

# Sealed Bid/Private Auction

Butler Twp. – Calhoun County, IA

80 acres more or less

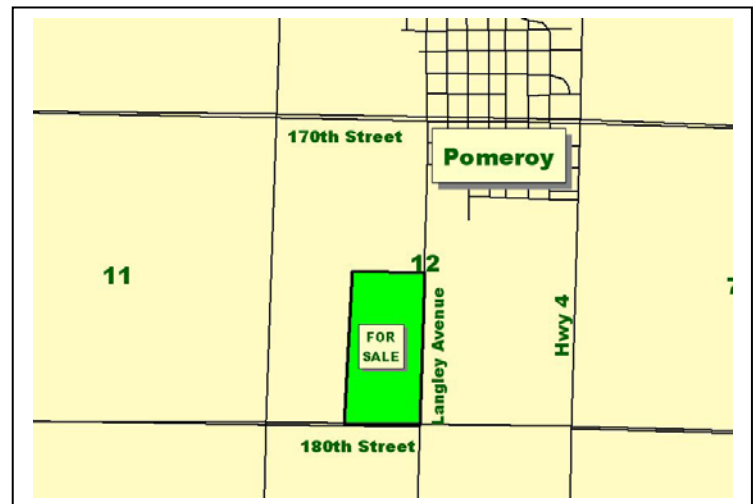
Sealed bids due by 5:00 p.m. on November 10, 2006

Private Auction at 10:30 a.m. on November 14, 2006  
to be held at the Pomeroy Community Building

Farm Location – Southwest corner of Pomeroy, IA; ½ mile west of Hwy 4 on E. Harrison Street (170<sup>th</sup> Street) and ½ mile south on Langley Ave.

Legal Description – E½ SW¼ of Section 12-89-33

|                     |                                   |
|---------------------|-----------------------------------|
| FSA Crop Acres      | – 74.4 acres                      |
| Corn Base           | – 37 acres                        |
| DP Yield & CC Yield | – 122 bu/ac; 141 bu/ac            |
| Soybean Base        | – 37 acres                        |
| DP Yield & CC Yield | – 34 bu/ac; 40 bu/ac              |
| Taxes               | – \$1,266/year                    |
| Cropland CSR        | – 77.5                            |
| Predominant Soils   | – Canisteo, Clarion,<br>& Webster |
| Lease               | – Terminates 3-1-07               |



**Call for Bid Form & Information Packet**

## Terms

- The buyer(s) will be expected to pay 10% cash down payment upon acceptance of the offer and the balance at closing when clear and merchantable title will be given.
- Closing scheduled for December 15, 2006.
- Real estate taxes will be prorated to date of closing.
- Possession will be given at closing subject to farm lease effective until March 1, 2007.
- The seller will retain the right to refuse any or all bids.
- Stalcup Agricultural Service and its representatives are agents for the Sellers.

## Drommer Family Farm, Owner

For more information and bid packet contact Nathan Deters or Kent Smith at  
Stalcup Ag Service 712-732-4813 or  
evenings at 712-299-0234 (Nathan) Email: [ndeters@stalcupag.com](mailto:ndeters@stalcupag.com)  
712-299-2091 (Kent) Email: [kksmith@stalcupag.com](mailto:kksmith@stalcupag.com)



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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.