

PUBLIC LAND AUCTION

WEDNESDAY

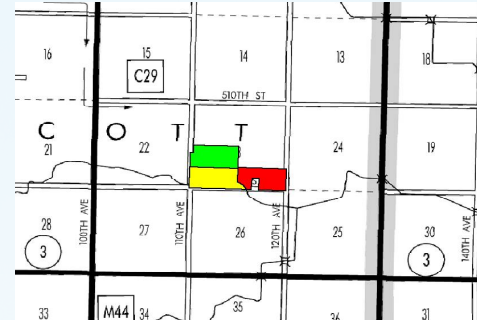
November

14

2018

10:00 a.m. at the
Columbus Club Hall
1507 E. Lakeshore Drive
Storm Lake, IA

SCOTT TOWNSHIP
BUENA VISTA COUNTY
232.25 Acres, more or less



FARM LOCATION

The northeast corner of the intersection of 520th & 110th Avenues or 4 miles south of Rembrandt.

LEGAL DESCRIPTION

Parcel 1: 80.48 Acres in the North Half of the Southwest Quarter (N1/2 SW 1/4) of Section 23, Township 92 North, Range 37 West of the 5th P.M., Buena Vista County, Iowa, surveyed as Lot D.

Parcel 2: 80.48 acres in the South Half of the Southwest Quarter (S 1/2 SW 1/4) & in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4), all in Section 23, Township 92 North, Range 37 West of the 5th P.M., Buena Vista County, Iowa, surveyed as Lot E.

Parcel 3: 71.29 acres in the South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section 23, Township 92 North, Range 37 West of the 5th P.M., Buena Vista County, Iowa, surveyed as Lot G excluding Lots A, B, C & F.

Method of Sale: Successful bidder will have choice of any combination of parcels 1, 2, or 3. Parcels will not be reoffered.

Graeber Farms, LLC

Owner/Seller

Here is an opportunity to buy a rolling, well-drained farm with quality soils. A family owned farm which has been well cared for and farmed by the same tenant for many years.

Terms

- *All parcels were surveyed and will be sold based on surveyed acres.
- *Successful bidder will have choice of any combination of parcels 1, 2, or 3. Parcels will not be reoffered.
- *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 January 14, 2019. Real estate taxes prorated to date of closing.
- *Possession is given at closing, subject to current tenant's lease expiring February 28, 2019.
- *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
Travis Nissen or Dan Niemeier
at Stalcup Ag Service (712)-732-4811
or evenings at (712) 541-5158 (Travis)

	Parcel 1	Parcel 2	Parcel 3
Cropland Acres	79.8	70.0	69.0
Corn Base	38.3 ac	33.6 ac	33.12 ac
PLC Yield	153 bu/ac	153 bu/ac	153 bu/ac
Bean Base	31.5	31.5	31.1
PLC Yield	48	48	48
SA information for parcels 1, 2 & 3 are combined and would have to be assigned if sold separately.			
	Parcel 1	Parcel 2	Parcel 3
CRP Acres	13.15	13.15	1.75
RE Payment	-	1.20 @ \$204.47/ac	1.75 @ \$240.79/ac
		11.95 @ \$240.79/ac	
RE Taxes	\$2,048*	\$1,748*	\$1,966*
Cropland CSR-2	82.5	73.1	82.6
Lease	OPEN FOR 2019		
			*estimated



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



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