

# Stalcup Ag Service

## LAND AUCTION Buena Vista County, IA

Washington Twp | Section 21

**154 +/- ACRES**

2 MILES NORTH OF STORM LAKE ON M-44 & 3/4 MILES WEST  
ON 570TH STREET

**THURSDAY, NOVEMBER 21, 2024 | 10:00AM**  
**COBBLESTONE BALLROOM**  
**98 LAKESHORE DR, LAKESIDE, IA**

### OWNER:

LKC Davis Trust

### PROPERTY LOCATION:

2 miles north of Storm Lake on M-44 & 3/4 mile west on 570th Street.

### LEGAL DESCRIPTION:

The Northeast Quarter (NE 1/4) of Section Twenty-one (21) (EX PT), Township Ninety-one (91) North, Range Thirty-Seven (37) West of the 5th P.M., located in Washington Township, Buena Vista County, Iowa.

### FSA INFORMATION:

Gross Acres: 154.0 acres  
Cropland Acres: 151.30 acres  
Corn Base: 121.30 acres  
Corn PLC Yield: 150 bu/ac  
Soybean Base: 29.30 acres  
Soybean PLC Yield: 44 bu/ac  
CSR2: 85.7  
Primary Soils: Canisteo, Nicollet  
Secondary Soils: Webster & Canisteo  
Real Estate Taxes: \$5,836/year  
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 19, 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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