

Stalcup Ag Service

LAND AUCTION O'Brien County, Iowa Baker Township| Section 9 **117 ACRES, MORE OR LESS**

**4 MILES EAST OF HOSPERS ON 400TH ST. &
½ MILE SOUTH ON NEST AVE.**

TUESDAY, JULY 29, 2025 | 10:00AM
HOSPERS CITY COMMUNITY BLDG., 211 MAIN ST., HOSPERS, IA

COMMENTS ON THE FARM:

Here is an excellent opportunity to buy a 92.6 CSR2 farm in a highly productive area. Make plans today to attend this auction!

PROPERTY LOCATION:

4 miles east of Hospers on 400th St.
& ½ mile south on Nest Ave.

LEGAL DESCRIPTION:

N ½ SW ¼ and the SE ¼ SW ¼, except
the West 6 rods thereof; all in
Section 9 of Baker Township,
O'Brien County, Iowa.

FSA INFORMATION:

Gross Acres: 117*
Cropland Acres: 113.73 acres*
Corn Base: 56.45 acres*
Corn PLC Yield: 183 bu/ac
Soybean Base: 56.45 acres*
Soybean PLC Yield: 51 bu/ac
CSR2: 92.6
Primary Soil: Galva
Secondary Soil: Primghar
Real Estate Taxes: \$3,836
Lease: Open for 2026

*Estimated



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 September 5, 2025. Real estate taxes prorated to date of closing. Possession is given at closing with current tenant's lease expiring March 1, 2026. 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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