

Farm For Sale

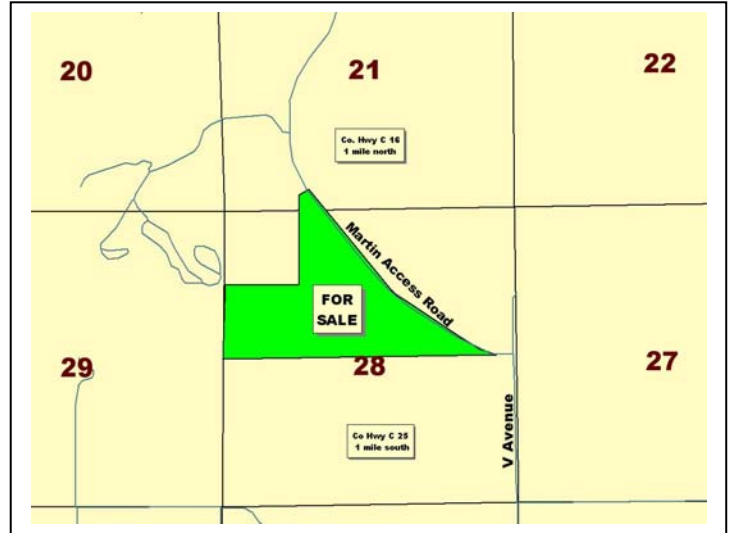
Spring Twp. – Cherokee County, IA

148.19 surveyed acres

Location – From Larrabee, IA go 4½ miles east on C-16 and 1½ miles south on Martin Access Road. Section 28-93-39.

FSA Crop Acres	– 130 acres (est.)
Corn Base	– 65.0 acres
DP Yield & CC Yield	– 110 bu/ac; 126 bu/ac
Soybean Base	– 65.0 acres (est.)
DP Yield & CC Yield	– 34 bu/ac; 41 bu/ac
Taxes	– \$1,280/year (est.)
Lease	– Terminated for '08
Cropland CSR	– 69.0*
Primary Soils	– Galva & Sac

*Digitally mapped with AgriData mapping software



Broker Comments

This is a well located farm next to the Cherokee County Martins Access Park. It is 88% cropland with highly productive and nearly level Galva and Sac soils.

Terms

- The buyer(s) will be expected to pay 10% cash down payment upon acceptance and the balance at closing when clear and merchantable title will be given.
- Closing date is March 1, 2008.
- 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.
- Stalcup Agricultural Service and its representatives are agents for the Seller.

E. Evelyn Willis Revocable Trust, Owner

For more information contact Terry Argotsinger or Rex Wilcox 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.