

# Farm Acreage Auction

**Hayes Township – Buena Vista County  
Friday Evening, August 15, 2008 – 6:00 P.M.**

**Auction to be held at the farm acreage**

**Location – 1150 640<sup>th</sup> St East, Storm Lake, IA.**

From the junction of Highway 71, 7, & C-65 southeast of Storm Lake - 1 mile west on C-65 then 1 mile south and ½ mile west or 2½ miles east of Storm Lake airport on C-65 then 1 mile south and ½ mile east or from the junction of Lakeside blacktop (120<sup>th</sup> Ave.) and C-65 go 1 mile south and ½ mile west.

**Legal Description – A tract of land located in the Northeast Quarter of the Northwest Quarter (NE¼ NW¼) of Section 26, Township 90 North, Range 37 West of the 5<sup>th</sup> P.M., Buena Vista Co., Iowa, known as Lot B containing 3.12 total acres.**

**General Description – This acreage consists of two 1½ story farm dwellings built in the early 1900's, unattached single car garage, steel morton 63 x 30' utility building with concrete floor, 2 overhead doors and 17½ ft. sliding door, steel morton 54 x 36' machine shed, 30 x 28' barn with steel siding, 2 government grain bins (1 with air floor), and other outbuildings. The one dwelling is a 2 bedroom home with full basement, vinyl siding, and energy efficient gas furnace with central air. The other house is 1½ story with partial basement and steel siding. The acreage has its own well, and is also connected to Iowa Lakes Regional Water. Electric service provided by Iowa Lakes Electric. This is a neat acreage with several shade trees, located within 4 miles of Storm Lake.**

**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, as well as full possession.
- Closing is scheduled for Monday September 15, 2008.
- Real estate taxes will be prorated to date of closing.
- Estimated annual real estate taxes - \$1,014.00 (provided by Buena Vista County Treasurer).
- Sale subject to court approval.
- Announcements the day of sale will supersede all other announcements.
- This property to be sold as is – where is in its current state of repair and condition at the time and day of sale.
- Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.

**Marlys A. Faber Estate – Owner**

Cathy Nelson, Executor

Larry E. Dugan, Attorney for the Estate

Brian Drzycimski, Auctioneer/RE Broker Associate - Stalcup Agricultural Service, Inc.

For more information or appointment for viewing contact Brian Drzycimski – Alta, IA  
Auctioneer / Broker Associate at 712-296-3746

or Nathan Deters at Stalcup Ag Service 712-732-4813 (cell # is 712-299-0234)

Email: [ndeters@stalcupag.com](mailto:ndeters@stalcupag.com)

For additional information and pictures visit our website at [www.stalcupag.com](http://www.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.