

SEALED BID/ PRIVATE AUCTION



Woodbury County | Little Sioux Twp | 133.32 acres m/l

Sealed Bids Due: 4:00pm

TUESDAY, DECEMBER 1, 2026

All reasonable bids will be invited to
a Private Auction at 10:00am

FRIDAY, DECEMBER 4, 2026

OWNER/SELLER:

Robert E. Baxter Trust

Comments: Here is a very nice tract situated on the Little Sioux River bottom along Highway 31 just $\frac{1}{4}$ mile north of Smithland. Excellent blend of soils - 85% of the cropland is Wilsey or Kennebec silt loams along with Smithland silty clay loam. Zook, Napier, and Rawles cover the balance. This farm did not escape the record flood in 2024 but has been consistently productive in other years. Easy trucking to grain markets in Anthon, Hornick, and beyond. Check this out - this one has opportunity that others may miss.

FARM LOCATION:

$\frac{1}{4}$ miles north of Highway 31/141
intersection in Smithland.

LEGAL DESCRIPTION:

N $\frac{1}{2}$ SW $\frac{1}{4}$ lying east of Hwy 31 & W $\frac{1}{2}$ SE $\frac{1}{4}$ lying east
of River & SE $\frac{1}{4}$ SW $\frac{1}{4}$ lying west of River all in
Section 24-86-44, Woodbury County, Iowa.

FSA INFORMATION:

Cropland Acres: 128.34 acres

Corn Base: 73.3 ac

Corn PLC Yield: 170 bu/ac

Soybean Base: 49.1 ac

Soybean PLC Yield: 41 bu/ac

CSR2: 82.3

Primary Soils: Wilsey silt loam &
Kennebec silt loam

Secondary Soils: Smithland, Zook,
Napier & Rowles

Real Estate Taxes: \$5,164/year or
\$38.73/acre

Lease: Open for 2027



Terms:

- Written, signed bids are due to the office of Stalcup Ag Service by 4:00pm, Tuesday, December 1, 2026.
- All reasonable bids will be invited to a private auction on Friday, December 4, 2026 at 10:00am.
- Sellers will retain the right to refuse any or all bids.
- 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 December 28, 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.
- 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:

Dennis Reyman, AFM, ARA
Office: 712-213-4860
Evenings: 712-299-3839

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.

PO Box 67 | 1705 N Lake Ave. | Storm Lake, IA 50588 | 712-732-4811