

SEALED BID/ PRIVATE AUCTION



Wright County | Pleasant Township | 71.53 acres m/l

Sealed Bids Due: 4:00pm

MONDAY, APRIL 27, 2026

All reasonable bids will be invited to
a Private Auction at 10:30am

WEDNESDAY, APRIL 29, 2026

OWNER/SELLER:

LKC Davis Trust

Comments: This is an exceptional farm that has been well cared for under a 50/50 crop share arrangement with a long-time tenant. This farm has exceptional soil quality and is well-drained with a gentle southwestern slope.



FARM LOCATION:

From US 69 & C20, go 2 miles east,
then north on Union Ave for ½ mile.

LEGAL DESCRIPTION:

S ½ NE ¼ Section 17-93-23, Wright Co, IA

FSA INFORMATION:

Cropland Acres: 71.53 acres

Corn Base: 53.62 acres

Corn PLC Yield: 154 bu/ac

Soybean Base: 17.88 acres

Soybean PLC Yield: 46 bu/ac

CSR2: 87.2

Primary Soils: Webster, Nicollet &
Clarion

Secondary Soil: Canisteo

Real Estate Taxes: \$2,762/year

Lease: Subject to current tenant's lease
for 2026 crop season

Terms:

- Written, signed bids are due to the office of Stalcup Ag Service by 4:00pm, Monday, April 27, 2026.
- All reasonable bids will be invited to a private auction on Wednesday, April 29, 2026 at 10:30am.
- Sellers will retain the right to refuse any or all bids.
- Location of private auction will be: Belmond City Hall, 112 2nd Ave, Belmond, IA
- All bidding parties invited to the private auction will have the opportunity to raise their bid.
- The buyer(s) will be expected to pay 10% cash down payment the day of the private auction and the balance at closing when clear and merchantable title will be given.
- Closing is May 27, 2026. Real estate taxes pro-rated to date of closing.
- Possession is given at closing, subject to current tenant's lease expiring February 28, 2027.
- The buyer(s) will be assigned the 2026 crop-share lease and be expected to pay 50% of the 2026 crop expenses.
- Announcements the day of the sale will supersede all other announcements.
- Stalcup Ag Service, Inc. and its representatives are agents for the seller.

For additional information, please contact:

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The information contained herein is believed to be correct, but no responsibility therefore is assumed by the owner or broker.

Licensed Real Estate Broker in Iowa, Minnesota, Nebraska & South Dakota.

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