

PUBLIC LAND AUCTION

WEDNESDAY

JUN.
14

2017

10:00am, Ireton Community Center
402 4th St, Ireton, IA

**READING TOWNSHIP
SIOUX COUNTY**

40 acres, more or less

Farm Location

1 mile east of Ireton on B-58 and 1 1/4 mile south on Elmwood Ave or 1/4 mile south on Elmwood Ave at the intersection with 480th St.

Legal Description - SW 1/4 NW 1/4, Section 21-94-46,
Reading Township, Sioux County

\$13,000/acre



SOIL TYPES

Ely	(2.2 ac - 5.7%)
Galva	(23.0 ac - 59.2%)
Primghar	(6.8 ac - 17.4%)
Radford	(6.9 ac - 17.7%)

ALAN G. MOWBRAY TRUST SELLER/OWNER

This is an excellent opportunity to purchase a high quality farm in one of the best areas in the Corn Belt. The farm has been owned by the Mowbray Family for many decades.

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 November 1, 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.

Cropland Acres	37.83 acres
Corn Base	19 acres
Direct & CC Yield	174 bu/ac
Soybean Base	18.8 acres
Direct & CC Yield	52 bu/ac
Real Estate Taxes	\$1,212
Lease	Terminated, effective 2-28-18
Cropland CSR*	66.3
Cropland CSR2*	87.7
Primary Soils	Galva, Radford & Primghar

* Digitally mapped with AgriData mapping software

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



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

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