

Farmland Auction

Union Township – Carroll County

100 surveyed acres

Friday, February 20, 2009 1:30 P.M. at the
American Legion Community Building, 419 Main, Coon Rapids, Iowa

Farm Location – 2 ½ miles Northwest of Coon Rapids at 320th St. and Twilight Avenue

Legal Description – The South 100 acres of the W ½ E ½ of Section 20-T82N-R33W

Crop Acres (est)	– 74 acres
CRP (est)	– 18 acres
Corn Base (est)	– 32.9 acres
DP Yield; CC Yield	– 103 bu/ac; 118 bu/ac
Soybean Base (est)	– 30.5 acres
DP Yield; CC Yield	– 31 bu/ac; 37 bu/ac
Real Estate Taxes (est)	– \$1,126/yr or \$11.26/acre
Lease	– None for 2009
Cropland CSR	– 60.7
Soil Types	– Marshall and Colo-Judson



This is an opportunity to purchase an excellent quality farm close to grain markets with a mixture of cropland and CRP. The CRP contract pays \$129.80 per acre and expires in 2011.

Terms

- The property will be offered as one unit.
- 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 March 20, 2009.
- Real estate taxes will be prorated to date of closing.
- Possession is given at closing.
- Announcements the day of sale will supersede all other announcements.
- The sellers will retain the right to refuse any or all bids.
- Stalcup Agricultural Service, Inc. and its representatives are agents for the Sellers.

Roger Goodwin, Owner

For more information contact Terry A. Argotsinger at
Stalcup Ag Service 712-732-6462 or evenings at 712-299-1104
email: targotsinger@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.