

Stalcup Ag Service

LAND FOR SALE Pocahontas County, Iowa Cedar Township | Section 25

160 ACRES +/-

**FROM FONDA: 2 MILES EAST ON IA-7, THEN SOUTH ½
TO 1 MILE ON 160TH AVE. THE FARM SITS ON THE WEST
SIDE OF 160TH AVE.**

COMMENTS ON THE FARM:

High annual rate of return, thanks to an impressive yield history and diversified income, including \$6,011/yr CRP payment and \$14,750/yr wind easement. This farm produced 251 bu per acre in 2025. Lime spread fall of 2024. Fertility and yield records available.

OWNER:

Moffett Family

LEGAL DESCRIPTION:

The Southeast Quarter (SE 1/4) of Section Twenty-Five (25), Township Ninety (90) North, Range Thirty-Four (34), West of the 5th P.M., Pocahontas County, Iowa

FSA INFORMATION:

Cropland Acres: 154.58 acres

CRP Acres: 17.20 acres - Expires 2026

Corn Base: 78.00 acres

Corn PLC Yield: 176 bu/ac

Soybean Base: 59.38 acres

Soybean PLC Yield: 44.00 bu/ac

CSR2: 81.2

Primary Soils: Canisteo, Webster, Clarion & Nicollet

Secondary Soils: Crippin, Harps & Storden

Real Estate Taxes: \$5,670/year

Lease: No lease, fall access approved.



Terms: The buyer(s) will be expected to pay 10% cash down payment upon acceptance of offer. Balance due at closing when clear and merchantable title will be given. Closing is scheduled 45 days after accepted offer. Real estate taxes prorated to date of closing. Possession is subject to current tenant's lease expiring February 28, 2026. The sellers will retain the right to refuse any or all bids. Possession will be given at closing and after the 2025 crop is harvested. 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.



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