

Public Land Auction

North Junction Twp. – Greene County, IA

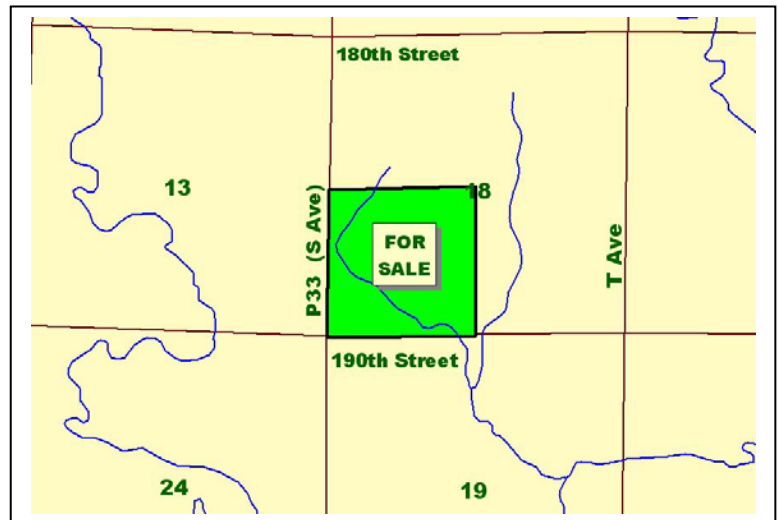
160 acres more or less

Tuesday, October 10, 2006 – 11:00 a.m. at the farm

Farm Location – From Grand Junction, IA go 2 miles west on Hwy 30 and 3 miles north on County Blacktop P33.

Legal Description – The Southwest Quarter (SW¹/₄) of Section 18-84-29.

FSA Crop Acres	– 128.09 acres
CRP	– 5.60 acres
Pasture	– 17.00 acres
Roads & Waste	– 8.88 acres
Corn Base	– 79.8 acres
DP Yield & CC Yield	– 113 bu/ac; 113 bu/ac
Soybean Base	– 49.7 acres
DP Yield & CC Yield	– 35 bu/ac; 35 bu/ac
Taxes	– \$2,992/year
Farmland CSR	– 79.0
Lease	– Terminated effective February 28, 2007
Soils	– Clarion, Nicollet, & Webster



COMMENTS: This is a highly visible, excellent quality farm owned by the Marshall Family for several decades. The cropland is in a high state of productivity and the pasture fertilized annually and well cared for.

Terms

- The farm will be offered as one tract. The seller will retain the right to refuse any or all bids.
- The buyer will be expected to pay 10% cash down payment the day of the auction and sign a real estate contract calling for the balance due at closing on December 15, 2006.
- Seller will furnish an abstract of title for buyer's review and will pay all real estate taxes and drainage assessments on the auditor's books prorated to date of closing.
- Possession subject to farm lease effective until February 28, 2007 will be given at closing.
- Announcements the day of sale will supersede all other announcements.

Marshall Revocable Trust, Owner

For more information contact Terry Argotsinger or Nathan Deters
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The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owners or broker.