

# GROUP B ~ FARMS III & IV

## (Offered in 2 Tracts)

More information, photos & maps at [www.iowauctiongroup.com](http://www.iowauctiongroup.com)

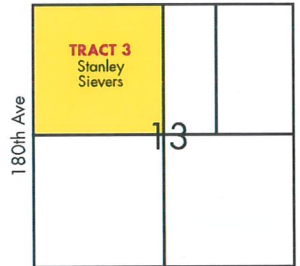
### Farm III

**FARM LOCATION:** From Hwy 7 & 71 near Storm Lake, Iowa, go 2 mi. north on Hwy 71, 5 mi. east on C-49 & 2 mi. north on 180th Ave. Auction signs will be posted.

**GENERAL INFORMATION: (Farm III)** This farm will be sold as 143.59± acres. FSA records indicate 140.4 tillable acres with an approx. corn base of 113.73 acres and a yield of 164 bu/acre. There is a soybean base of 26.67 acres and a yield of 55 bu/acre. The CSR I is 74.4 and CSR II is 83.4. The farm is classified as N-Hel and is enrolled in the Farm Program.

**TAXES:** Approx. \$3900/yr. Prorated to the day of closing.

**LEGAL DESCRIPTION: (Farm III)** Northwest Quarter (NW¼) Section Thirteen (13), Twp. Ninety-one (91), North, Range Thirty-six (36), West of the 5th PM, Except a tract containing 16.41 acres.



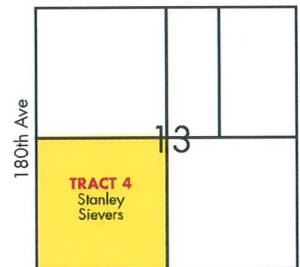
### Farm IV

**FARM LOCATION:** From Hwy 7 & 71 near Storm Lake, Iowa, go 2 mi. north, then 5 mi. east on C-49 & 1½ mi. north on 180th Ave, Auction signs will be posted.

**GENERAL INFORMATION: (Farm IV)** This farm will be sold as 153.23± acres. FSA records indicate 151 tillable acres with an approx. corn base of 122.3 with a yield of 164 bu/acre. The soybean base is approx.. 28.7 acres with a yield of 55 bu/acres. The CSR I is 74.4 and CSR II is 83.4.

**TAXES:** Approx. \$4,190/yr. Prorated to the day of closing.

**LEGAL DESCRIPTION: (Farm IV)** Southwest Quarter (SW¼) Section Thirteen (13), Twp. Ninety-one (91), North, Range Thirty-six (36), West of the 5th PM, Except a tract containing 6.77 acres thereof.



**METHOD OF SALE:** The successful bidder will have the option of buying farm III or IV or as a combination. If the successful bidder purchases just one farm, that farm will remain sold and we will then sell the remaining farm and it will remain sold. There will be no final combination of farms III & IV offered.

**TERMS:** Non-refundable, 10% down-payment day of auction per tract, with balance due on or before November 1, 2017. Possession will be March 1, 2018. Current lease (if any) has been terminated. This farm is offered as a cash transaction and NOT subject to any financing contingencies. The Seller will continue the abstract to date and provide clear and marketable title. Buyer(s) will be required to execute a written agreement specifying these terms the day of the auction. A late charge will apply for a delayed closing. This sale is subject to the Seller's confirmation.

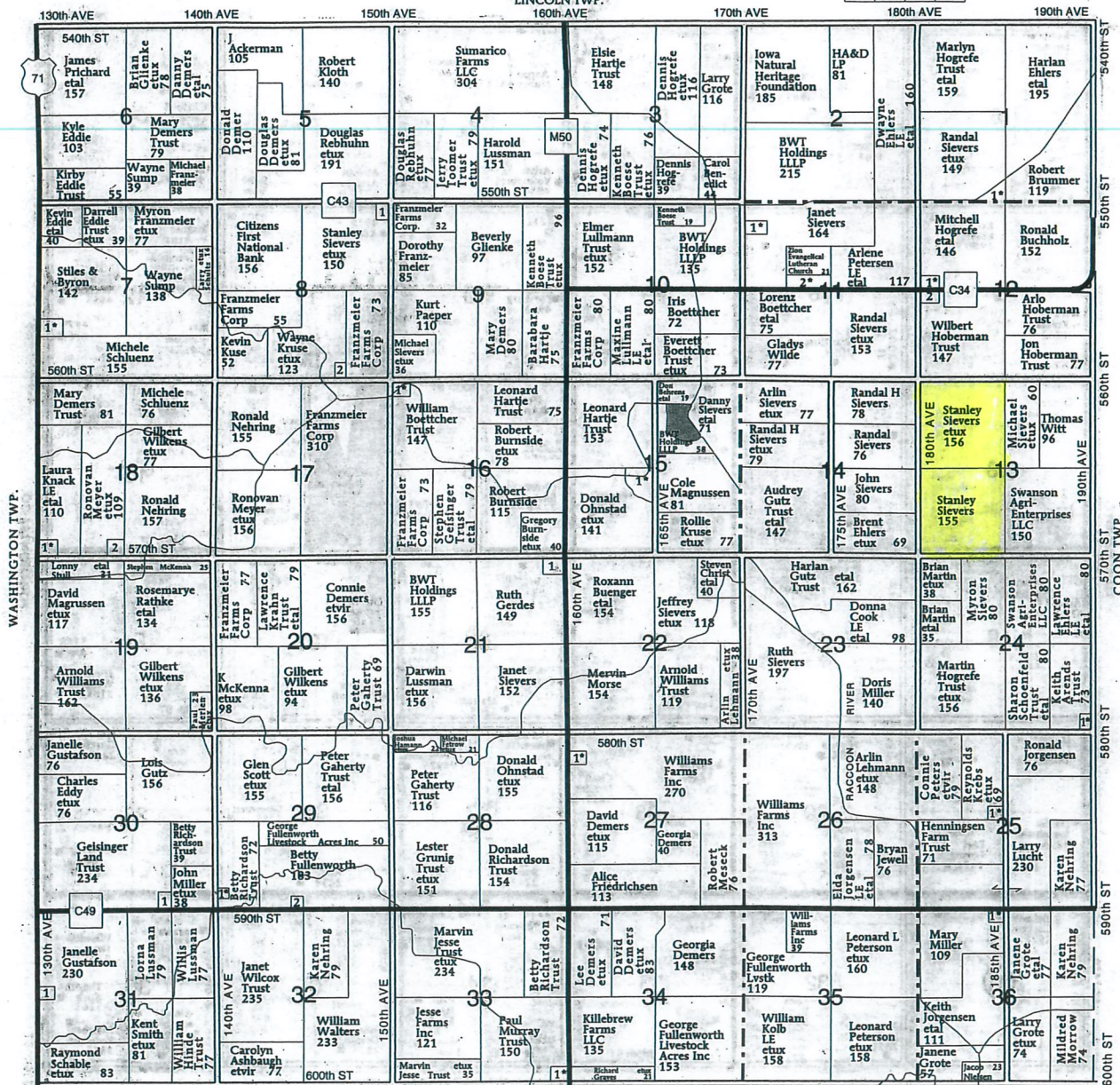
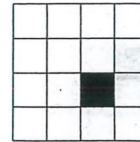


*We Don't Want To Confuse You...*  
So if you're having trouble reading our maps check our page on  
"HOW TO READ YOUR PLAT & DIRECTORY"  
Which is located near the front of the book.  
**WE WANT YOU TO TAKE FULL ADVANTAGE OF OUR SERVICE!**

T-91-N

GRANT PLAT

R-36-W



**GRANT TOWNSHIP**

**SECTION 1**

1. Hogrefe, Mitchell 9

**SECTION 7**

1. Hoffman, Steven 6

**SECTION 8**

1. Mandernach, Ricky 7

2. Kruse, Kevin 7

**SECTION 11**

1. Regennitter, Jimmy 5

2. Harkinson, Michael 8

**SECTION 12**

1. Huskamp, John 10

2. Stevers, Jeff 5

**SECTION 15**

1. Lucht, Larry 13

**SECTION 16**

1. Richardson, Matthew 8

**SECTION 18**

1. Meyer, Ronovan 12

2. Lietz, Daniel 11

**SECTION 21**

1. Smith, Craig 7

**SECTION 24**

1. Miller, Jay 7

**SECTION 25**

1. Wagener, Timothy 8

**SECTION 27**

1. Kohl, Kris 5

**SECTION 29**

1. Richardson, Bruce 7

2. Baker, Patricia 7

**SECTION 30**

1. Miller, Jean 10

**SECTION 31**

1. Gustafson, Steve 10

**SECTION 33**

1. Thamma, Thai 7

**SECTION 36**

1. Knapton Trust, Robert

5



# Aerial Map

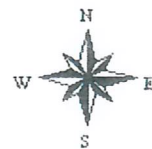


map center: 42° 41' 52.43, -95° 2' 36.29

0ft 827ft 1654ft

Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**13-91N-36W**  
**Buena Vista County**  
**Iowa**

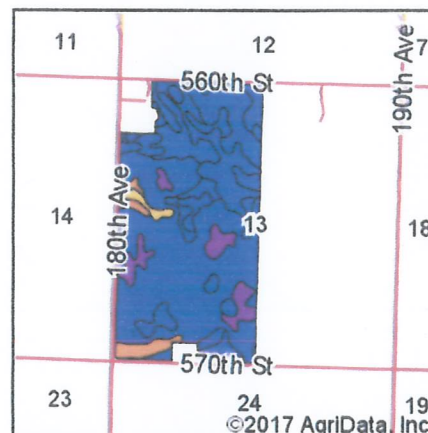
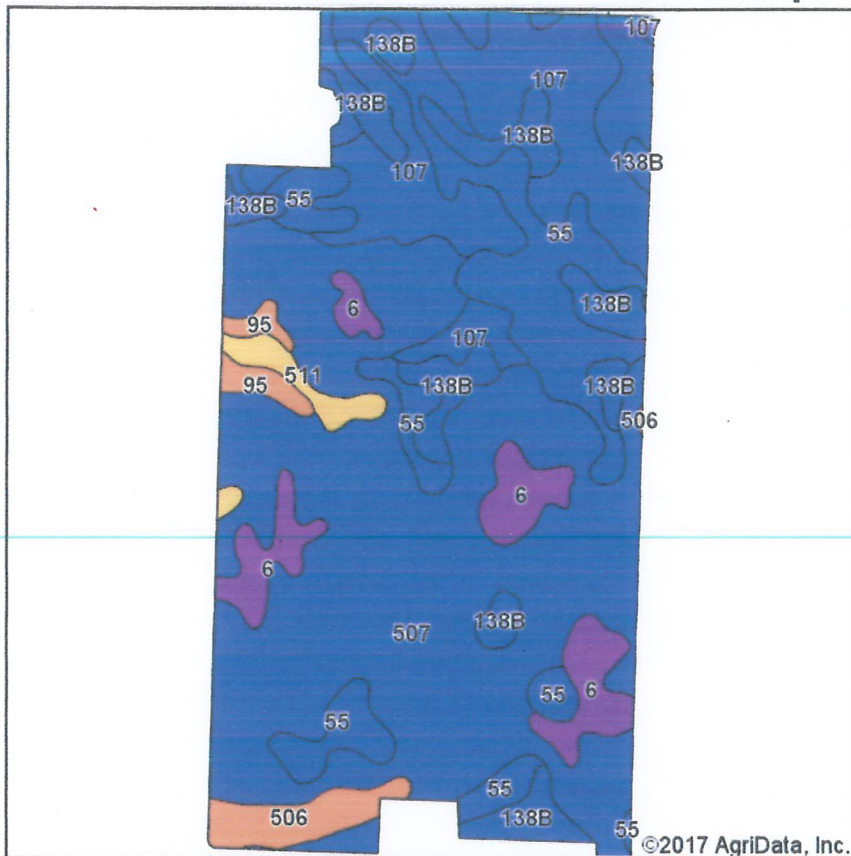


8/15/2017

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



# Soils Map



State: **Iowa**  
 County: **Buena Vista**  
 Location: **13-91N-36W**  
 Township: **Grant**  
 Acres: **291.4**  
 Date: **8/15/2017**

Maps Provided By:



Area Symbol: IA021, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	140.24	48.1%		IIw	84	74
55	Nicollet clay loam, 1 to 3 percent slopes	50.06	17.2%		Iw	89	84
107	Webster clay loam, 0 to 2 percent slopes	42.36	14.5%		IIw	86	79
138B	Clarion loam, 2 to 6 percent slopes	25.68	8.8%		Ile	89	76
6	Okoboji silty clay loam, 0 to 1 percent slopes	18.24	6.3%		IIIw	59	54
506	Wacousta mucky silt loam, 0 to 1 percent slopes	6.86	2.4%		IIIw	74	56
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	4.38	1.5%		IIIw	66	51
95	Harps clay loam, 0 to 2 percent slopes	3.58	1.2%		IIw	72	59
Weighted Average						83.4	74.4

\*\*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.

Iowa

U.S. Department of Agriculture

FARM: 5976

Buena Vista

Farm Service Agency

Prepared: 8/11/17 11:46 AM

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Crop Year: 2017

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.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
Z-M ENTERPRISES INC		2007 19021 73

Farms Associated with Operator:

769, 782, 838, 1452, 5077, 5592, 6607, 7489, 7490

CRP Contract Number(s): 11101, 11155

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP/EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>	<b>Farm Status</b>	<b>Number of Tracts</b>
660.49	630.5	630.5	0.0	0.0	74.25	0.0	Active	3
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>	<b>Native Sod</b>			
0.0	0.0	556.25	0.0	0.0	0.0			

<b>ARC/PLC</b>			
<b>ARC-IC</b>	<b>ARC-CO</b>	<b>PLC</b>	<b>PLC-Default</b>
NONE	CORN, SOYBN	NONE	NONE

<b>Crop</b>	<b>Base Acreage</b>	<b>CTAP Tran Yield</b>	<b>PLC Yield</b>	<b>CCC-505 CRP Reduction</b>
CORN	450.85		164	29.05
SOYBEANS	105.4		55	24.0
<b>Total Base Acres:</b>	556.25			

Tract Number: 2567 **Description: W2 13-91-36 GRANT**

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP/EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>
311.3	291.4	291.4	0.0	0.0	0.0	0.0
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>	<b>Native Sod</b>	
0.0	0.0	291.4	0.0	0.0	0.0	

<b>Crop</b>	<b>Base Acreage</b>	<b>CTAP Tran Yield</b>	<b>PLC Yield</b>	<b>CCC-505 CRP Reduction</b>
CORN	220.6		164	0.0
SOYBEANS	70.8		55	0.0
<b>Total Base Acres:</b>	291.4			

Owners: STANLEY JOHN SIEVERS

Other Producers: None