

# PUBLIC LAND AUCTION

WEDNESDAY

November

7

2018

10:00 a.m.

Ag Partners

30 E. Main Street  
Albert City, Iowa

**SOLD**

**\$8,500/AC**

FAIRFIELD TOWNSHIP  
BUENA VISTA COUNTY

80 surveyed acres



## FARM LOCATION

2 miles north of Albert City on N14 and 1 mile west on 490th Street

## LEGAL DESCRIPTION

The west 80 acres of the Southeast Quarter (SE1/4) of Section Four (4), Township Ninety-two North (T92N), Range Thirty-five West (R35W) of the 5th P.M., Buena Vista County, Iowa.

## Anderson Brothers Owner/Seller

Here is a chance to buy a high quality inside 80 in Buena Vista County. Located less than four miles from competitive grain markets in Albert City.

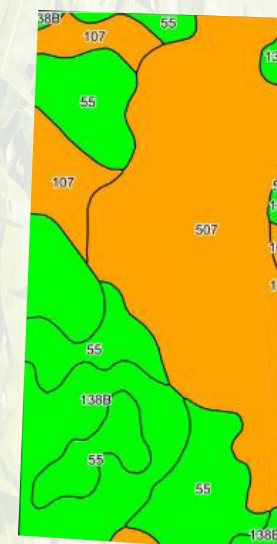
### Terms

- \* 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.
- \*Closing is scheduled for December 7, 2018. Real estate taxes prorated to date of closing.
- \*Possession is given at closing, subject to current tenant's lease expiring February 29, 2020.
- \*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  
Mason Troendle or Travis Nissen  
at Stalcup Ag Service (712)-732-4811  
or evenings at (319) 239-0219 (Mason)

Cropland Acres	79
Corn Base	52.5*
Soybean Base	26.5*
Real Estate Taxes on	\$2,098
Cropland CSR-2	86.5
Primary Soil	Canisteo, Nicollet & Clarion
Lease is set for 2019, call for more information.	

\*estimated



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