

PUBLIC LAND AUCTION

THURSDAY

November

15

2018

10:00 a.m.

Quimby Golf Club, Inc.

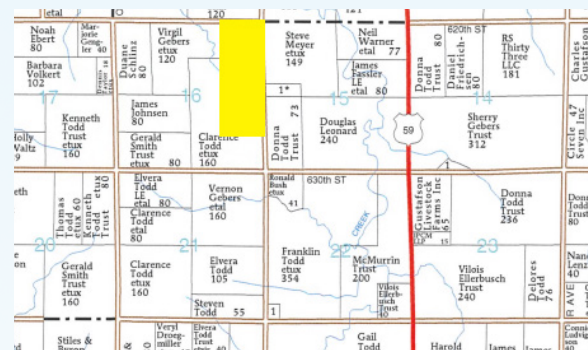
1151 Clark Ave.

Quimby, IA

SILVER TOWNSHIP

CHEROKEE COUNTY

120 acres, more or less



FARM LOCATION

4 miles east of Quimby on Highway 31, then 1 mile south on P Avenue. Address of bin site is 6228 P Ave.

LEGAL DESCRIPTION

The East Half of the Northeast Quarter (E1/2 NE1/4) and the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 16, Township 90 North, Range 40 West of the 5th P.M., Cherokee County, Iowa.

Howard Johns Trust, Gail Johns Trust the Owner/Seller

The Howard Johns Trust farm has become a diamond in the rough. With a blend of Galva and Colo-Judson soils, this farm has the ability to crank out top yields. Tile drainage has been added where needed over the years. P & K levels are mostly high to very high, and 163 tons of lime was applied last winter. Easy trucking distance to several ethanol plants, feed mills, and elevators. An older grain bin with fan provides 8,000 bushels on-farm storage. Few farms sell in this neighborhood, so make plans now for this opportunity.

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 December 18, 2018. Real estate taxes prorated to date of closing.
- *Possession is given at closing.
- *Lease is open.
- *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.

Cropland Acres	109.97
Corn Base	53.6
PLC Yield	183
Soybean Base	53.6
PLC Yield	48
Real Estate Taxes on	\$3,336
Cropland CSR	59.6
Cropland CSR-2	84.9
Primary Soil	Galva silty clay loam
Secondary Soils	Colo-Judson, Judson & Everly
Improvements	27x18 grain bin with fan

For more information contact
Dennis Reyman or Dan Niemeier
at Stalcup Ag Service (712) 732-4811
or evenings at (712) 299-3839 (Dennis)

Stalcup
Ag Service

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