

Public Land Auction

Eden Township – Sac County

Thursday, January 31, 2008 – 10:30 a.m. at Early City Hall
80 acres, more or less

Farm Location – 2 1/2 miles north of Early, IA along the west side of U.S.
Highway 71 at the intersection of 200th Street

Legal Description – E½ SE¼ of Section 24-89-37, Sac Co., IA.

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|-------------------|---|
| Crop Acres | – 75.1 acres |
| Corn Base | – 37.2 acres |
| Direct & CC Yield | – 111/117 bu./acre |
| Soybean Base | – 37.9 acres |
| Direct & CC Yield | – 30/36 bu./acre |
| Real Estate Taxes | – \$1,224/year (\$16.33/ac.) |
| Lease | – Terminated for '08 |
| Cropland CSR* | – 77.5 (AgriData mapping) |
| Primary Soil | – Galva silty clay loam |
| Other Soils | – Primghar, Sac, Marcus, Afton silty clay loams |



This is a gently sloping NHEL farm with highly productive soil types situated high on the terrain. It takes no water run-off from neighboring land. It is well-located along Highway 71 near grain markets in Early, Nemaha, and Schaller and easy trucking distance to several ethanol plants.

Terms

- 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 1, 2008.
- 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.
- Announcements the day of sale will supersede all other announcements.
- The seller will retain the right to refuse any or all bids.
- Stalcup Agricultural Service and its representatives are agents for the Sellers.

LeMoine Brothers Farm

For more information contact Dennis Reyman or Lyn Berkland at
Stalcup Ag Service 712-732-4811 or evenings at 712-299-3839 (Dennis)
Email: dreyman@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.