

# LAND AUCTION

**155.57 total acres • Eagle Grove Twp • Wright County, IA**  
**Friday, October 6 • 10:00 AM**  
**Bower Lodge #464 | 1298 S Commercial Ave, Eagle Grove, IA**

**Property Location from Goldfield:** 1 mile south on Hwy 17 and 1/4 mile east on 230th St.  
**From Eagle Grove:** 2 1/2 miles north on Hwy 17 and 1/4 mile east on 230th St.

**Legal Description:** Northeast Quarter (NE1/4) of Section Ten (10), Township Ninety-one (T91N), Range Twenty-six (R26W) West of the 5th P.M., Wright County, Iowa, except the building site.

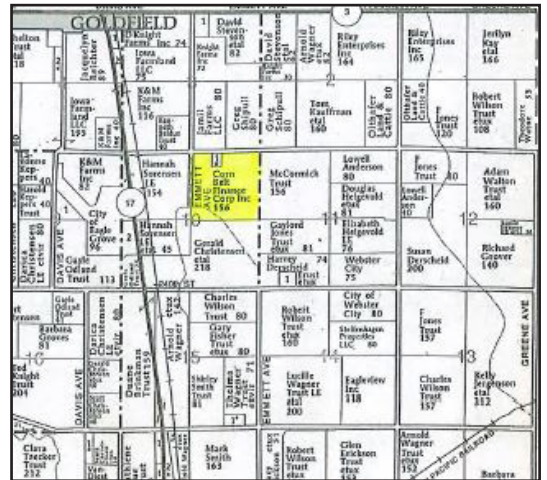
## FSA Information

**Active Cropland:** 137.84 ac  
**CRP (Exp 9/2031):** 11.1 ac (\$3,330 annually)

**Corn Base:** 102.67 acres  
**Corn PLC Yield:** 149 bushels/acre  
**Corn APH:** 210 bushels/acre  
**Soybean Base:** 34.23 acres  
**Soybean PLC Yield:** 49 bushels/acre  
**Soybean APH:** 55 bushels/acre

**CSR2:** 86.5  
**Primary Soils:** Canisteo, Webster & Nicollet

**Secondary Soil:** Clarion  
**Real Estate Taxes:** \$5,284/yr  
**Lease:** Open for 2024



## Corn Belt Finance Corp., Seller

**Terms:** 10% cash down payment day of sale. Balance due at closing on January 10, 2024. Real estate taxes prorated to date of closing. Possession is given at closing. Buyer agrees to assume current CRP contract of 11.1 acres at the annual rate of \$3,330, expiring September 30, 2031. Seller to receive October 2023 CRP payout. Buyer to receive any future CRP payouts. Announcements the day of the sale will supersede all other announcements. The seller will retain the right to refuse any or all bids. Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.

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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 therefore is assumed by the owner or broker.