
FOR SALE

55.5 ACRES

Norway Twp.

Humboldt County



712-732-4813

www.stalcupag.com

Farm For Sale By Private Treaty

Norway Township – Humboldt County 55.5 Acres, more or less

Farm Location – 2½ miles north of Thor, IA or 8 miles east of Humboldt at the corner of Hwy 3 and Blacktop P66.

Legal Description – The North 55.5 acres of the West Half of the Northwest Quarter (W½ NW¼) of Section 4-91-27, Norway Twp., Humboldt Co., IA.

Crop Acres	– 54.3 acres
Corn Base	– 37.5 acres (est.)*
Direct & CC Yield	– 128 bu/ac
Soybean Base	– 16.8 acres (est.)*
Direct & CC Yield	– 35 bu/acre
Real Estate Taxes	– \$660/year
Cropland CSR	– 68.7 (AgriData mapping)
Primary Soils	– Calcousta, Canisteo & Harps

*Farm is combined with another farm. Bases are estimated and actual acres could be slightly different.



Asking Price - \$5,250 per acre

Terms

- The buyer(s) will be expected to pay 10% down upon offer acceptance. Balance due at closing.
- Closing is negotiable but no later than November 10, 2010.
- Real estate taxes prorated to date of closing.
- Possession subject to farm lease effective until March 1, 2011 will be given at closing.
- The Seller will retain the right to refuse any or all offers.
- The seller, Ben Ermland, is a licensed real estate broker in the state of Arizona.
- Stalcup Agricultural Service and its representatives are agents for the Seller.

Ben and Kathryn Ermland, Owners

For more information contact Kent K. Smith or Andrew Phillips at Stalcup Ag Service at 712-732-4813 or 712-299-2091 (Kent) or 712-291-0630 (Andrew)

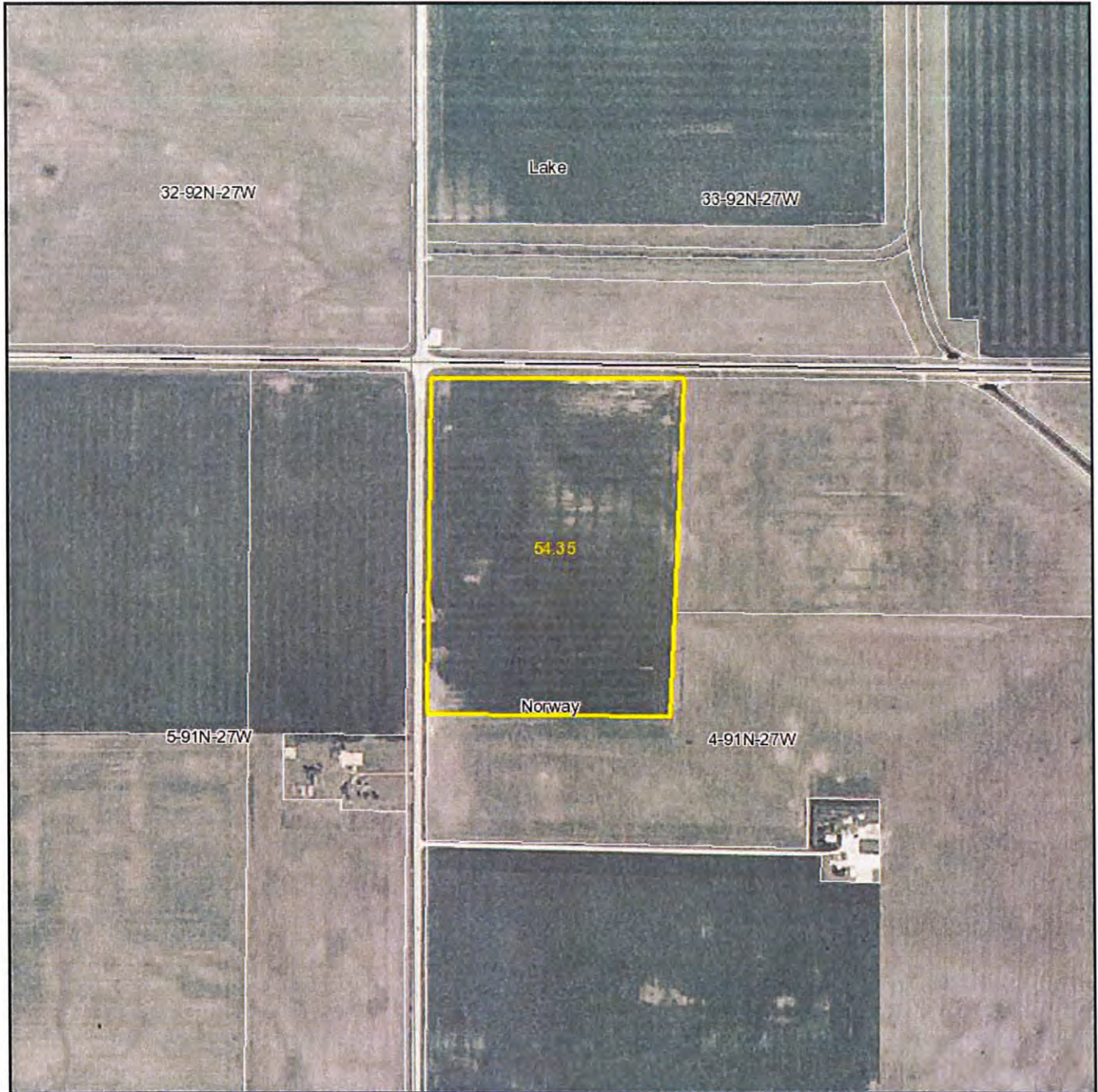


910 Flindt Drive • P.O. Box 67
Storm Lake, IA 50588
(712) 732-4813 • Fax (712) 732-7371
www.stalcupag.com

Farm Management • Appraisals • Real Estate • Consultation

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

Aerial Map



map center: 42° 43' 44.16, 94° 2' 50.19
scale: 10028

4-91N-27W
Humboldt County
Iowa



6/14/2010

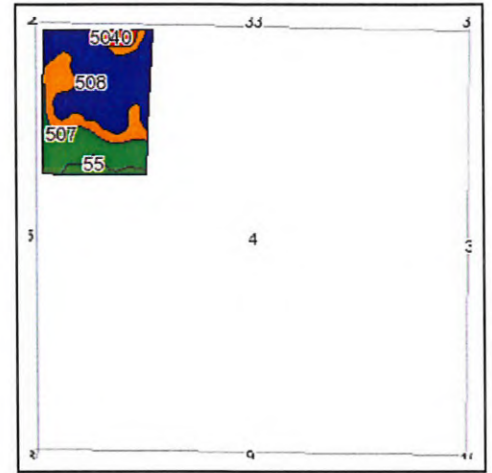
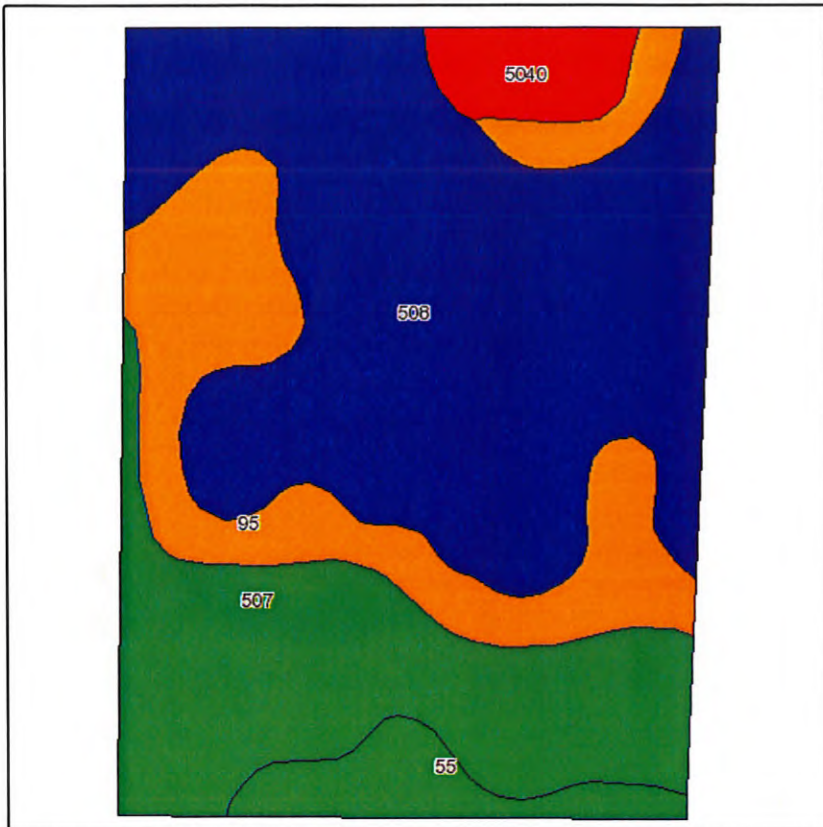
Maps provided by:



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Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map




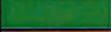



State: **Iowa**
 County: **Humboldt**
 Location: **004-091N-027W**
 Township: **Norway**
 Acres: **54.4**
 Date: **6/2/2010**



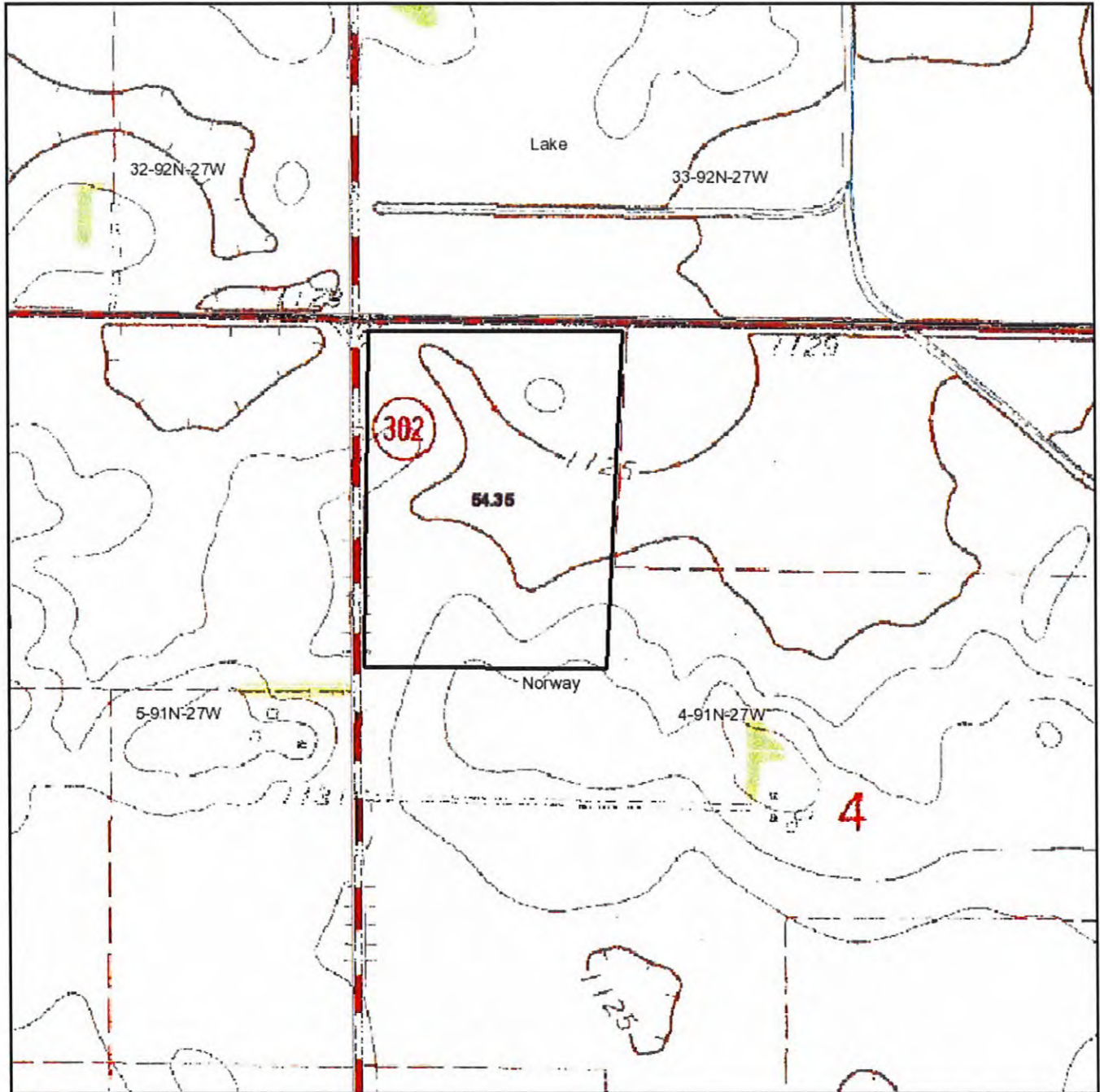
Maps provided by:


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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
508	Calcousta silty clay loam, depressional, 0 to 1 percent slopes	26.6	48.8%		IIIw	70	186	50
507	Canisteo clay loam, 0 to 2 percent slopes	12.7	23.3%		IIw	78	196	53
95	Harps clay loam, 0 to 2 percent slopes	10.4	19.2%		IIw	62	175	47
55	Nicollet loam, 1 to 3 percent slopes	2.6	4.8%		I	88	210	57
5040	Udorthents, loamy (cut and fill land)	2.1	3.9%			5		
Weighted Average						68.7	180.1	48.5

Topography Map



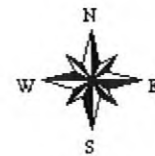
map center: 42° 43' 41.7, 94° 2' 45.63
scale: 10028

4-91N-27W
Humboldt County
Iowa

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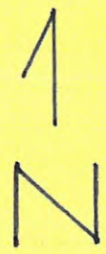
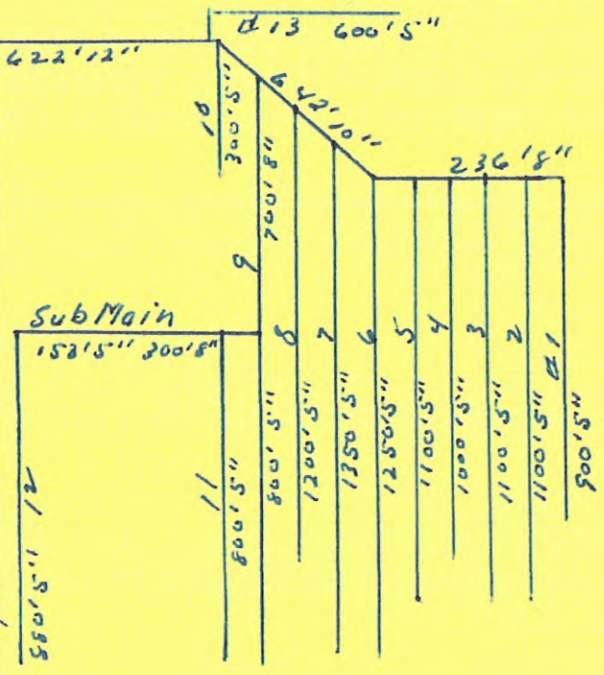
6/14/2010

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.

Highway # 3

First St

Thor Highway # 302



Tile Installed in 1978

