

# PUBLIC LAND AUCTION

THURSDAY

10:30 a.m.

**JUNE**  
**25**  
**2015**

Reinbeck Memorial Building  
208 Broad St, Reinbeck, IA

**GRANT TOWNSHIP,**  
**TAMA COUNTY, IA**  
195.37 surveyed acres

## PARCEL 1

Total Acres *	80.21 acres
Total Cropland	79.20 acres
Active Cropland	79.20 acres
CRP	-
Corn Base (est)	49.4
ARC Yield	181
Soybean Base (est)	29.8
ARC Yield	53
Real Estate Taxes (est)	\$1,940
Lease	To Phill Lauterbach for 2015
Cropland CSR*	84.8
Cropland CSR2*	89.6
Primary Soils	Tama silty clay loam
Secondary Soil	Colo-Ely complex

**Farm Location** - 2 1/2 miles east of Lincoln, IA at the intersection of T55 (H Avenue) and 120th Street, or 4 1/2 miles southwest of Reinbeck.

**Legal Description** - The Southeast Quarter (SE1/4) and the East Half of the East Half of the Southwest Quarter (E1/2 E1/2 SW1/4), Section Seven (7), Township Eighty- six (86) North, Range Fifteen (15) West of the 5th P.M., Tama County, Iowa, less 3.2 acre building site.

**MORNINGSIDE COLLEGE,**  
**OWNER/SELLER**

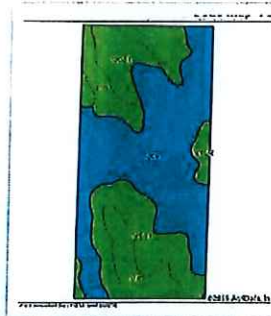
Here is an excellent farm offered in choice of parcel size, located in an area of extensive seed corn production.

\* Digitally mapped with AgriData mapping software, subject to survey



## Terms

- The buyer(s) will be expected to pay 10% cash down payment with acceptable offer and the balance due at closing when clear and merchantable title will be given.
- Closing is scheduled for July 30, 2015.
- Real estate taxes will be pro-rated to date of closing.
- Cash rent will be pro-rated to date of closing.
- CRP rent to buyer shall begin with the 2015 payment due in October.
- CRP terms are 4.5 acres of waterway at \$210.23/acre to 09-30-2017
- Possession is given at closing, subject to the current tenant's lease.
- The sellers reserve the right to refuse any or all bids.
- Stalcup Agricultural Service Inc and its representatives are agents for the seller.



CODE	SOIL DESCRIPTION	% OF FIELD
120B	Tama silty clay loam, 2 to 5 percent slopes	50.9%
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	30.0%
11B	Colo-Ely complex, 2 to 5 percent slopes	19.1%

CODE	SOIL DESCRIPTION	% OF FIELD
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	48.4%
120B	Tama silty clay loam, 2 to 5 percent slopes	29.3%
11B	Colo-Ely complex, 2 to 5 percent slopes	15.5%
120C3	Tama silty clay loam, 5 to 9 percent slopes, severely eroded	5.8%



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For more information contact: Dennis Reyman at Stalcup Ag Service 712-213-4860 or evenings at 712-299-3839.

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