

PUBLIC LAND AUCTION

TUESDAY

January

18
2022

10:30 a.m.

Dana Hall
Main Street
Danbury, IA

CRAWFORD COUNTY
SOLDIER TOWNSHIP

80 acres, m/l

FARM LOCATION

From Danbury: 1/2 mile south and 2 1/2 miles east on D54, then 1 mile south on Woodbury Avenue or 6 miles east and 3 miles north of Mapleton. This farm is accessed via an easement over 950' of grassed headland.

LEGAL DESCRIPTION

E 1/2 NW 1/4 of Section 6-85-41

Tony & Kathleen Brown Owner/Seller

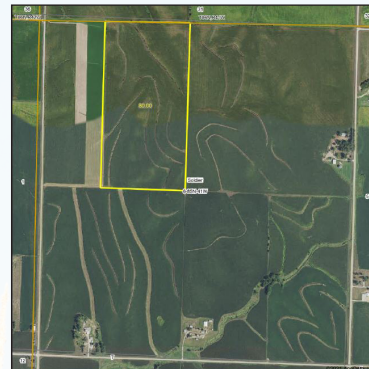
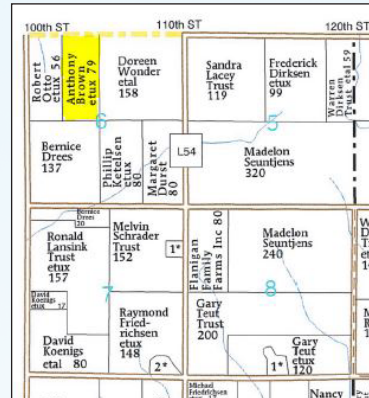
Here is a highly tillable inside parcel situated high on the terrain, shedding water three directions. Over 75% of this farm is comprised of Monona silty clay loam and Monona silt loam. Most of the balance are Napier & Judson in the drainage ways. Some cropland could likely be reclaimed to active status.

Terms

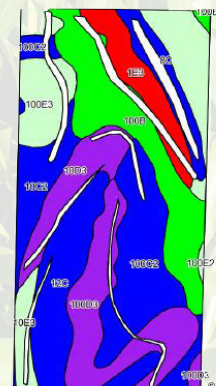
- *The buyer(s) will be expected to pay 10% cash down payment day of auction and the balance at closing when clear and merchantable title will be given.
- *Online bidding available at stalcupag.com the day of the sale. Register online at least 24 hours prior to auction.
- *Closing is scheduled for February 25, 2022. Real estate taxes pro-rated to date of closing.
- *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
Dennis Reyman or Dan Niemeier
at Stalcup Ag Service
(712) 732-4811 or evenings at
(712) 299-3839 (Dennis)



Total Cropland Acres	77.5
Active Cropland Acres	70.0
Corn Base & PLC Yield	56.57 / 139
Soybean Base & PLC Yield	19.03 / 47
Real Estate Taxes	\$2,260
Lease	Open for 2022
Cropland CSR	68.3
Cropland CSR-2	57.8
Primary Soil(s)	Monona silty clay loam
Secondary Soil(s)	Napier, Ida & Judson



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