

Stalcup Ag Service

LAND AUCTION Lyon County, Iowa Grant Township| Section 3 120 AC MORE OR LESS

1 MILE WEST OF LITTLE ROCK ON HWY 9
AND 1 MILE SOUTH ON LOG AVE

THURSDAY, OCTOBER 16, 2025 | 10:00AM
LITTLE ROCK TOWN & COUNTRY CLUB | 402 MAIN ST | LITTLE ROCK, IA

COMMENTS ON THE FARM:

This is a high quality farm which would make a great first time farm purchase or addition to your current farmland portfolio.

PROPERTY LOCATION:

1 mile west of Little Rock on Hwy 9
and 1 mile south on Log Ave.

LEGAL DESCRIPTION:

S 1/2 N 1/2 SE 1/4 and S 1/2 SE 1/4 of
Section Three (3), Township Ninety-
nine (99) North, Range Forty-three
(43) West of the 5th P.M. Lyon
County, Iowa.

FSA INFORMATION:

Gross Acres: 120
Cropland Acres: 118.63 acres
Corn Base: 74.13 acres
Corn PLC Yield: 167 bu/ac
Soybean Base: 44.47 acres
Soybean PLC Yield: 45 bu/ac
CSR2: 95.1
Primary Soil: Galva
Secondary Soil: Primghar
Real Estate Taxes: \$3,800
Lease: Open for 2026



For additional information, please contact:



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Chad Husman AFM
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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 November 25, 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 online bidding visit:
stalcupag.com



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