

Public Land Auction

Morgan Township – Woodbury County

Wednesday, October 31, 2007 – 10:30 a.m. at Dana Hall in Danbury, IA
160 acres, more or less

Farm Location – 6 miles northeast of Danbury, IA at the intersection of 270th Street and Union Avenue

Legal Description – W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 25-T87N-R42W & N $\frac{1}{2}$ NW $\frac{1}{4}$ Section 36-T87N-R42W, Woodbury Co., IA

Crop Acres – Parcel 1 - 73.4 acres
Parcel 2 - 65.9 acres

Corn Base – 95.9 acres (65.8%)

DP & CC Yield – 96 bushels/acre

Soybean Base – 45.7 acres (31.3%)

DP & CC Yield – 30 bushels/acre

Wheat Base – 1.4 acres

DP & CC Yield – 37 bushels/acre

Real Estate Taxes – Parcel 1 - \$1,122/year
(\$14.57/ac)
Parcel 2 - \$942/year
(\$12.23/ac)

Lease – Terminated for '08

Cropland CSR* – Parcel 1 - 47.9*
Parcel 2 - 43.3*

Soil Types – Monona silty clay loam, Ida silt loam, & Judson silty clay loam

*Digitally mapped with AgriData mapping software



Here is an opportunity to purchase 80 or 160 acres owned by the Krell family for decades. The farm has been operated as one unit. Corn and bean bases are for the combined unit.

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 January 15, 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.

Patrick C. Krell Trust Farm

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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The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owners or broker.