

Public Land Auction

Nevada Township – Palo Alto County
Friday, October 19, 2007 – 10:30 a.m. at the farm
80.00 acres, more or less

Location – 6 miles southeast of Emmetsburg, IA or ¼ mile east of the intersection of 490th Avenue and 410th Street.

Legal Description – E ½ NW ¼ of Section 15-95-32, Palo Alto Co., IA

Crop Acres – 79.0 acres (est.)
Corn Base – 73.6 acres (est.)
DP Yield; CC Yield – 127 bu/ac; 127 bu/ac
Soybean Base – 0 acres
Real Estate Taxes – \$1,296/year
Lease – Terminated for '08
Cropland CSR* – 67.1*
Primary Soil – Canisteo silty clay loam
Other Soils – Clarion, Storden, Nicollet, Webster



*Digitally mapped with SST mapping software

This is a well-located farm only 5 miles from the POET Voyager ethanol plant in Emmetsburg. Well-situated to capitalize on the new cellulosic ethanol process at Voyager. Crop acres and corn base are combined with other land operated as one unit and are estimated.

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 January 14, 2008.
- 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.

Jeanne and Robert Gagnon Farm

For more information contact Nathan Deters or Dennis Reyman at
Stalcup Ag Service 712-732-4813 or evenings at 712-299-0234 (Nathan)
Email: ndeters@stalcupag.com

Brian Drzycimski – Auctioneer/Broker Associate



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The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owners or broker.