

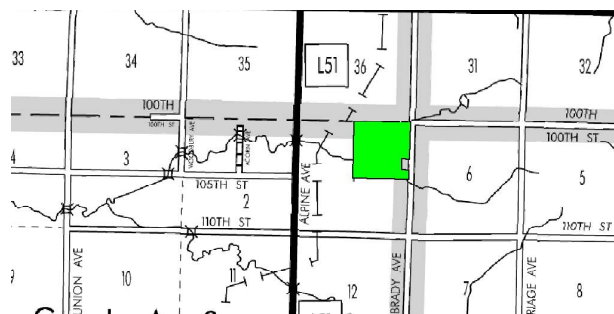
PUBLIC LAND AUCTION

WEDNESDAY

Dec.
06

2017

10:00 am at the
**Lohff-Schumann Memorial
Community Center**
301 Lohff-Schumann Drive,
Holstein, IA



| | |
|-------------------|--|
| Cropland Acres* | 148.0 acres |
| Corn Base* | 72.10 acres |
| PLC Yield | 154 bushels/acre |
| Soybean Base* | 77.90 acres |
| PLC Yield | 41 bushels/acre |
| Real Estate Taxes | \$1,682 |
| Lease | Terminated for 2018 |
| Cropland CSR | 57.6 |
| Cropland CSR2 | 74.4 |
| Primary Soil | Galva silty clay loam |
| Secondary Soils | Colo-Judson silty clay loam, Ida silt loam |

*Estimated

SOLD

**\$7,000
per acre**

**DOUGLAS TOWNSHIP
IDA COUNTY**

151.5 acres, more or less
to be surveyed

Farm Location

5 miles north and 4 miles west of Holstein or 4.7 miles east and 1 mile south of Washta. The farm is located at the intersection of Brady Avenue and 100th Street.

Legal Description

The Northeast Fractional Quarter (NE frac 1/4) of Section One (1), Township Eighty-Nine (89) North, Range Forty-One (41) West of the 5th P.M., Ida County, Iowa, excluding the acreage in the Southeast Quarter of the Northeast Fractional Quarter (SE 1/4 NE frac 1/4)



BEVERLY RUSCH OWNER /SELLER

Here is an opportunity to own a gently rolling, well-drained farm with a very good blend of soil types. 45% of the cropland is Galva silty clay loam and 40% are good productive soils in the draws (Colo, Judson, Primghar, Marcus). Farm is well located between Holstein and Washta.

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 January 16, 2018. 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).**



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