PUBLIC LAND AUCTION

JUN. 14

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

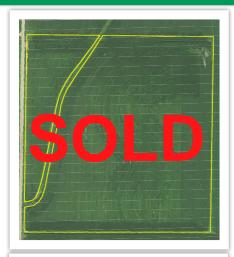
\$13,000/acre

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.





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%)

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





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



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