

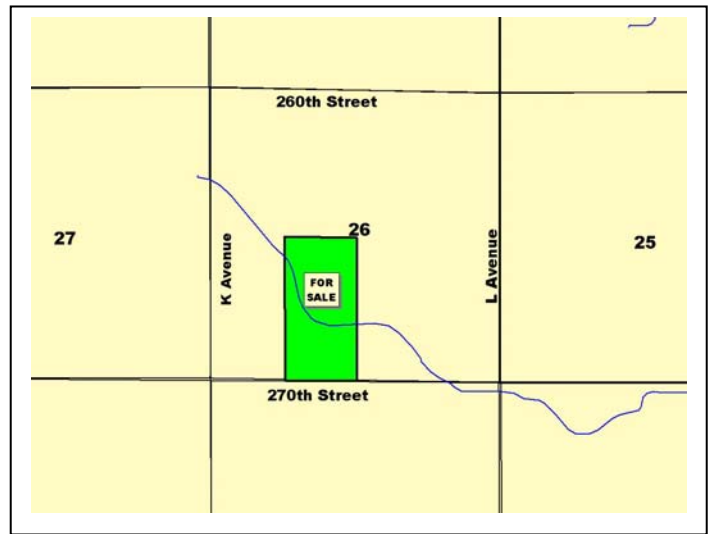
# Public Land Auction

## Jackson Township – Greene County Friday, October 26, 2007 – 11:00 a.m. at the farm 80 acres, more or less

**Location** – From Jefferson, IA go 2 miles south on Hwy 4 and 3 miles west on 270<sup>th</sup> Street.

**Legal Description** – E½ SW¼ of Section 26-83-31, Greene Co., IA

Crop Acres	– 75.66 acres
Drainage Ditch	– 2.13 acres
Roads & Waste	– 2.21 acres
Corn Base	– 37.8 acres (est.)
Direct & CC Yield	– 132 bu/ac; 151 bu/ac
Soybean Base	– 37.8 acres (est.)
Direct & CC Yield	– 35 bu/ac; 42 bu/ac
Real Estate Taxes	– \$1,644/year (\$20.55 per acre)
Lease	– Terminates 3-1-08
Cropland CSR*	– 81 (AgriData mapping)
Soil Types	– Clarion, Nicollet, & Webster



This is an excellent quality farm with very productive soils. It is tiled and has a dredge ditch for excellent tile outlets.

### 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 10, 2008.
- Real estate taxes will be prorated to date of closing.
- Possession given day of auction subject to lease that expires the last day of February, 2008.
- 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.

## Charles Willerup Jr., Owner

For more information contact Terry Argotsinger or Nathan Deters at  
Stalcup Ag Service 712-732-6462 or evenings at 712-299-1104 (Terry)

Email: [targotsinger@stalcupag.com](mailto:targotsinger@stalcupag.com)

Brian Drzycimski – Auctioneer/Broker Associate



910 Flindt Drive · P.O. Box 67  
Storm Lake, IA 50588  
(712) 732-6462 · 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.