

PUBLIC LAND AUCTION

WEDNESDAY

Nov.
29
2017

10:00 am at the
Ida Grove Rec Center
Community Room
311 Barnes Street, Ida Grove, IA

GRANT TOWNSHIP IDA COUNTY

156 acres, more or less

Farm Location

\$7,100/Acre

From Ida Grove, 6 miles south on M15, then 2 3/4 miles west on 310th Street, then 1/2 mile north on Diagonal Way.
From Battle Creek, 1 mile south on L51, then 4 miles southeasterly on Diagonal Way.

Legal Description

The Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Eighty-Six (86) North, Range Forty (40) West of the 5th P.M., except that part of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) lying southwesterly of the gravel road.

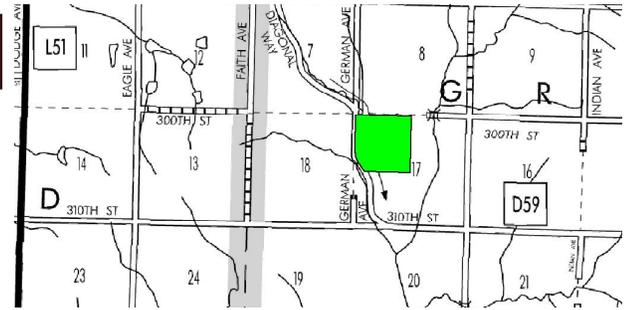
MORNINGSIDE COLLEGE OWNER /SELLER

Here is a rolling, terraced farm with 108 acres of tillable land in soybeans, ready for corn in 2018. There are 41.58 acres of CRP at high rental rates in several tracts. Easy access from Diagonal Road. Check out our website for further details.

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 29, 2017. Real estate taxes prorated to date of closing.
- Possession is given at closing, subject to current tenant's lease expiring February 28, 2018.
- 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
Dennis Reyman or Grant Aschinger at
Stalcup Ag Service 712-732-4811
or evenings at 712-299-3839 (Dennis).



Cropland Acres	107.94 acres
CRP	7.58 acres @ \$400.71 (ending in 2024) 34 acres @ \$300 (ending in 2027)
Corn Base	106.13 acres
PLC Yield	1.81 bushels/acre
Soybean Base	40 bushels/acre
PLC Yield	\$2.70/bushel
Real Estate Taxes	Terminated for 2018
Lease	54.6
Cropland CSR	68.7
Cropland CSR2	Monona silty clay loam
Primary Soil	Kennebec, Judson
Secondary Soils	



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