

# Public Land Auction

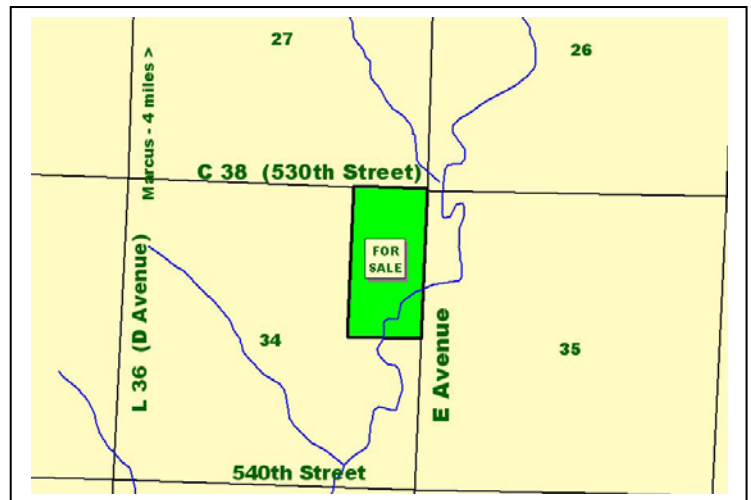
## Amherst Township – Cherokee County, IA 80 acres more or less

**Tuesday, November 7, 2006 – 10:30 a.m. at the farm**

**Farm Location – 4 miles south and 1 mile east of Marcus, IA at the intersection of County Blacktop C38 and E Avenue**

**Legal Description – The East Half of the Northeast Quarter (E $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section 34-92-42, Amherst Twp., Cherokee Co., IA.**

FSA Crop Acres	– 71.6 acres
Corn Base	– 36.1 acres
DP Yield & CC Yield	– 123 bu/ac; 123 bu/ac
Soybean Base	– 29.6 acres
DP Yield & CC Yield	– 35 bu/ac; 35 bu/ac
Taxes	– \$1,142/year
Cropland CSR*	– 66.5
Predominant Soils	– Galva, Coland & Colo
Lease	– Terminated effective March 1, 2007



\*Digitally Mapped

### Terms

- Buyer 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 scheduled for January 30, 2007.
- Seller will pay taxes due in calendar year 2007.
- Possession will be given at closing subject to farm lease effective until March 1, 2007.
- The west boundary line is surveyed.
- Announcements day of sale will supersede all other announcements.
- Seller retains the right to refuse any or all bids.
- Stalcup Agricultural Service and its representatives are agents for the Sellers.

## Robert Johnson, Owner

For more information contact Rex Wilcox or  
Kent Smith at Stalcup Ag Service 712-749-2752  
Email: [rwilcox@stalcupag.com](mailto:rwilcox@stalcupag.com) or [kksmith@stalcupag.com](mailto:kksmith@stalcupag.com)



910 Flindt Drive · P.O. Box 67  
Storm Lake, IA 50588  
(712)749-2752 · Fax (712) 732-7371  
[www.stalcupag.com](http://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.