Public Land Auction

Washington Township – Buena Vista County
378.20 acres, more or less in 4 separate parcels
Thursday October 16, 2008
10:00 a.m. at the Alta Community Building

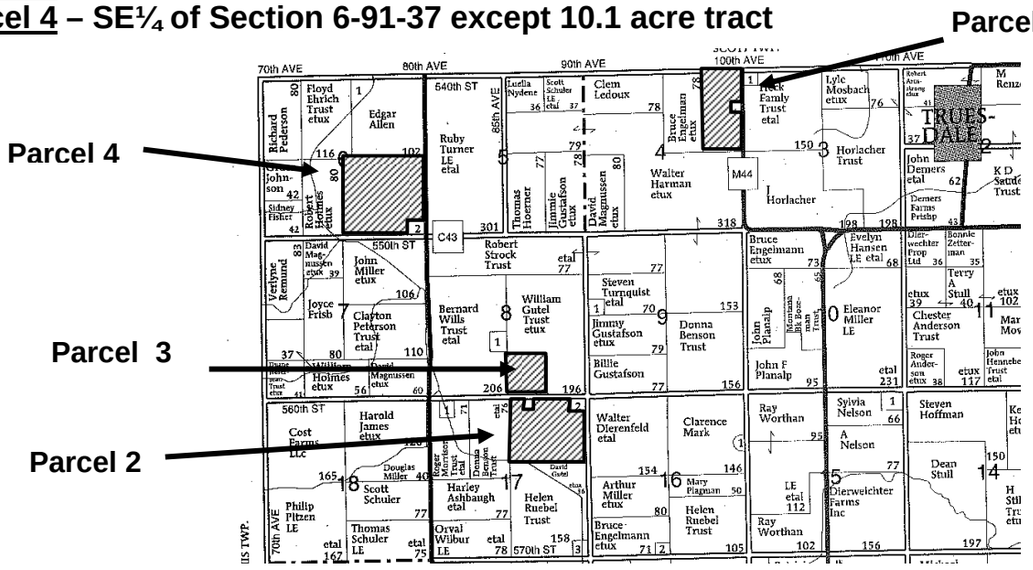
<u>Farm Locations</u> – Farms are located approximately 5 miles north of Storm Lake.

<u>Parcel 1</u> – E½ NE¼ of Section 4-91-37 except 2.42 acre tract

<u>Parcel 2</u> – N½ S½ NE¼ & N½ NE¼ of Section 17-91-37, except 2 tracts totaling 9.28 acres

<u>Parcel 3</u> – SW¼ SE¼ of Section 8-91-37

<u>Parcel 4</u> – SE¼ of Section 6-91-37 except 10.1 acre tract



	<u>Parcel 1 – 77.6 acres m/l (Sec. 4)</u>	<u>Parcel 2 – 110.7 acres m/l (Sec. 17)</u>
Cropland	71.40 acres	96 acres
Corn Base	71.40 acres	55 acres (est.)
Corn DP Yield & CC Yield	126 bu/ac	129 bu/ac
Soybean Base	0 acres	40.6 acres (est.)
Soybean DP Yield & CC Yield	-	37 bu/ac
Real Estate Taxes	$1,184	$1,596
Lease	Open for 2009	Open for 2009
Cropland CSR*	70.3	58.6
Primary Soils	Canisteo, Clarion & Okoboji	Talcot & Wadena

**AgriData Mapping*

	<u>Parcel 3 - 40 acres m/l (Sec.8)</u>	<u>Parcel 4 – 149.9 acres m/l (Sec.6)</u>
Cropland	35.3 acres	142.9 acres
Corn Base	21 acres (est.)	61.5 acres (est.)
Corn DP Yield & CC Yield	129 bu/ac	129 bu/ac
Soybean Base	14.1 acres (est.)	79.9 acres (est.)
Soybean DP Yield & CC Yield	37 bu/ac	37 bu/ac
Real Estate Taxes	$494	$1,406
Lease	Open for 2009	Open for 2009
Cropland CSR*	60.1	52.7
Primary Soils	Canisteo & Wadena	Wadena & Okoboji

**AgriData Mapping*

<u>Terms</u>

- Parcels will be sold separately starting with Parcel 1, and will not be offered in combination.
- Buyer will be expected to pay 10% down the day of the sale and the balance at closing when clear and merchantable title is given.
- Closing is scheduled for December 15, 2008.
- Real Estate taxes will be prorated to closing
- Full possession will be given at closing subject only to the lease expiring the last day of February 2009.
- Announcements the day of the sale will supersede all other announcements
- The sellers will retain the right to refuse any or all bids

Leone Gutel Trust and Marion Gutel Trust , Owners

For more information contact Nathan Deters or Lyn Berkland at Stalcup Ag Service
Evenings call Nathan at 712-299-0234
Email: ndeters@stalcupag.com

Brian Drzycimski – Auctioneer/Broker Associate

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Stalcup Ag Service

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