

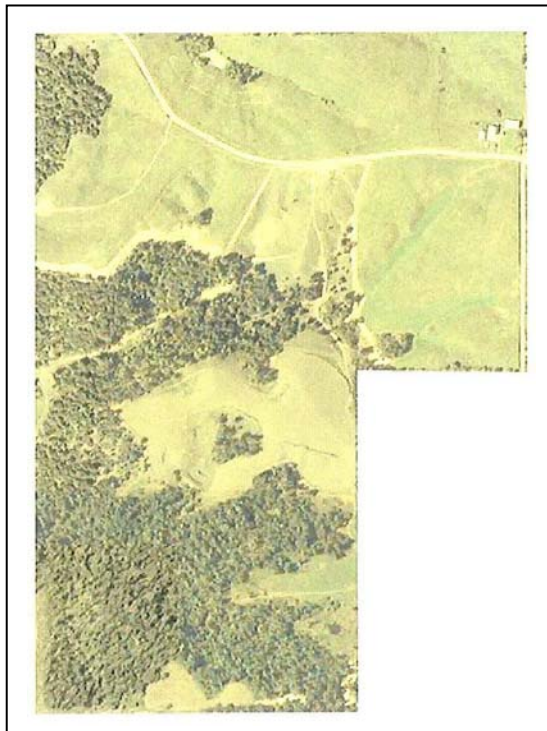
Public Land Auction

400 Acres m/l – Jones County Combination Income/Recreational Farm

Friday, October 12, 2007 – 1:30 p.m. at the farm

Location – Auction will be held at the farmstead in section 2 of Clay Township. From Anamosa, IA take Highway 64 to Highway 136. Follow 136 north 12 miles to Temple Hill Road. Turn right and follow Temple Hill Road 2 miles to Bluebird Road. Turn left and follow Bluebird Road 3 miles to the farmstead. Watch for the signs.

FSA Cropland Acres – 140.90 acres*
(Currently in CRP but will be farmed in 2008)
Corn Base – 68.1 Acres
DP Yield & CC Yield – 112 bu/ac
Real Estate Taxes – \$3,300/year
or \$8.25/acre
Cropland CSR – 51
Whole Farm CSR – 37



Primary Soils – Cropland and open pasture is Fayette silt loam. Timber is a mixture of various soils including rock and limestone outcroppings with elevation changes over 200 feet.

Lease – No lease on pasture and timber for 2008. Cropland leased for 2008. Buyer to receive cash rent March 1, 2008.

This farm has four ponds, a beautiful panoramic view and excellent hardwood timber teaming with wildlife. Over 20 different tree varieties have been identified. Farm Creek, a tributary to the Maquoketa River, along the western border provides habitat for water fowl. Native prairie vegetation such as Side Oats Gramma, Purple Vervain, Aster, Blackeyed Susan and Little Bluestem are present.

The timbered land is eligible for the forest reserve, and several government cost share programs are available if you would like to enhance your outdoor experience.

The perimeter of the farm is newly fenced with five barbed wire fences all in excellent condition. ATV trails provide access across the farm.

The farm buildings consist of a large steel clad machine shed, barn and cattle shed. Well water is available. A second site has been developed for trailer parking with electric hookups, sewer and water, ready for the hunting season.

This is an excellent opportunity to own a combination of income-producing land along with your own personal recreational and outdoor activities.

Terms

- The farm will be sold as one unit.
- 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.
- Real estate taxes will be prorated to the date of closing.
- Possession will be given at closing subject to remaining interest in pasture lease and the 2008 cropland lease. Closing is scheduled for January 24, 2008.
- Announcements the day of the sale will supersede all other material or announcements.
- The seller will retain the right to refuse any and all bids.
- Stalcup Agricultural Service and its representatives are agents for the sellers.

Gregory M. Sieh, Owner

For more information contact Terry Argotsinger at Stalcup Ag Service
at 712-732-6462 or evenings at 712-299-1104 Email: targotsinger@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.