

SOLD \$5,700/Acre

FOR SALE

**79.5 TILLABLE
ACRES**

**Buena Vista County
Lincoln Township**



712-732-4811

www.stalcupag.com

FARM FOR SALE

BUENA VISTA COUNTY LINCOLN TOWNSHIP

87.62 acres, more or less

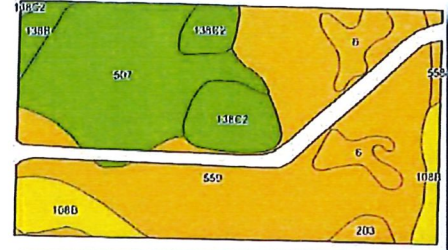
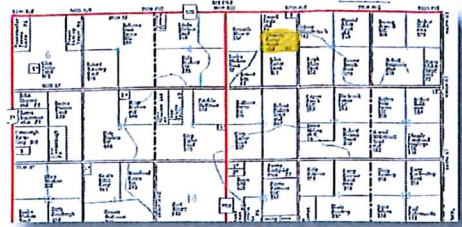
Asking price based on 79.5 tillable acres

FARM LOCATION

4 miles east of Rembrandt and 1/4 mile south or 4 miles south of Sioux Rapids, 4 miles east and 1/4 mile south. (1 mile east of M-50 and 1/4 mile south of C-25)

LEGAL DESCRIPTION

The South Half (S1/2) of the Northeast Fractional Quarter (NE 1/4) of Section Three (3) in Township Ninety-two (92) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County,



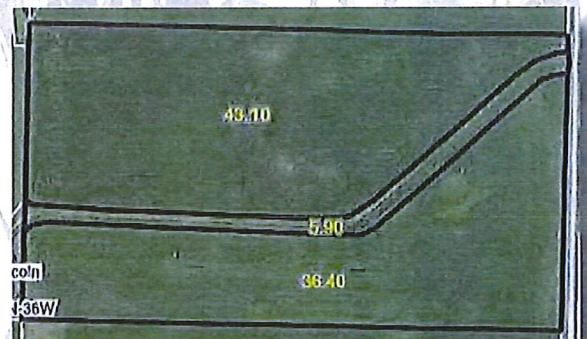
Dorothy C. Cerny Trust Farm, Owner/Seller

Here is an opportunity to purchase a nice sized farm in an area right next to good feed and ethanol markets. Asking price based on tillable acres.

Terms

- * The buyer(s) will be expected to pay 10% cash down payment upon acceptance of offer and the balance at closing when clear and merchantable title will be given.
- * Closing is negotiable. Real estate taxes prorated to date of closing.
- * Possession is given at closing, subject to current tenant's lease expiring February 29, 2020.
- * The sellers will retain the right to refuse any or all bids.
- * Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.

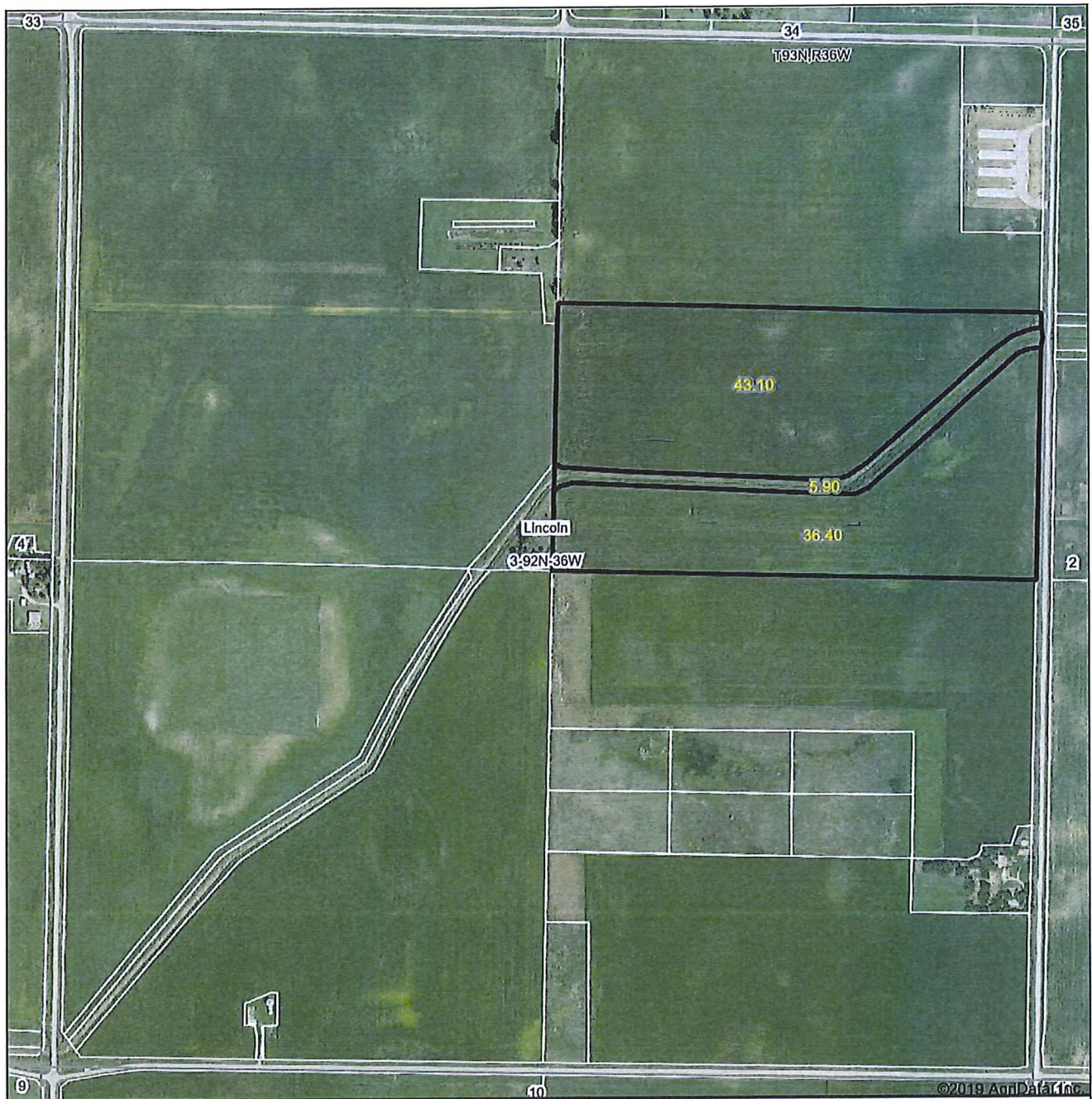
Cropland Acres	79.5
Corn Base	39.7 acres
PLC Yield	136 bu/acre
Soybean Base	39.7 acres
PLC Yield	39 bu/acre
Real Estate Taxes	\$1,628
Lease	Open for 2020
Cropland CSR	66.1
Cropland CSR-2	65.0
Primary Soils	Talcot & Canisteo
Secondary Soils	Clarion



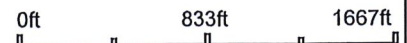
1705 North Lake Ave * PO Box 67
Storm Lake, IA 50588
(712) 732-4811 * Fax (712) 732-7371
www.stalcupag.com

For more information contact Kent Smith or Nathan Deters at Stalcup Ag Service (712) 732-4811 or evenings at (712) 299-2091 (Kent)

Aerial Map



Map Center: 42° 48' 51.48, -95° 4' 57.66



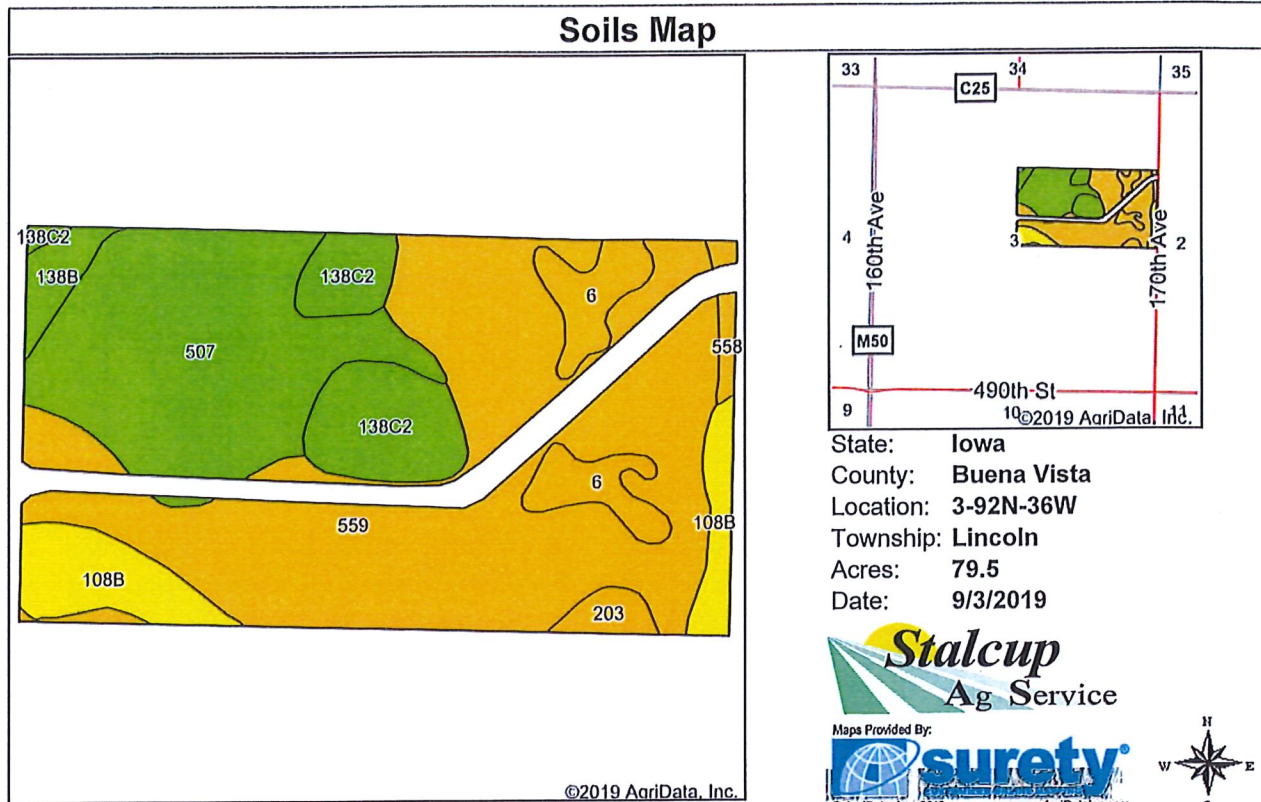
3-92N-36W
Buena Vista County
Iowa



9/3/2019



Field borders provided by Farm Service Agency as of 5/21/2008.



Soils data provided by USDA and NRCS.

Area Symbol: IA021, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*j Corn	*j Soybeans	CSR2**	CSR	*n NCCPI Soybeans
559	Talcot clay loam, deep, 0 to 2 percent slopes	37.92	47.7%		IIw	80	23.2	54	67	52
507	Canisteo clay loam, 0 to 2 percent slopes	19.76	24.9%		IIw	224	65	84	74	79
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	7.28	9.2%		IIIe	204.8	59.4	83	60	65
108B	Wadena loam, 2 to 6 percent slopes	6.24	7.8%		Ile	80	23.2	52	48	52
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.58	5.8%		IIIw	177.6	51.5	59	54	77
138B	Clarion loam, 2 to 6 percent slopes	1.60	2.0%		Ile	225.6	65.4	89	76	83
203	Cylinder loam, 0 to 2 percent slopes	1.36	1.7%		IIs	80	23.2	58	73	61
558	Talcot clay loam, moderately deep, 0 to 2 percent slopes	0.76	1.0%		IIw	80	23.2	54	60	52
Weighted Average						135.8	39.4	65	66.1	*n 62.1

**IA has updated the CSR values for each county to CSR2.
 *i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
 *n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.