

# LAND AUCTION

ONLINE BIDDING AVAILABLE

72.63 Taxable Acres per survey

Section 12 • Grant Twp • Buena Vista County

Friday, October 14 • 10:00 AM

Columbus Club Hall | 1507 E. Lakeshore Dr., Storm Lake, IA

## Farm Location From Storm Lake:

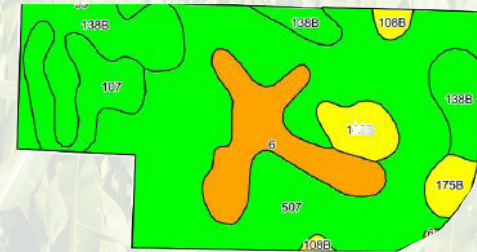
5 miles east on C-49, 3 1/2 miles north on M-50 and 2 3/4 miles east on C-43 on the north side of the road.

**Legal Description:** South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Twelve (12), Township Ninety-one (91) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, Iowa, except the building site.

## Nancy Janss, Owner/Seller

This is a nearly all tillable 72.63 acres located on a hard surface road. The farm is close to both an ethanol plant and feed mill. Good parcel for a first time land buyer or to add to existing landholdings.

Cropland Acres	72.38 acres*
Corn Base	23.49 acres*
PLC Yield	143 bu/acre
Soybean Base	18.41 acres*
PLC Yield	43 bu/acre
Real Estate Taxes	\$1,830
Lease	Open for 2023
Cropland CSR	70.2
Cropland CSR-2	79.6
Primary Soils	Clarion, Webster, & Canisteo
	*estimated



To Register and Bid on this auction and for sale terms visit: [stalcupag.com](http://stalcupag.com)



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For additional information, please contact:



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The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owner or broker.