



LAND AUCTION

540 Acres Clay County

3 Farms in 5 Tracts - Herdland Township



Wednesday - December 15, 2021 - 10 am

Sale Location: Brown Fertilizer, Webb, Iowa

Section 12 Herdland Township - 155.1 Acres

North Tract: 77.4 Acres, 74 crop acres (est)

South Tract: 77.7 Acres, 76.75 crop acres (est)

Section 11 Herdland Township - 160.2 Acres

North Tract: 79.9 Acres, 67 crop acres (est), 11 acres pasture (est)

South Tract: 80.3 Acres, 72 crop acres (est), 7.3 acres pasture (est)

Section 2 & 11 Herdland Township - 225.4 Acres

166.2 crop acres, 54.4 acres pasture (est)

Broker: Cotton-Grave Farm Management 712-262-6425

Auctioneers: The ACRE Co. 712-262-3529

Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by the Broker or Auctioneer.

220th AVE

GILLETT GROVE TWP.

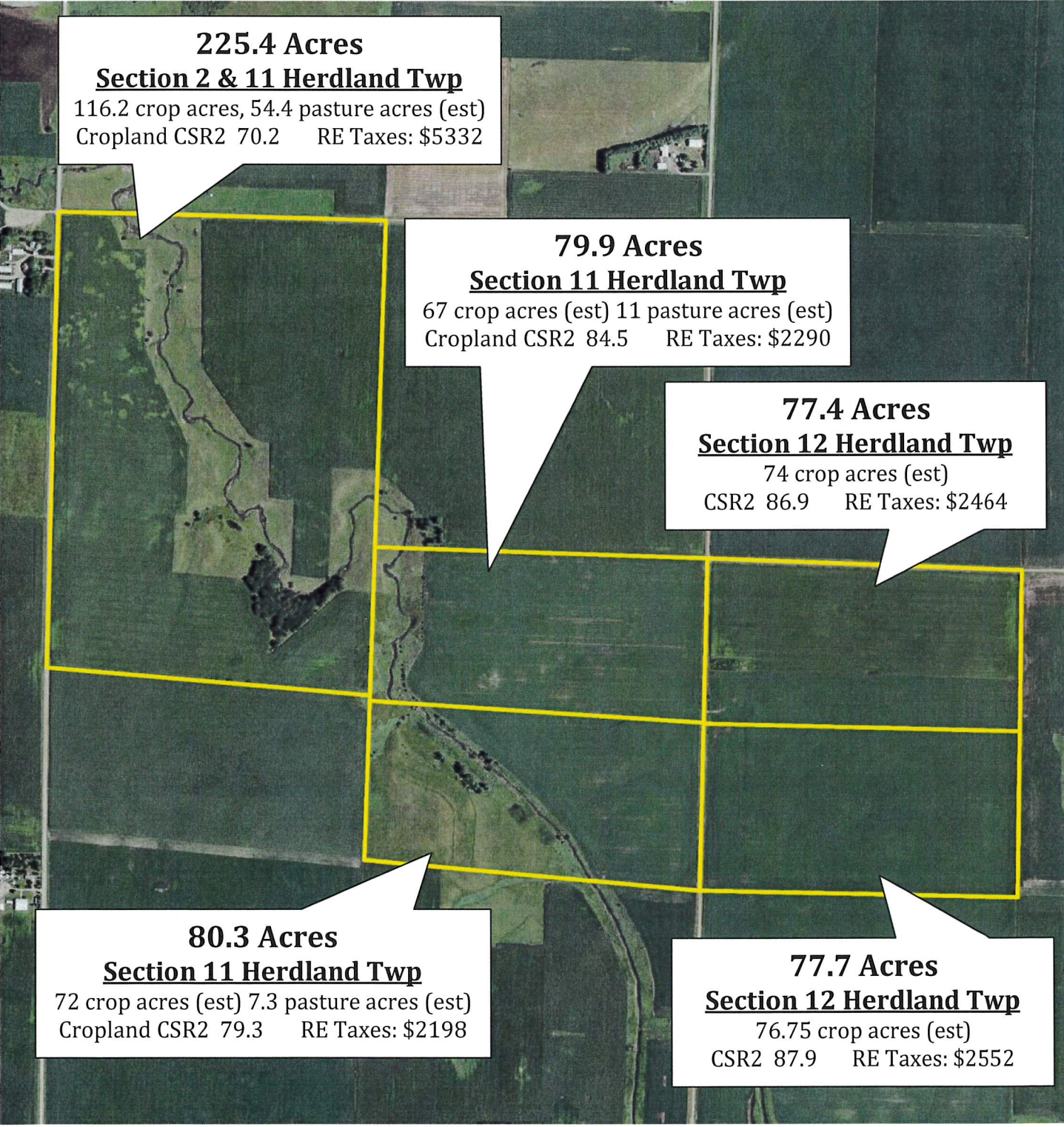


GARFIELD TWP.

154064

00th ST

510th ST



225.4 Acres

Section 2 & 11 Herdland Twp

116.2 crop acres, 54.4 pasture acres (est)
Cropland CSR2 70.2 RE Taxes: \$5332

79.9 Acres

Section 11 Herdland Twp

67 crop acres (est) 11 pasture acres (est)
Cropland CSR2 84.5 RE Taxes: \$2290

77.4 Acres

Section 12 Herdland Twp

74 crop acres (est)
CSR2 86.9 RE Taxes: \$2464

80.3 Acres

Section 11 Herdland Twp

72 crop acres (est) 7.3 pasture acres (est)
Cropland CSR2 79.3 RE Taxes: \$2198

77.7 Acres

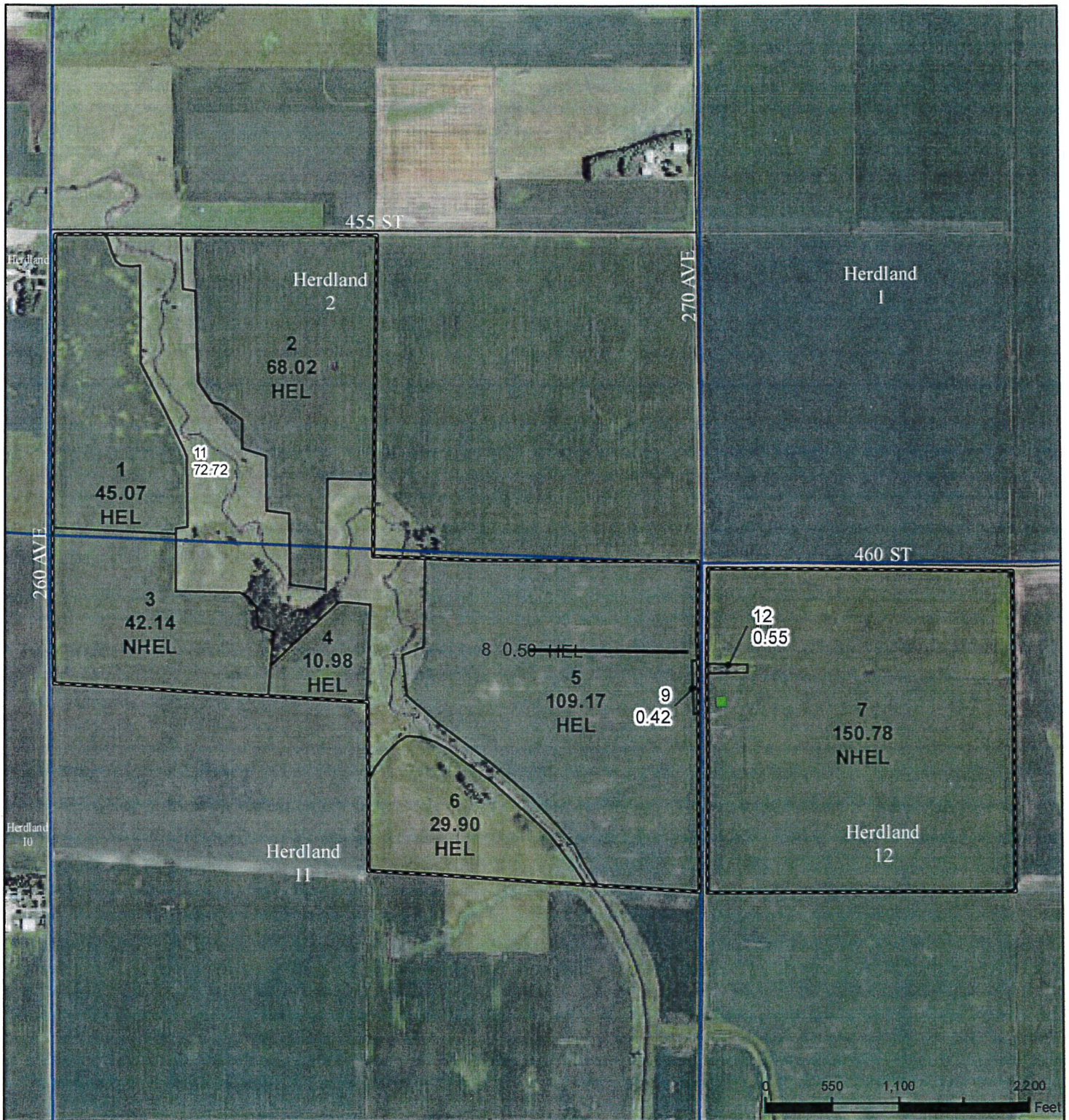
Section 12 Herdland Twp

76.75 crop acres (est)
CSR2 87.9 RE Taxes: \$2552



United States
Department of
Agriculture

Clay County, Iowa



Legend

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

Wetland Determination

- Restricted
- Limited
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 456.56 acres

2021 Program Year

Map Created March 25, 2021

Farm 544

Tract 1759

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.

460 ST

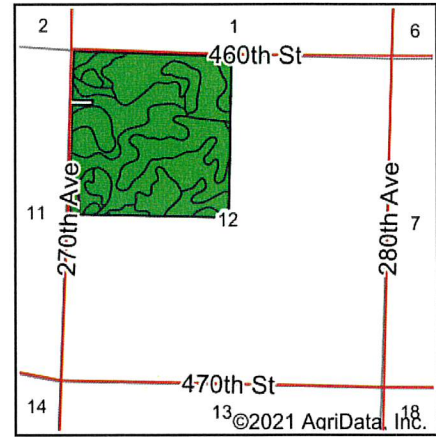
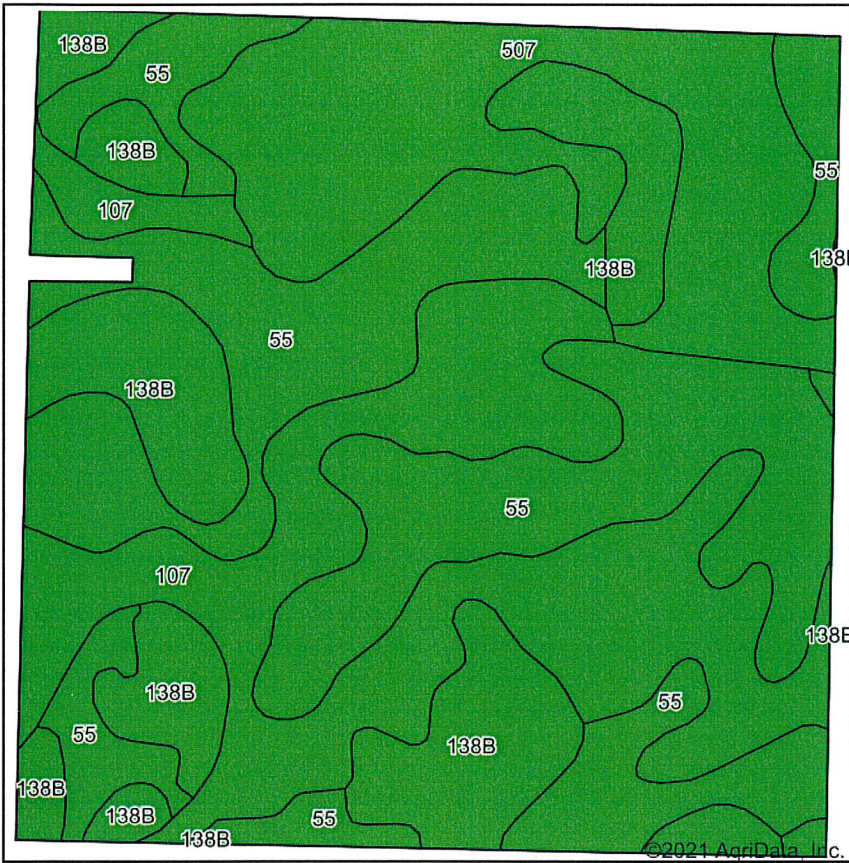
12
0.55

9
42

7
150.78
NHSL

Herdland
12

Soils Map



State: **Iowa**
 County: **Clay**
 Location: **12-94N-36W**
 Township: **Herdland**
 Acres: **150.78**
 Date: **11/19/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

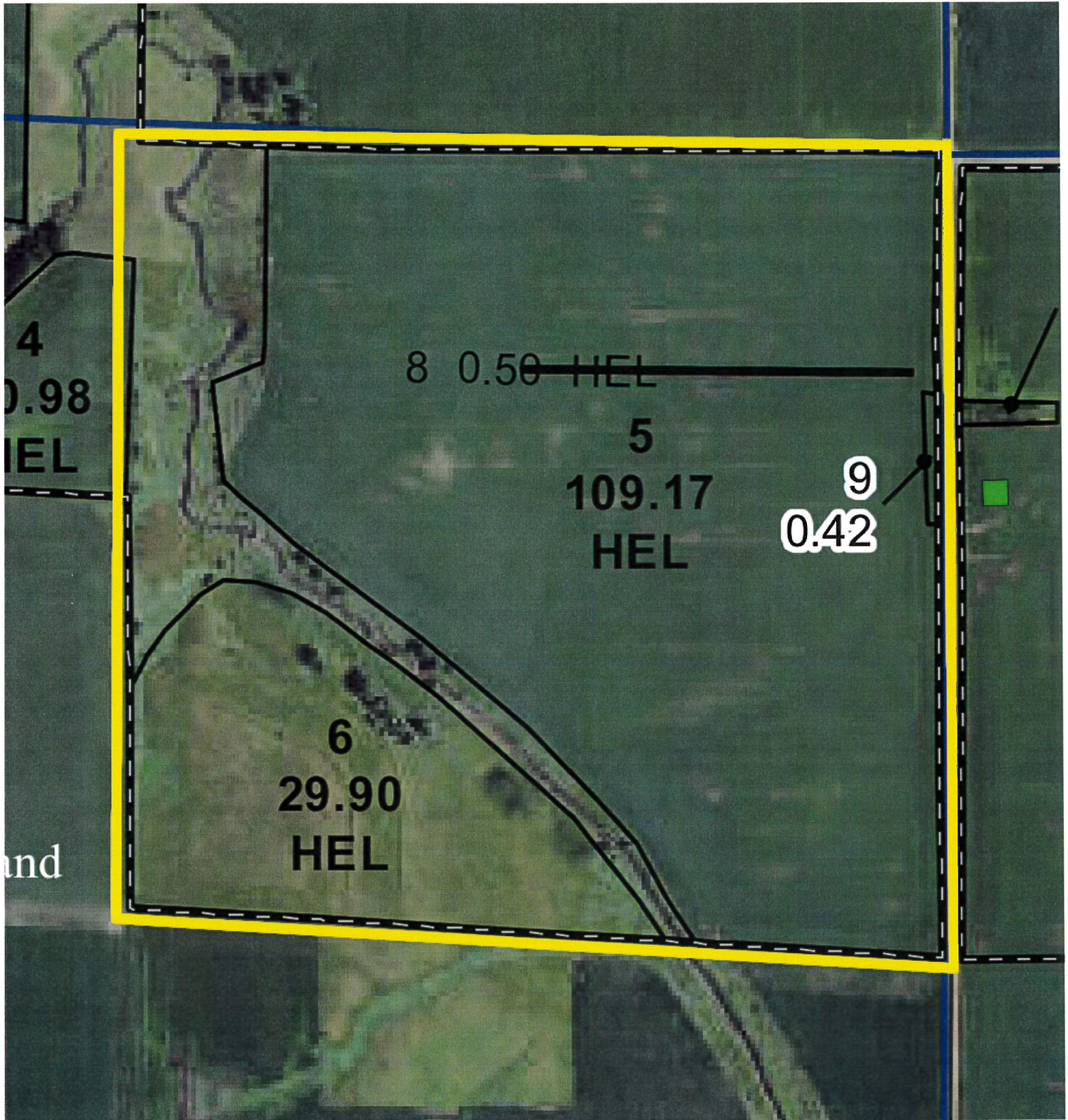
Area Symbol: IA041, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	57.24	38.0%		lw	89	82
107	Webster clay loam, 0 to 2 percent slopes	38.53	25.6%		llw	86	77
138B	Clarion loam, 2 to 6 percent slopes	28.95	19.2%		lle	89	74
507	Canisteo clay loam, 0 to 2 percent slopes	26.06	17.3%		llw	84	73
Weighted Average					1.62	87.4	77.6

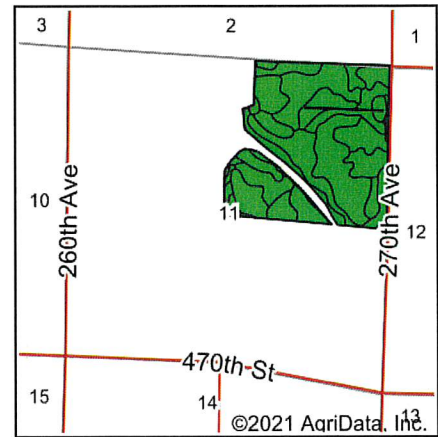
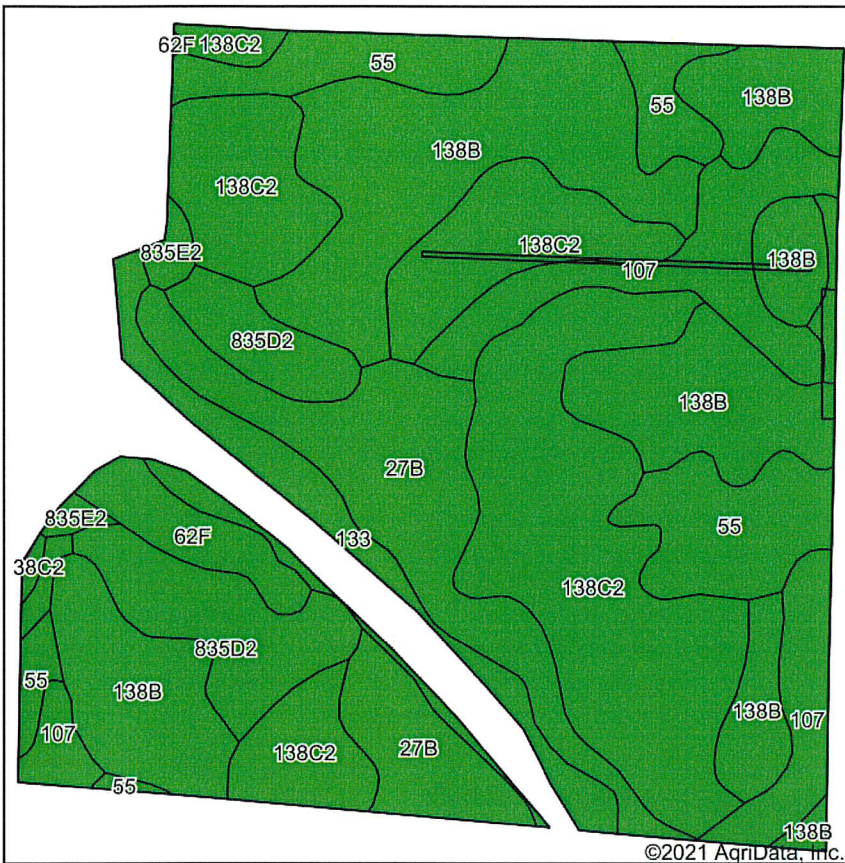
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Soils Map



State: Iowa
 County: Clay
 Location: 11-94N-36W
 Township: Herdland
 Acres: 139.09
 Date: 11/19/2021



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	37.89	27.2%		Ile	89	74
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	37.69	27.1%		IIIle	83	59
27B	Terril loam, 2 to 6 percent slopes	16.73	12.0%		Ile	87	75
55	Nicollet clay loam, 1 to 3 percent slopes	13.66	9.8%		Iw	89	82
107	Webster clay loam, 0 to 2 percent slopes	12.65	9.1%		IIw	86	77
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	9.49	6.8%		IVe	53	46
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	6.63	4.8%		IIw	78	73
62F	Belview loam, 16 to 30 percent slopes	3.21	2.3%		VIe	17	11
835E2	Omsrud-Storden complex, 10 to 22 percent slopes, moderately eroded	1.14	0.8%		IVe	36	36
Weighted Average					2.42	81.8	67.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

455 ST

erdlan

3

Herdland

2

2

68.02

HEL

11

72.72

1

45.07

HEL

3

42.14

NHEL

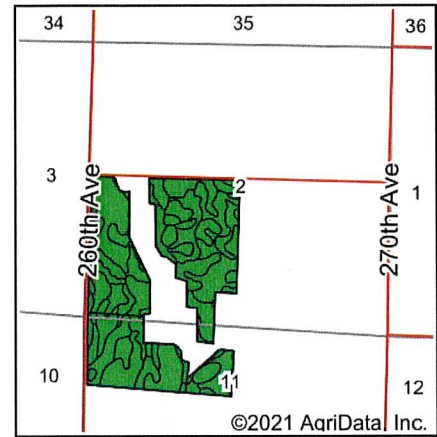
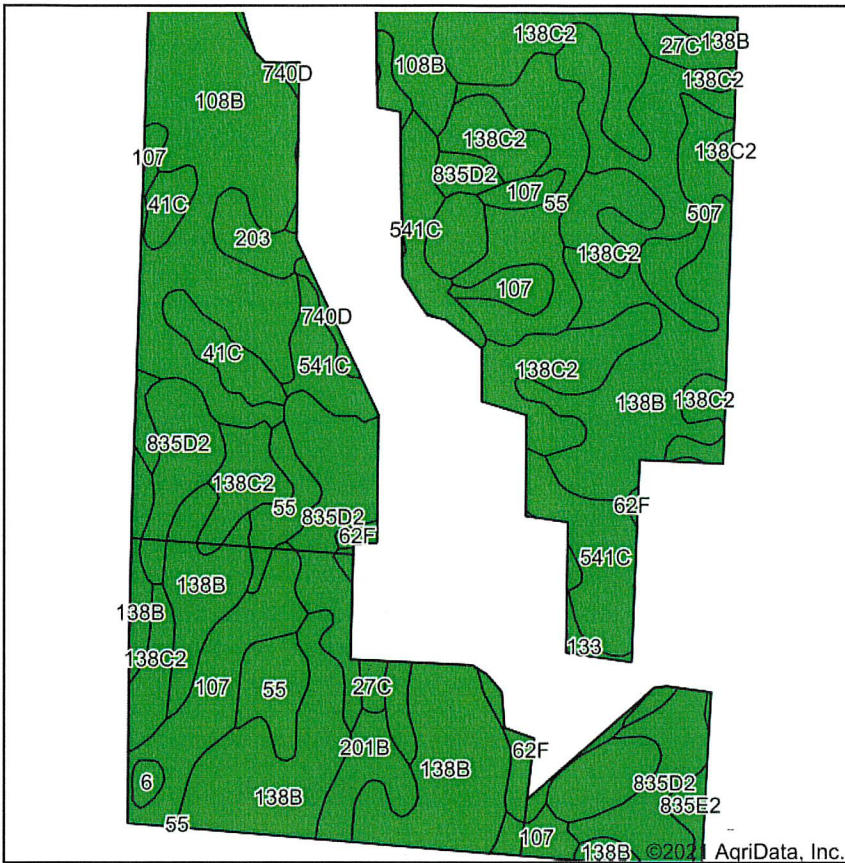
4

10.98

HEL

260 AVE

Soils Map



State: **Iowa**
 County: **Clay**
 Location: **11-94N-36W**
 Township: **Herdland**
 Acres: **166.21**
 Date: **11/19/2021**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA041, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	42.05	25.3%		Ile	89	74
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	29.27	17.6%		IIIe	83	59
108B	Wadena loam, 2 to 6 percent slopes	22.44	13.5%		Ile	52	47
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	16.60	10.0%		IVe	53	46
55	Nicollet clay loam, 1 to 3 percent slopes	12.53	7.5%		Iw	89	82
541C	Estherville-Hawick complex, 5 to 9 percent slopes	10.84	6.5%		IIIs	24	5
107	Webster clay loam, 0 to 2 percent slopes	10.59	6.4%		IIw	86	77
507	Canisteo clay loam, 0 to 2 percent slopes	3.82	2.3%		IIw	84	73
41C	Sparta loamy sand, 5 to 9 percent slopes	3.62	2.2%		VIIs	35	5
62F	Belview loam, 16 to 30 percent slopes	3.07	1.8%		VIe	17	11
201B	Coland-Terril complex, 2 to 5 percent slopes	2.88	1.7%		IIw	81	51
27C	Terril loam, 5 to 9 percent slopes	2.17	1.3%		IIIe	86	61
203	Cylinder loam, 0 to 2 percent slopes	1.99	1.2%		IIIs	58	71
740D	Hawick gravelly sandy loam, 12 to 20 percent slopes	1.98	1.2%		VIIIs	5	5
835E2	Omsrud-Storden complex, 10 to 22 percent slopes, moderately eroded	1.33	0.8%		IVe	36	36
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.54	0.3%		IIIw	59	55
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.49	0.3%		IIw	78	73
Weighted Average					2.62	70.2	56.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Iowa

Clay

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 544

Prepared: 11/12/21 3:08 PM

Crop Year: 2022

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

STA-MEL ENTERPRISES INC

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
530.25	456.56	456.56	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	456.56	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	217.4	168	0.00
SOYBEANS	195.0	45	0.00
Total Base Acres:	412.4		

Tract Number: 1759 Description K9&10 PTNW4 & NE4 11 & SW4 2 & NW4 12 94 36 HERD

FSA Physical Location : Clay, IA

ANSI Physical Location: Clay, IA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
530.25	456.56	456.56	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	456.56	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	217.4	168	0.00
SOYBEANS	195.0	45	0.00
Total Base Acres:	412.4		

Owners: THE COOK MARITAL TR