

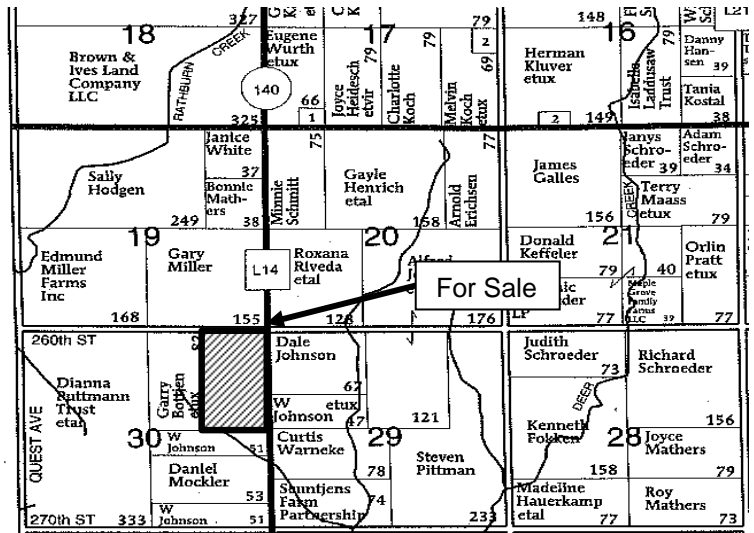
Public Land Auction

**Henry Township – Plymouth County
Friday, January 30, 2009 – 10:30 a.m. at
Kingsley Community Center
82 acres, more or less**

**Farm Location – 5 miles north of Kingsley, IA along the west side of IA
Highway 140 at the intersection of 260th Street**

**Legal Description – E½ NE¼ and east two acres of W½ NE¼,
Section 30-T91N-R43W Plymouth Co., IA**

Crop Acres – 77.59 acres
Corn Base – 38.1 acres*
Direct & CC Yield – 104/144 bu./acre
Soybean Base – 38.1 acres*
Direct & CC Yield – 39/47 bu./acre
Real Estate Taxes – \$1,320/year
 (\$17.01/ac.)
Lease – Terminated for '09
Cropland CSR* – 58.9 (AgriData mapping)
Primary Soil – Galva silty clay loam
Other Soils – Primghar & Radford
 silty clay loams



This is a gently rolling farm with highly productive soil types situated high on the terrain. It takes almost no water run-off from neighboring land. It is well-located along Highway 140 near grain markets in Kingsley and Remsen 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, 2009.
- Real estate taxes will be prorated to date of closing.
- Possession subject to farm lease effective until March 1, 2009 will be 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 and its representatives are agents for the Sellers.

LeMoine Family Ltd Partnership Farm, Owner

For more information contact Dennis Reyman or Rex Wilcox 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.