

Public Land Auction

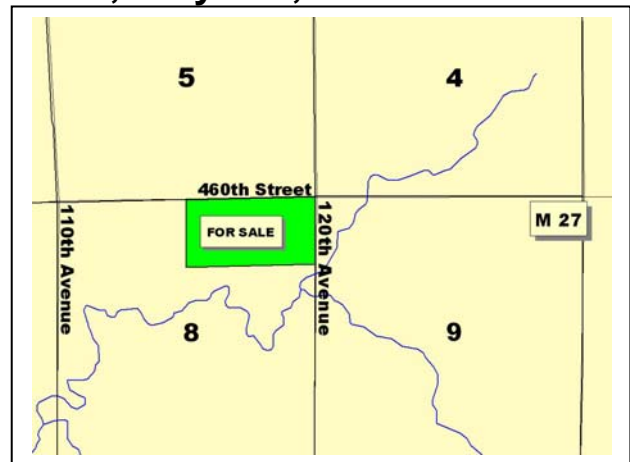
Peterson Township – Clay County Friday, March 21, 2008 – 10:30 a.m. 80 acres, more or less

Auction will be held at the Peterson Legion/Community Hall

**Location – 4½ miles north of Peterson, IA on County Blacktop M27,
then 1 mile west on gravel (460th Street)**

Legal Description – N½ NE¼ of Section 8-94-38, Clay Co., IA

Crop Acres – 66.2 acres
Corn Base – 32.3 acres
DP Yield & CC Yield – 123/150 bu/ac
Soybean Base – 32.2 acres
DP Yield & CC Yield – 39/47 bu/ac
Real Estate Taxes – \$1,794/year (\$23.30/acre)
Lease – Leased for 2008
Cropland CSR* – 80.2*
Primary Soil – McCreath silty clay loam**
Secondary Soils – Sac & Afton silty clay loams, Everly-Moneta complex



*Digitally mapped with AgriData mapping software

** McCreath was formerly mapped as Primghar silty clay loam

This farm consists of predominantly level, productive cropland with a top-quality blend of soils on the crop acres as evidenced by the high CSR. There are two grass waterways that are partially pastured. Two older structures for cattle shelter are situated in the southeast corner. This unit would make an excellent addition to an existing operation, as well as an opportunity for the first-time land buyer. Lock in today's land prices with 2008 and 2009 grain bids at historic levels.

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.
- Real estate taxes will be prorated to date of closing.
- Closing is scheduled for May 2, 2008 with possession at closing subject to 2008 lease with long-term tenant Steve Biedenfeld.
- Buyer will receive total 2008 cash rent. First half is at closing and balance due Dec. 1, 2008
- 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.

Heirs of the Jean French Estate

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

or Dennis Reyman at Stalcup Ag Service 712-732-4811 (cell # is 712-299-3839)

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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.