

# Farm For Sale

## Fremont Township – Hamilton County 80 acres, more or less

**Farm Location** – 5 miles northwest of Webster City, IA at the intersection of State Highway 17 and County Road D-18.

**Legal Description** – S $\frac{1}{2}$  SW $\frac{1}{4}$  of Section 15-89-26, Hamilton Co., IA.

Crop Acres	– 73.1 acres
Corn Base	– 36.9 acres
Direct & CC Yield	– 131/146 bu./acre
Soybean Base	– 36.2 acres
Direct & CC Yield	– 31/37 bu./acre
Real Estate Taxes	– \$1,485/year (\$18.56/ac.)
Lease	– Terminated for '08
Cropland CSR	– 81.3 (AgriData mapping)
Primary Soil	– Canisteo, Nicollet



This is a nearly level farm with highly productive soil types. It has a dredge ditch for an excellent outlet for tile. It is well-located along Highway 17 and road access on three sides.

### Terms

- The buyer(s) will be expected to pay 10% cash down payment with the offer and the balance at closing when clear and merchantable title will be given.
- Closing is scheduled for 30 days after an offer is accepted.
- 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.
- The seller will retain the right to refuse any or all bids.
- Stalcup Agricultural Service and its representatives are agents for the Seller.

## The Security National Bank of Sioux City, Trustee for Katherine Gleason Trust

For more information contact Terry A. Argotsinger or Nathan Deters at Stalcup Ag Service 712-732-6462 or evenings at 712-299-1104 (Terry)



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