

# Public Land Auction

## Rock Township – Woodbury County Thursday, March 6, 2008 – 2:30 p.m. at the Correctionville Community Building 320 acres, more or less

**Farm Location** – 1 mile east of Correctionville, IA along the south side of Old Highway 20 (D22) between Safford and Osceola Avenue

**Legal Description** – S $\frac{1}{2}$  of Section 5-T88N-R42W, Woodbury Co., IA

**Crop Acres** – Parcel 1 – 179.7 acres  
Parcel 2 – 48.8 acres

**Corn Base** – 130.6 acres (57.2%)  
**DP & CC Yield** – 93 bushels/acre

**Soybean Base** – 78.4 acres (34.3%)  
**DP & CC Yield** – 30 bushels/acre

**CRP (expires 9-30-08)** – 9.5 acres @ \$75/acre

**Real Estate Taxes (estimated)** – Parcel 1 - \$2,481/year  
Parcel 2 - \$943/year

**Lease** – Terminated for '08

**Cropland CSR\*** – Parcel 1 – 58.0\*  
Parcel 2 - 49.3\*



**Soil Types** – Galva silty clay loam accounts for 65% of the total cropland. Most of the balance consists of Judson and Monona (combined 17%).

\*Digitally mapped with AgriData software

Here is an opportunity to purchase cropland and/or cropland with pasture and timber that has been owned by the Nash & Brooks families for decades. The farm has been operated as one unit. Corn and bean bases are for the combined unit.

### Terms

- The property will be offered as the East 185 acres (cropland), the West 135 acres (pasture/timber/cropland), then re-offered as one unit. Final settlement will be based on surveyed acres.
- 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 April 10, 2008.
- Real estate taxes will be prorated to date of closing.
- Anhydrous ammonia was applied Fall 2007. Buyer(s) will be expected to reimburse for N + application cost per ISU custom rates.
- Possession is 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.

## Nash Iowa Farm Partnership & Brooks Family Trust

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

910 Flindt Drive • P.O. Box 67  
Storm Lake, IA 50588  
(712) 732-4811 • Fax (712) 732-7371  
www.stalcupag.com



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.