

# Public Land Auction

## Scranton Township – Greene County Tuesday, June 5, 2007 – 11:00 a.m. at the farm 213.85 acres, more or less

Location – 3 miles south of Scranton, IA on Hwy 25 & 2 miles west on 270<sup>th</sup> St.

Legal Description – The SE<sup>1</sup>/<sub>4</sub> of Section 29 except Lot 1, Lot 2 (building site), and the West 33 feet; And the N<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> of Section 32 all in T83N, R32W of the 5<sup>th</sup> P.M.

FSA Crop Acres	– 177.8 acres
CRP	– 22.7 acres until 2015
Annual CRP Payment	– \$3,913
Corn Base	– 103.7 acres
DP Yield & CC Yield	– 104 bu/ac
Soybean Base	– 51.4 acres
DP Yield & CC Yield	– 27 bu/ac
Real Estate Taxes	– \$4,030/year
Lease	– Through 3/1/08
Cropland CSR*	– 77
Primary Soils	– Nicollet, Clarion & Canisteo



\*Digitized with SST mapping software

This farm is close to major grain markets and favorite hunting areas. The soils are high quality and well tiled that respond to modern farming practices. The entire farm will be sold as one 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 October 3, 2007.
- 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. Seller retains all rights to cash rents, crops, and 2007 CRP payments. Buyer(s) agree to accept a deed that requires them to maintain and comply with government regulations for the duration of the CRP contracts. Interest in the CRP contracts will be transferred to the buyer on date of 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.

## Marie B. Thomas Estate

For more information contact Terry Argotsinger or Nathan Deters at  
Stalcup Ag Service 712-732-6462 or evenings at 712-299-1104 (Terry)  
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The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owners or broker.