

PUBLIC LAND AUCTION

TUESDAY

AUG.
08

2017

10:30am, at the farm site

LITTLE SIOUX TOWNSHIP WOODBURY COUNTY

80 acres, more or less

Farm Location

1.5 miles west of the Highway 141/31 intersection in Smithland, then 1/2 mile north on Knox Ave (farm is located on the west side of the road)

Legal Description - The South Half of the Southeast Quarter (S1/2 SE1/4) of Section Twenty-One (21), Township Eighty-Six (86) North, Range Forty-Four (44) West of the 5th P.M.

\$4,850/acre

NORMA JEAN JACOBS OWNER /SELLER

Here is an opportunity to add an affordable tract to your farming operation or investment portfolio. This farm is mostly tillable with some valley ground that may be gained through drainage improvements. Well located- just a half-mile off of Highway 141!

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 September 7, 2017.
- 2017 cash rent will be prorated.
- 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.

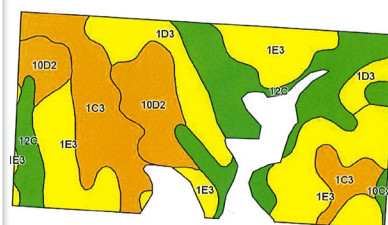
Cropland Acres	70.74 acres
Corn Base	64.60 acres
PLC Yield	151 bu/ac
Real Estate Taxes	\$1,516
Lease	Terminated, effective 2-28-18
Cropland CSR*	42.4
Cropland CSR2*	50.4
Primary Soil	Ida Silt Loam

* Digitally mapped with AgriData mapping software

For more information contact
Dennis Reyman
at Stalcup Ag Service 712-213-4860
or evenings at 712-299-3839

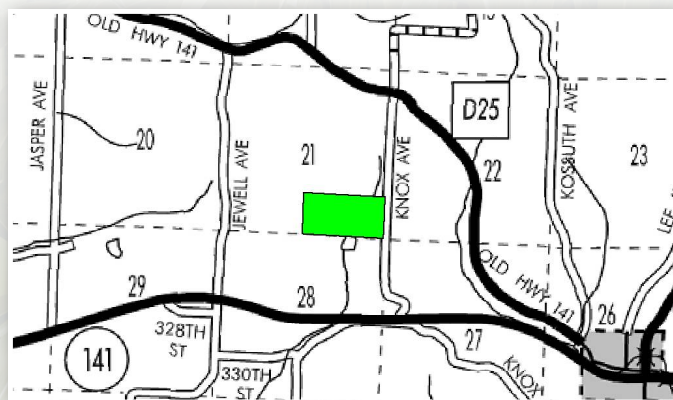


SOLD



SOIL TYPES

- Ida Silt Loam (22.7 ac - 31.3%)
- Napier Silt Loam (16.5 ac - 23.4%)
- Ida Silt Loam (13.38 ac - 18.9%)
- Monona Silt Loam (9.32 ac - 13.2%)
- Ida Silt Loam (8.24 ac - 11.6%)
- Monona Silt Loam (1.08 ac - 1.5%)



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