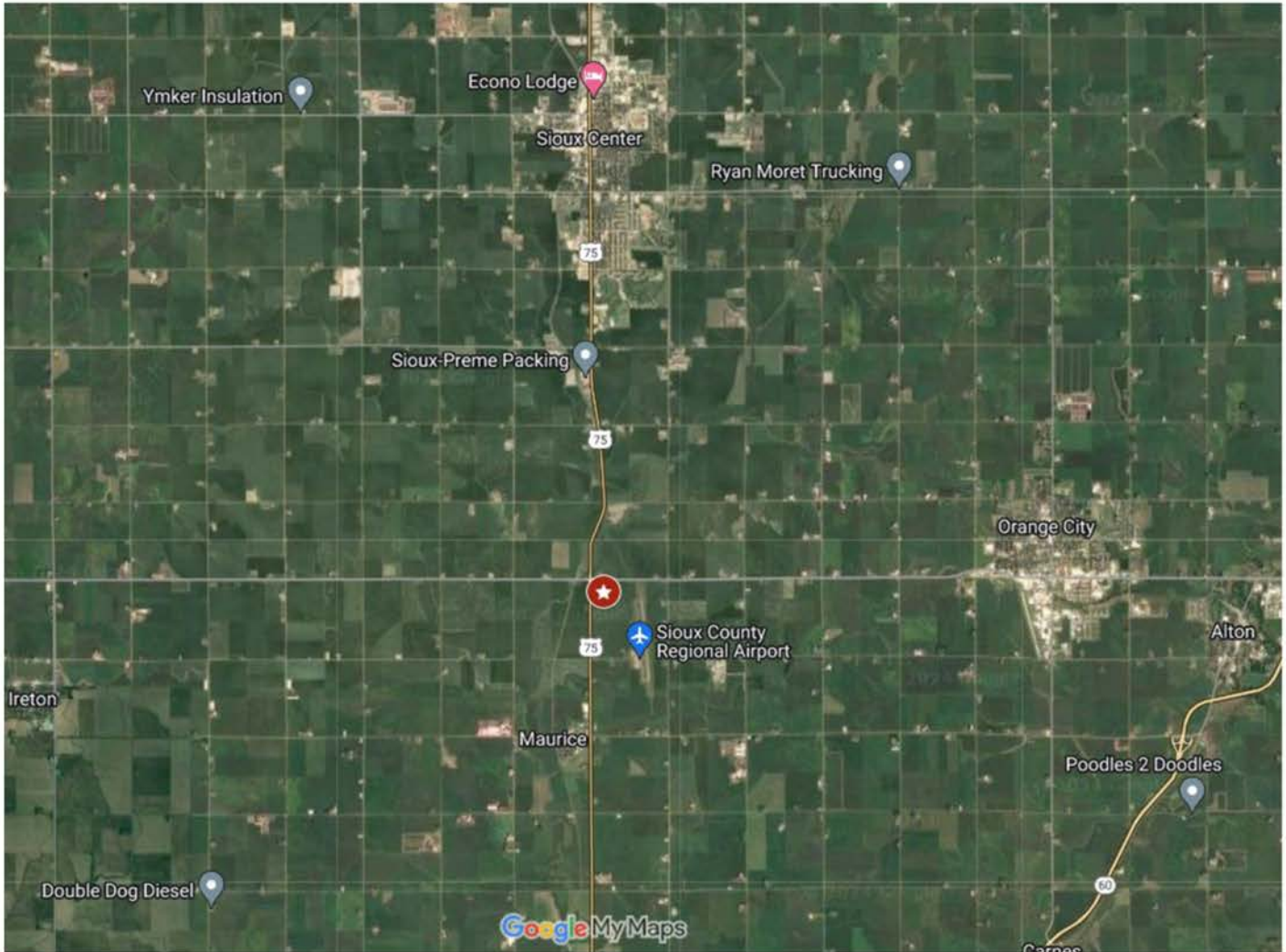
## SHERMAN PLAT

(Landsowners)

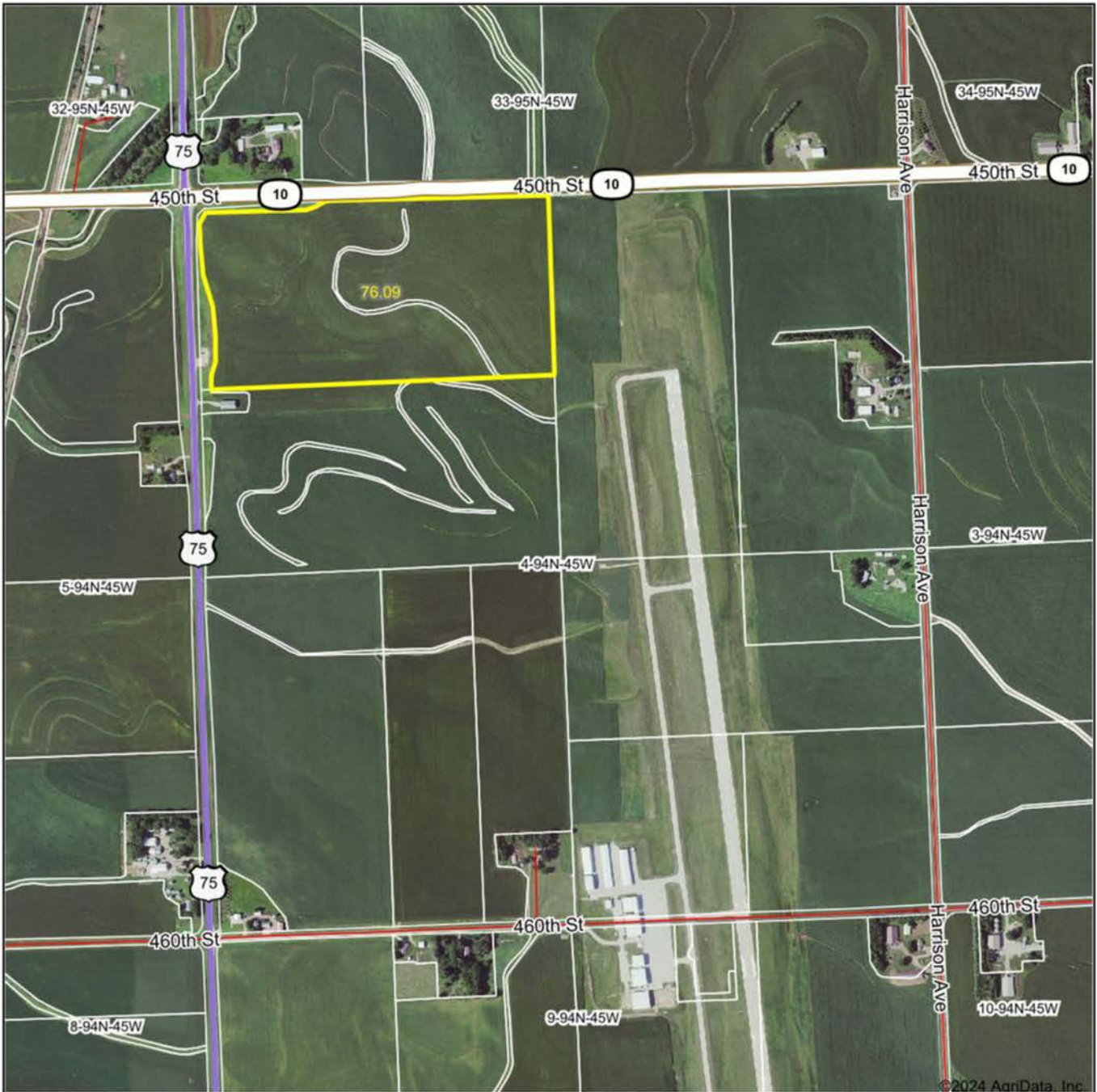
R-45-W



# LOCATION MAP



# AERIAL MAP



Boundary Center: 42.995102, -96.170359

0ft 1140ft 2279ft



4-94N-45W  
Sioux County  
Iowa



10/16/2024





United States  
Department of  
Agriculture

# Sioux County, Iowa



**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: 76.09 acres

2024 Program Year

Map Created April 29, 2024

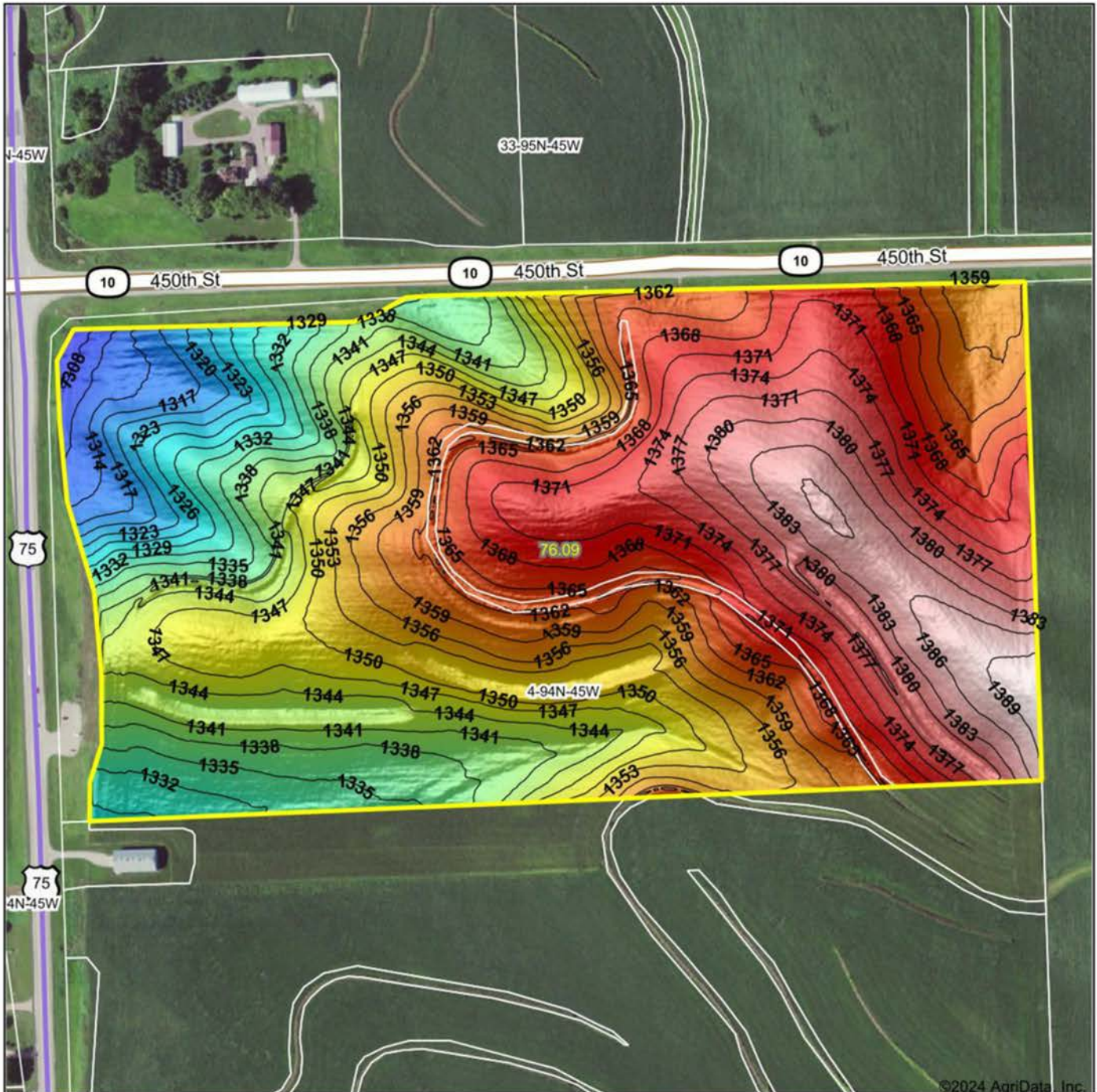
**Farm 7475**

**Tract 37641**

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# TOPOGRAPHY HILLSHADE



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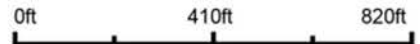


**Stalcup**  
Ag Service

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008

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



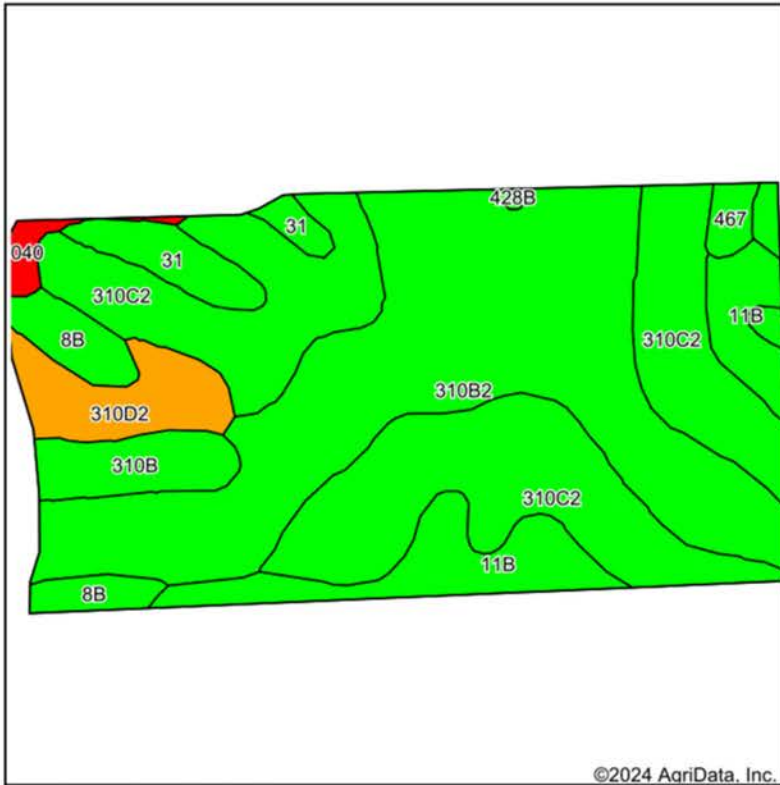
10/16/2024

**4-94N-45W**  
**Sioux County**  
**Iowa**

Boundary Center: 42.995102, -96.170359



# SOILS MAP



Soils data provided by USDA and NRCS.



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%		lle	227.2	65.9	12.3	90	65	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	27.13	35.7%		llle	211.2	61.2	12.3	84	51	
11B	Radford-Judson complex, 0 to 5 percent slopes	7.04	9.3%		llw	214.4	62.2	12.8	84	56	
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	3.83	5.0%		llle	177.6	51.5	12.3	57	41	
310B	Galva silty clay loam, 2 to 5 percent slopes	2.86	3.8%		lle	232.0	67.3	12.3	95	67	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	2.82	3.7%		lle	230.4	66.8	13.2	92	69	
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.78	3.7%		llw	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%		llw	206.4	59.9	12.3	79	73	
428B	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	0.13	0.2%		lle	220.8	64.0	12.4	88	70	
<b>Weighted Average</b>						*-	<b>215.6</b>	<b>62.5</b>	<b>12.2</b>	<b>84.5</b>	<b>57.8</b>

\*\*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.

# 4 Year Crop History



Owner/Operator:

Date: 10/16/2024

Address:

Farm Name:

Address:

Field ID:

Phone:

Acct. #:

Crop Year: 2023

Crop Year: 2022



Crop Year: 2021



Crop Year: 2020



Boundary Center: 42.995102, -96.170359

State: IA

County: Sioux

Legal: 4-94N-45W

Twnshp: Sherman



Maps Provided By:



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



