

# Public Land Auction

## Clay Township – Clay County

Tuesday, October 23, 2007 – 10:30 a.m.

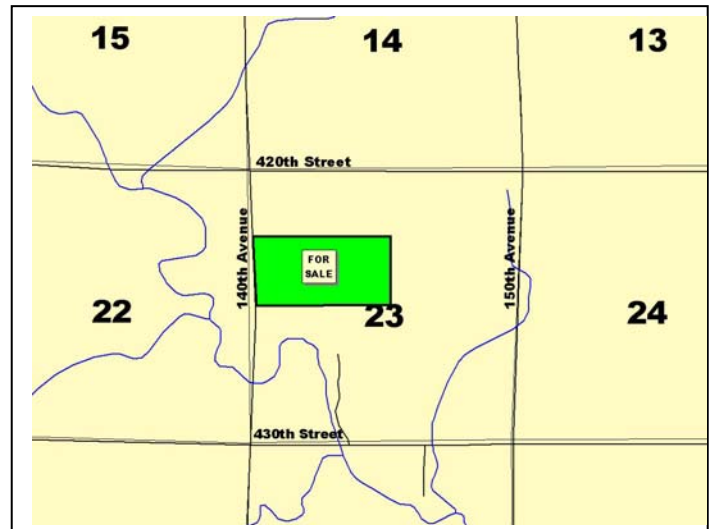
80.00 acres, more or less

Auction will be held at the Royal Community Building

Location – 2 miles south of Royal, IA on County Blacktop (150<sup>th</sup> Ave.),  
1 mile west on 420<sup>th</sup> Street and ¼ mile south on 140<sup>th</sup> Ave.

Legal Description – S½ NW¼ of Section 23-95-38, Clay Co., IA

Crop Acres	– 78.0 acres
Corn Base	– 54.0 acres
DP Yield & CC Yield	– 123 bu/ac
Soybean Base	– 23.4 acres
DP Yield & CC Yield	– 42 bu/ac
Real Estate Taxes	– \$1,548/year
Lease	– Terminated effective March 1, 2008
Cropland CSR*	– 75.3*
Primary Soil	– McCreath, Gillett Grove, & Sac silty clay loam



\*Digitally mapped with AgriData mapping software

This farm is close to livestock feeding areas and major grain markets. Royal is a strong agricultural community.

### 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 November 29, 2007.
- Real estate taxes will be prorated to date of closing.
- Possession subject to farm lease effective until March 1, 2008 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.

## Roger E. Broders Trust & Barbara A. Henley

For more information contact Kent K. Smith or Nathan Deters at  
Stalcup Ag Service 712-732-4813 or evenings at 712-299-2091 (Kent)  
Email: kksmith@stalcupag.com

Brian Drzycimski – Auctioneer/Broker Associate

910 Flindt Drive · P.O. Box 67  
Storm Lake, IA 50588  
(712) 732-4813 · Fax (712) 732-7371  
www.stalcupag.com



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.