

# Public Land Auction

## Milford Township – Crawford County

120 acres, more or less

Saturday, Sept. 6, 2008 – 11 a.m.

At the Deloit Community Bldg – 319 Kane Street in Deloit, IA

Farm Location – 2½ miles northeast of Deloit. From Deloit take M-40 north two miles to G Ave. Then go east one mile.

### Legal Description

The South Half of the Northwest Quarter (S½ NW¼) and the Northeast Quarter of the Southwest Quarter (NE¼SW¼) of Section Four (4), Township Eighty-four (84) North, Range Thirty-eight (38) West of the 5<sup>th</sup> P.M., containing 120 acres more or less.

**FSA Cropland Acres – 63.7 acres**

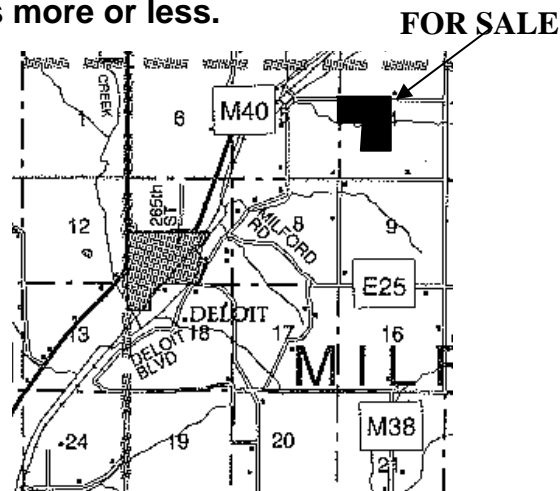
56 acres are currently in the 10 year CRP, but the contract expires this fall on October 1, 2008. These acres could be returned to cropland, re-enrolled in the CRP-SAFE program, or left as high quality grass pasture.

**Taxes – \$1500/year**

**Cropland CSR\* – 52.5**

**Predominant Soils – Marshall & Judson-Ackmore-Colo**

\*Digitally Mapped with AgriData mapping software



**This farm is a mixture of cropland and timbered areas. There are several tree species including oak, ash, and blue spruce. It would make a great income and recreation combination farm. The creek provides water year round, and the area is teeming with wildlife.**

### 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.
- Closing is scheduled for October 10, 2008.
- Real estate taxes will be prorated to date of closing.
- Existing lease will be terminated prior to sale date and the farm will be available for operation in 2009.
- Announcements the day of the sale will supersede all other announcements.
- Seller reserves the right to reject any or all bids.
- Stalcup Agricultural Service and its representatives are agents of the sellers.

## **BAD Investments LLC, Owner**

For more information contact Terry Argotsinger at Stalcup Ag Service 712-732-6462 or evenings at 712-299-1104. Email: targotsinger@stalcupag.com

Brian Drzycimski – Auctioneer/Broker Associate



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Farm Management • Appraisals • Real Estate • Consultation

The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owners or broker.

**Stalcup Agricultural Service, Inc.**  
**Box 67**  
**Storm Lake, IA 50588**

Presorted Standard  
U.S. Postage Paid  
Permit No. 105  
Storm Lake, IA

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