

# FARM FOR SALE

UNION COUNTY  
EMMET TOWNSHIP

40 acres m/l

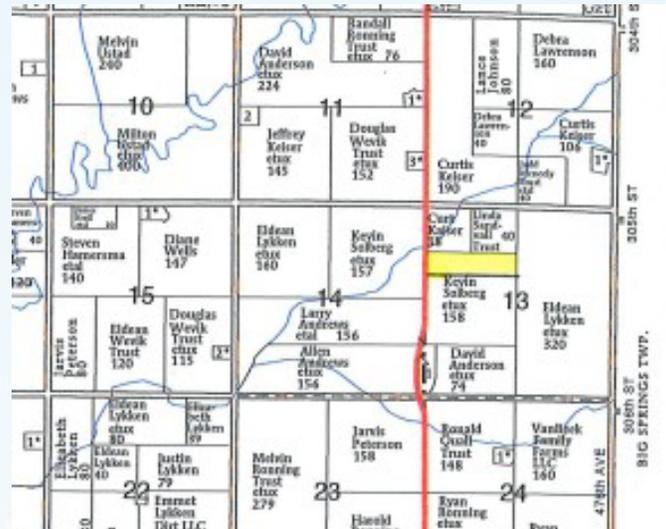
FARM LOCATION: 4 miles south and 4 miles west of Alcester or 1 1/2 miles north of Nora.

LEGAL DESCRIPTION: The North Half of the Southwest Quarter Northwest Quarter (N 1/2 SW 1/4 NW 1/4) and North Half of the Southeast Quarter Northwest Quarter (N 1/2 SE 1/4 NW 1/4) Less Lot R2 & Lot R3 of Section Twelve (13), Township Ninety-four (94), Range Fifty (50), Range 40 West of the 5th P.M., Union County.

## Comments:

Here is a great opportunity to purchase 40 acres of good South Dakota farm land with the chance to cash rent additional acres for the 2022 crop year.

Cropland Acres:	40.1 acres
Corn Base:	22.9 acres
PLC Yield:	131 bushels/acre
Soybean base:	10.4 acres
PLC Yield:	40 bushels/acre
CRP	0.46 acres @\$212.61/acre
	Annual payment \$98.00 Expires 9/30/25
Real Estate Taxes:	\$935.88
Gross Tax Acres:	39.24 No road right of way
Lease:	Open for 2022
Cropland PI	67.1
Primary Soil(s):	Moody-Nora and Alcester
Secondary Soil(s):	Crofton-Nora Calco



## Terms

- \*The buyer(s) will be expected to pay 10% cash down payment upon accepted offer and the balance at closing when clear and merchantable title will be given.
- \*Closing is negotiable. Real estate taxes pro-rated to date of closing.
- \*Possession is given at closing,
- \* Lease is open for 2022
- \*Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.

For more information visit our website [www.stalcupag.com](http://www.stalcupag.com) or contact Kent Smith or Chad Husman at Stalcup Ag Service (712) 732-4811 or evenings at (712)299-2091 (Kent)

