

PUBLIC LAND AUCTION

Tuesday

October

19

2021

10:00 a.m.

Kingsley Community Center

207 E 1st St

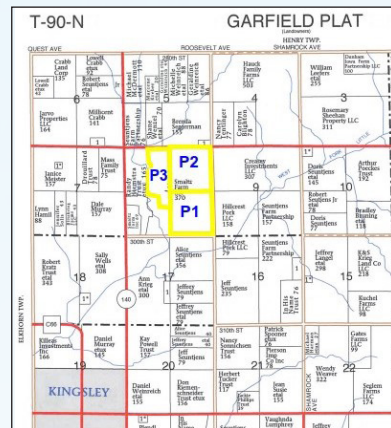
Kingsley, IA 51028

PLYMOUTH COUNTY

GARFIELD TOWNSHIP

392.73 acres, m/l

To be sold as choice of 3 parcels. Final acres to be determined by survey.



FARM LOCATION

1 ½ miles north of Kingsley, on IA-140 N and ½ mile east on 300th St.

LEGAL DESCRIPTION

Parcel 1: The Southeast Quarter (SE ¼) and part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼)

Parcel 2: The Northeast Quarter (NE ¼)

Parcel 3: Part of the East Half of the Northwest Quarter (E ½, NW ¼) and Part of the Northeast Quarter of the Southwest Quarter (NE ¼, SW ¼)

All in Section Eight (8), Township Ninety (90) North, Range Forty-three (43) West of the 5th P.M., Plymouth County, Iowa (subject to survey).

Smaltz Farm Owner/Seller

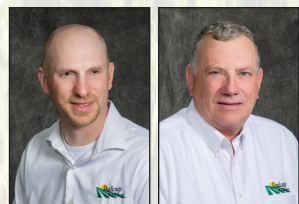
This is an excellent opportunity to purchase a high quality farm in one of the best areas of the Corn Belt. The farm has been owned by the Smaltz Family for many decades.

	Parcel 1	Parcel 2	Parcel 3
Total Acres	161.2*	160*	71.6*
Cropland Acres:	157.9*	155.5*	69.7*
Corn Base:	114.4	112.6	50.3
PLC Yield	165	165	165
Property Taxes:	\$4,870/yr	\$5,000/yr	\$1,980/yr
Cropland CSR2:	86.6	90.4	91.3
Primary Soils:	Galva	Galva	Galva

*Subject to survey

Terms

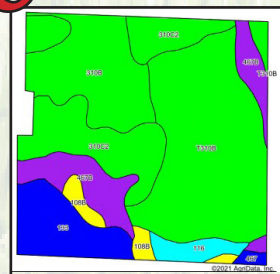
- The buyer(s) will be expected to pay 10% cash down day of auction and the balance at closing when clear and merchantable title will be given.
- All Parcels will be surveyed and sold based on surveyed acres.
- Farm will be offered as choice of Parcels 1, 2, 3, or any combination.
- Simultaneous online bidding available at stalcupag.com. Must be registered online 24 hours prior to auction.
- Possession is given at closing, subject to current tenant's lease expiring February 28, 2022.
- Announcements the day of the sale will supersede all other announcements.
- The sellers will retain the right to refuse any or all bids.
- Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.



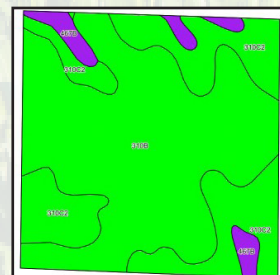
For more information contact
Chad Husman or Kent Smith
at Stalcup Ag Service
(712) 732-4811 or evenings at
(712) 291-5631 (Chad)



Parcel 1



Parcel 2



Parcel 3



1705 North Lake Ave * PO Box 67
Storm Lake, IA 50588
(712) 732-4811 * Fax (712) 732-7371
www.stalcupag.com