

# Public Land Auction

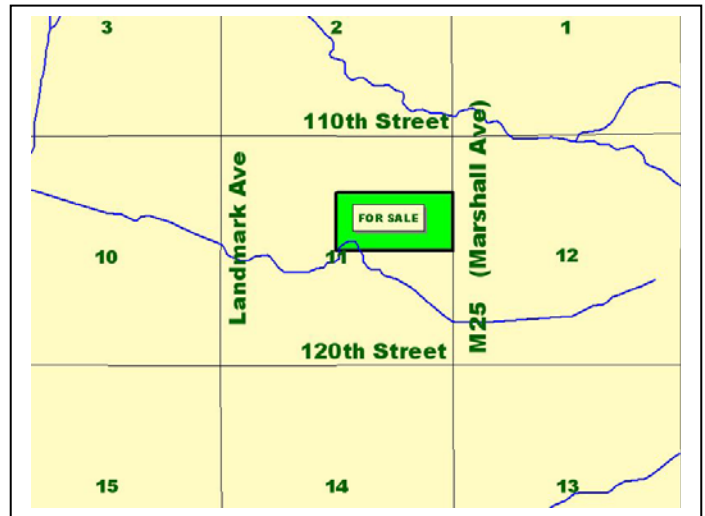
## Galva Township – Ida County

Friday, October 27, 2006 – 10:30 a.m. at the farm  
80 acres, more or less

Location – 2 miles north of Galva, IA on M25

Legal Description – The S<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> of Section 11-89-39, Galva Twp.,  
Ida Co., IA, containing 80 acres more or less

FSA Crop Acres – 77.90 acres  
Corn Base – 40.3 acres  
DP Yield & CC Yield – 115 bu/ac  
Soybean Base – 33.6 acres  
DP Yield & CC Yield – 32 bu/ac  
CRP – 3.7 acres @ \$167/acre  
or \$618/year  
Real Estate Taxes – \$1,272/year  
Lease – Terminated for 2007  
Cropland CSR\* – 66.1  
Primary Soils – Galva, Primghar,  
& Colo



\*digitized with SST software

This is a well-located farm near excellent grain markets with a majority of very productive soils. Only 5 miles from the Quad County ethanol plant.

### 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 5, 2007.
- Real estate taxes will be prorated to date of closing.
- Possession subject to farm lease effective until March 1, 2007 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.

## Elmer P. Schindler 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



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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.