

# Stalcup Ag Service

## LAND AUCTION

Plymouth County, IA

Westfield Township | Section 7

**80 +/- ACRES**

1/2 MILE SOUTH OF AKRON AT THE CORNER OF HWY 3 & K-13

**TUESDAY, NOVEMBER 12, 2024 | 10:00AM**  
**AKRON COUNTRY CLUB**  
**941 COUNTRY CLUB DR, AKRON, IA**

### OWNER:

Brooks Family Trust

### PROPERTY LOCATION:

1/2 mile south of Akron, located at the corner of Hwy 3 & K-13.

### LEGAL DESCRIPTION:

The East Half of the Northeast Quarter (E 1/2 NE 1/4) of Section Seven (7), Township Ninety-two (92) West, Range Forty-eight (48) West of the 5th P.M., Plymouth County, Iowa.

### FSA INFORMATION:

Gross Acres: 80 acres  
Cropland Acres: 73.4 acres  
Corn Base: 31.68 acres  
Corn PLC Yield: 140 bu/ac  
Soybean Base: 26.46 acres  
Soybean PLC Yield: 41 bu/ac  
CSR2: 54.3  
Primary Soils: Ida & Kennebec-McPaul  
Secondary Soil: Galva  
Real Estate Taxes: \$2,050/yr  
Lease: Open for 2025

**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 December 13, 2024. Real estate taxes prorated to date of closing. Possession is given at closing with current tenant's lease expiring February 28, 2025. 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. Stalcup Agricultural Service, Inc. Storm Lake, Iowa - Real Estate Broker in Iowa, Minnesota, Nebraska & South Dakota.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT NO RESPONSIBILITY THEREFORE IS ASSUMED BY THE OWNER OR BROKER.



For additional information, please contact:



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For online bidding visit:  
**stalcupag.com**



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