

Farm For Sale

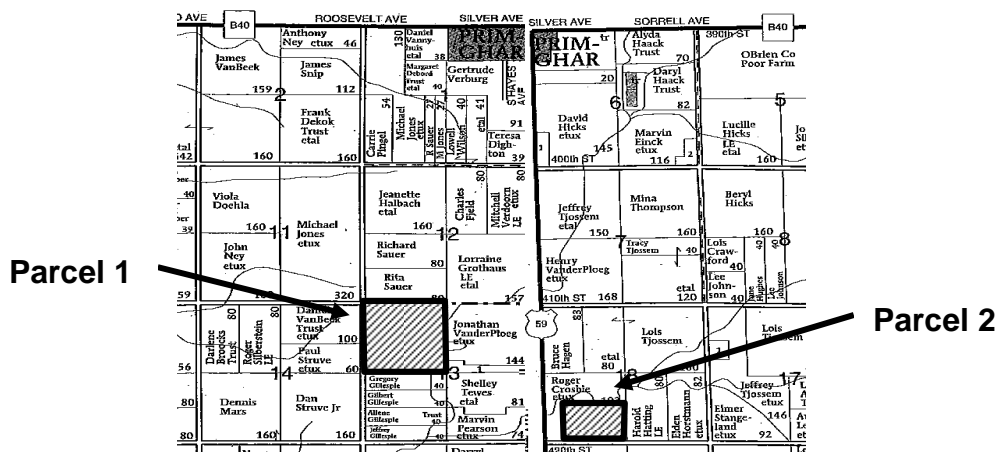
Dale & Highland Townships – O’Brien County

221.65 Acres, more or less

Farm Locations – Farms are located 2½ miles South of Primghar, IA

Parcel 1 – NW¼ of Section 13-95-41, Dale Twp., O’Brien Co., IA, containing 160 acres more or less. Corner of 410th Street & Roosevelt Avenue.

Parcel 2 – SE¼ SW¼ & the E½ SW¼ SW¼ of Section 18-95-40, Highland Twp., O’Brien Co., IA, containing 61.65 acres more or less. North side of 420th Street east of Highway 59.



Parcel 1 – 160 acres m/l (Sec. 13) Parcel 2 – 61.65 acres m/l (Sec. 18)

Cropland	150.2 acres	59 acres
Corn Base	75.8 acres	29.8 acres
Corn DP Yield & CC Yield	120 bu/ac	120 bu/ac
Soybean Base	72.5 acres	28.6 acres
Soybean DP Yield & CC Yield	37 bu/ac	37 bu/ac
Real Estate Taxes	\$2,586/yr	\$974/yr
Lease	Crop Share for 2009	Crop Share for 2009
Cropland CSR*	67.6	69.7
Primary Soils	Sac, Primghar & Galva	Sac, Primghar & Galva

*AgriData Mapping

Terms

- The buyer(s) will be expected to pay 10% cash down payment upon acceptance of offer and the balance at closing when clear and merchantable title will be given.
- Closing is negotiable.
- Real estate taxes will be prorated to date of closing.
- Possession subject to farm lease effective until March 1, 2010 will be given at closing.
- The seller will retain the right to refuse any or all offers.
- Stalcup Agricultural Service and its representatives are agents for the Sellers.

Judith E. Houchin, Owner

For more information contact Kent K. Smith or Rex Wilcox at Stalcup Ag Service at 712-732-4813 or evenings call Kent at 712-299-2091. Email: kksmith@stalcupag.com



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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.