

# Public Land Auction

**Diamond Township – Cherokee County**

**80 acres, more or less**

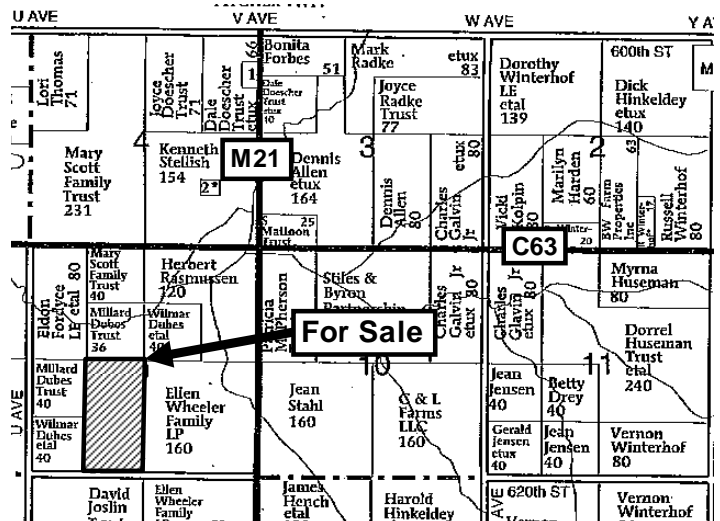
**Tuesday, June 29, 2010 –10:30 a.m.**

**Auction will be held at the Aurelia Community Center  
located at 235 Main Street in Aurelia, IA.**

**Farm Location – 1 mile south and ½ mile west of Intersection M-21 & C-63  
south of Aurelia, IA.**

**Legal Description – The E½ SW¼ of Section 9-90-39, Diamond Twp.,  
Cherokee Co., IA.**

**Cropland Acres – 79 acres**  
**Corn Base – 42.8 acres**  
**DP Yield; CC Yield – 120 bu/ac**  
**Soybean Base – 34.7 acres**  
**Direct & CC Yield – 37 bu/ac**  
**Real Estate Taxes – \$1,642/year**  
**Cropland CSR – 69 (AgriData Mapping)**  
**Primary Soils – Galva & Primghar**



**This is a well located all tillable farm with productive soils.**

### Terms

- Buyer(s) to pay 10% down payment day of sale, balance at closing when clear title will be given.
- Closing scheduled for August 3, 2010.
- Buyers to receive credit for 2<sup>nd</sup> ½ 2010 cash rent at closing.
- Sellers to pay September 2010 and March 2011 real estate taxes.
- West and north property lines of parcel to be surveyed for location.
- Possession subject to cash rent lease effective until March 1, 2011.
- Announcements day of sale will supersede all other announcements.
- Seller will retain the right to refuse any or all bids.
- Stalcup Agricultural Service and its representatives are agents for the Sellers.

## Hoyt-Dubes Farm, Owner

For more information contact Rex Wilcox or Lyn Berkland at Stalcup Ag Service  
712-749-2752 or 712-299-1013 (Rex). Email: [rwilcox@stalcupag.com](mailto:rwilcox@stalcupag.com)

Brian Drzycimski – Auctioneer/Broker Associate

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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.