

Farm For Sale

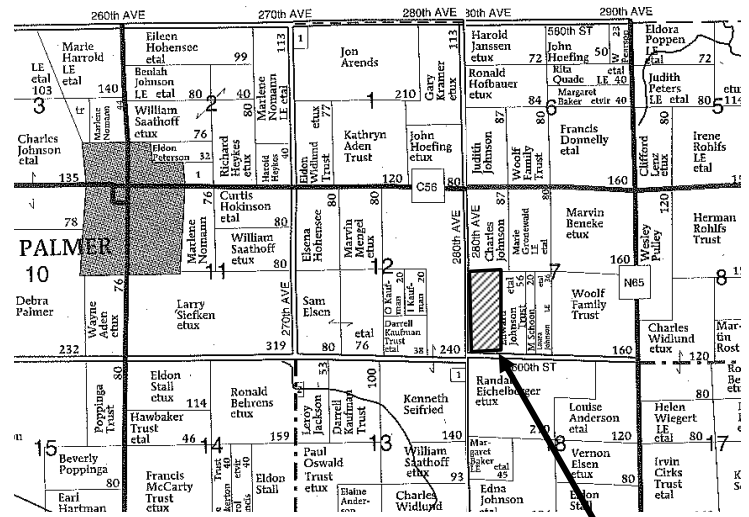
Lizard Township – Pocahontas County

56.10 surveyed acres

Farm Location – 2½ miles southeast of Palmer, IA. From Palmer, go east 2 miles on County Road C 56, then south ½ mile on 280th Ave.

Legal Description – A 56.10 acre tract in the West Half of the Southwest Quarter of Section 7-90-31, Lizard Twp., Pocahontas Co., IA.

- Crop Acres** – 54.9 acres
- Corn Base** – 29.7 acres
- Direct & CC Yield** – 125 bu./acre
- Soybean Base** – 23.6 acres
- Direct & CC Yield** – 36 bu./acre
- Real Estate Taxes** – \$1,054/year
- Lease** – Open for 2009
- Cropland CSR** – 78.7 (AgriData mapping)
- Primary Soils** – Webster, Nicollet, & Cansisteo



This is a nearly level farm with highly productive soils.

For Sale

Terms

- The buyer(s) will be expected to pay 10% cash down payment with the offer and the balance at closing when clear and merchantable title will be given.
- Closing is scheduled for 30 days after an offer is accepted.
- Real estate taxes prorated to date of closing.
- Possession subject to farm lease effective until March 1, 2009 will be given at closing.
- The seller retains the right to refuse any or all offers.
- Stalcup Agricultural Service and its representatives are agents for the Seller.

Irene Johnson Rohlf's Property, Owner

For more information contact Nathan Deters or Kent K. Smith at Stalcup Ag Service 712-732-4813 or evenings at 712-299-0234 (Nathan)



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