

FARM FOR SALE

SAC COUNTY

DOUGLAS TOWNSHIP

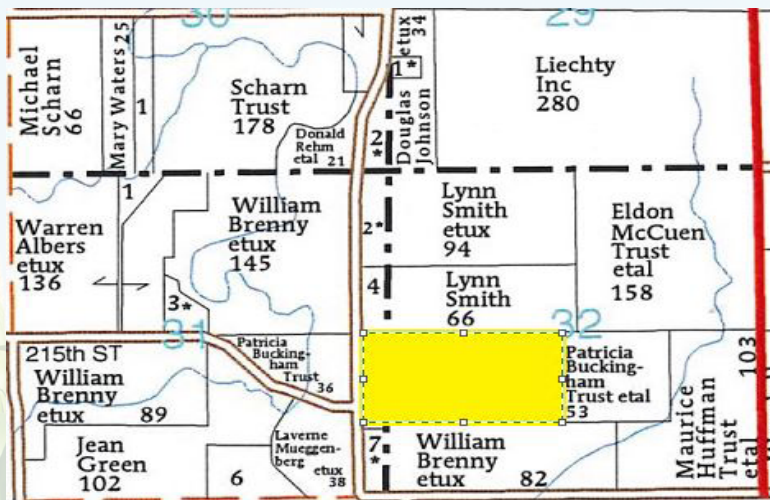
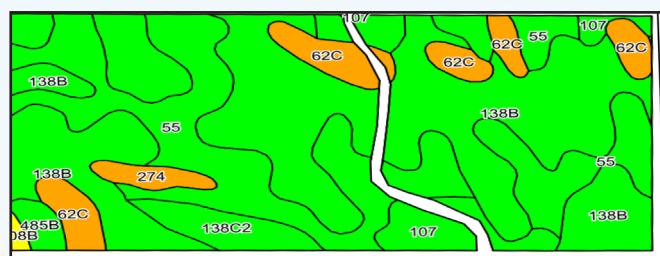
99.24 surveyed acres

FARM LOCATION: From Sac City go 3 miles North on M54. Then 1 mile West on 220th Street. Then 1/4 mile North on Rolf Ave. Farm is on the East Side.

LEGAL DESCRIPTION: The North 1/2 SW 1/4 of Section 32 and the East 20 acres of the N 1/2 SE 1/4 of Section 31, all in Township 89 North, Range 35 West of the 5th P.M., Sac County

**Scott Family
Owner/Seller**

This farm is well drained with highly productive soils. Located close to feed mills and quick access to US Highway 20. This farm would make an excellent investment property or addition to your existing operation.



Terms

*The buyer(s) will be expected to pay 10% cash down payment upon accepted offer and the balance at closing when clear and merchantable title will be given.

*Closing is scheduled for 30 days after an accepted offer. Real estate taxes pro-rated to date of closing.

*Possession is given at closing, subject to current tenant's lease expiring February 28, 2021.

*The sellers will retain the right to refuse any or all offers.

*Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.

For more information visit our website www.stalcupag.com or contact Grant Aschinger or Luke Pearson at Stalcup Ag Service (712) 732-4811 or evenings at (712) 490-6564 (Grant)

Cropland Acres:	97.4 acres
Corn Base:	72.6 acres
PLC Yield:	164 bushels/acre
Soybean base:	24.2 acres
PLC Yield:	39 bushels/acre
Real Estate Taxes:	\$2,486
Lease:	Open for 2021
Cropland CSR*	76.4
Cropland CSR2*:	86
Primary Soil(s):	Clarion & Nicollet
Secondary Soil(s):	Storden & Webster



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