

Public Land Auction

Logan Township – Calhoun County
Thursday, October 30, 2008
141.96 surveyed acres

Auction will be held at 10:30 a.m. at the New Community Center at the library in Downtown Rockwell City.

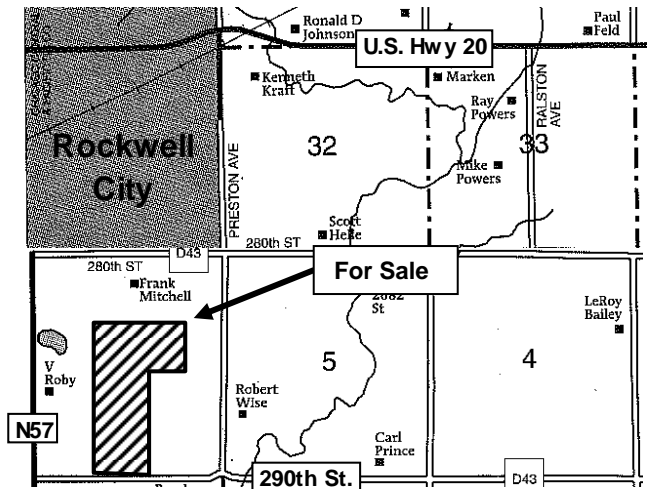
Farm Location

From Rockwell City go south on N57 to 290th St. then ½ mile east (Watch for red and white survey stakes.)

Legal Description

Lot C of NW¼, SW¼ NE¼, Lot C of SW¼, & Lot A of SE ¼ of Section 6-87-32

Cropland Acres	– 140.95 acres
Corn Base	– 69.0 acres
DP Yield; CC Yield	– 131 bu/ac; 144 bu/ac
Soybean Base	– 72.0 acres
DP Yield; CC Yield	– 32 bu/ac; 38 bu/ac
Real Estate Taxes	– \$3,056/year
Lease	– Open for 2009
Cropland CSR*	– 83.7*
Primary Soil	– Webster, Nicollet, Clarion



*Digitally mapped with AgriData software

This farm has exceptionally high quality soils with one of the highest CSR ratings in the area. It is nearly 100% tillable. Don't miss this opportunity to own a high quality farm.

Terms

- The buyer(s) will be expected to pay 10% cash down payment the day of the auction and the balance at closing when clear and merchantable title will be given.
- Closing is scheduled for December 4, 2008.
- Real estate taxes will be prorated to date of closing.
- Possession subject to farm lease effective until March 1, 2009 will be given at closing.
- Announcements the day of sale will supersede all other announcements.
- The seller will retain the right to refuse any or all bids.
- Stalcup Agricultural Service and its representatives are agents for the Sellers.

Rita Black, Owner

For more information contact Terry Argotsinger or Lyn Berkland at
Stalcup Ag Service 712-732-6462 or evenings at 712-299-1104 (Terry)
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.