

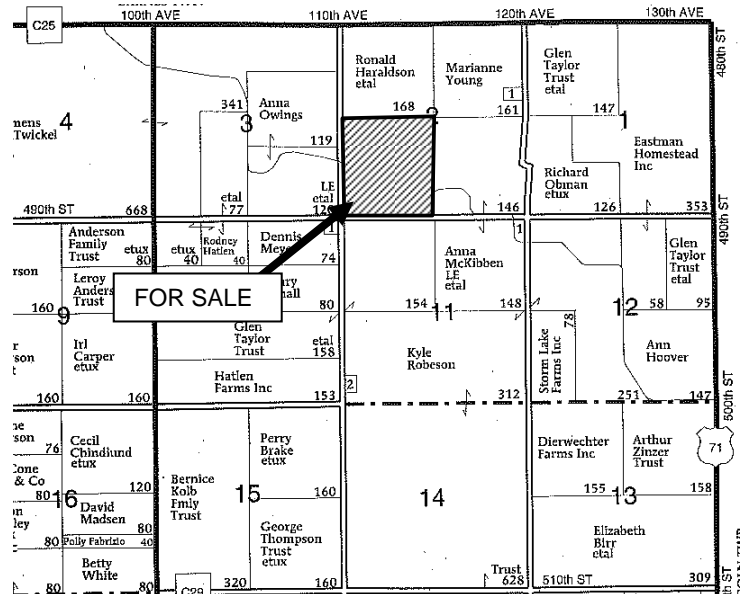
# Farm For Sale

## Scott Township – Buena Vista County 160 Acres, more or less

Farm Location – 1 mile west and 1 mile south of Rembrandt, IA.

Legal Description – The Southwest Quarter (SW¼) of Section 2-92-37, Scott Twp., Buena Vista Co., IA.

**Crop Acres** – 149.5 acres  
**Corn Base** – 74.8 acres  
**Direct & CC Yield** – 123 bu/ac; 145 bu/ac  
**Soybean Base** – 74.8 acres  
**Direct & CC Yield** – 37 bu/acre; 44 bu/ac  
**Real Estate Taxes** – \$2,958/year  
**Cropland CSR** – 74 (AgriData mapping)  
**Primary Soils** – Webster, Clarion & Nicollet



**Asking Price - \$5,500 per acre**

### Terms

- The buyer(s) will be expected to pay 10% down upon offer acceptance. Balance due at closing.
- Closing is scheduled for November 1, 2010.
- Real estate taxes prorated to date of closing.
- Possession subject to farm lease effective until March 1, 2011 will be given at closing.
- Stalcup Agricultural Service and its representatives are agents for the Seller.

## Cutler Farm, Owner

For more information contact Rex Wilcox or Andrew Phillips at  
Stalcup Ag Service 712-749-2752 or 712-299-1013 (Rex)



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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.