LAND AUCTION

ONLINE BIDDING AVAILABLE 160 Acres +/-

Section 12 • Summit Twp • O'Brien County Thursday, July 28 • 10:00 AM

Sanborn Community Center | 225 Main St., Sanborn, Iowa

Farm Location:

2 miles south of Sanborn on Roosevelt Ave. or 3 miles north of Primghar on Highway 59 & 1/2 mile west on 350th St.

Legal Description: Southwest Quarter (SW 1/4) of Section Twelve (12), Township Ninety-six (96) North, Range Forty-one (41) West of the 5th P.M., O'Brien County, Iowa.

Vilmain Trust & Heirs, Owner/Seller

Here is an excellent opportunity to purchase a nearly all tillable 95.7 CSR2 farm that is within trucking distance of strong grain markets. This farm has been owned by the same family for generations.

Cropland Acres 153.92 acres
Corn Base 73.2 acres
PLC Yield 179 bu/acre
Soybean Base 73.10 acres
PLC Yield 49 bu/acre
Real Estate Taxes \$5,414

Lease Open for 2023 Cropland CSR 72.8

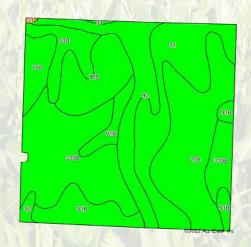
Cropland CSR 72.8 Cropland CSR-2 95.7

Primary Soils Sac, Primghar &

Galva

Secondary Soils Marcus

Improvements 42'x18' drying bin





To Register and Bid on this auction and for sale terms visit: stalcupag.com



Providing Direction, Delivering Results Since 1942
stalcupag.com

For additional information, please contact:



Luke Pearson or Kent Smith, AFM Storm Lake, Iowa Office: (712) 732-4811 Evenings: (712) 229-8077 (Luke) Ipearson@stalcupag.com kksmith@stalcupag.com



Farm Management • Appraisals • Consultations • Farm Real Estate