

# FARM FOR SALE

## LAKEVILLE TOWNSHIP DICKINSON COUNTY, IA

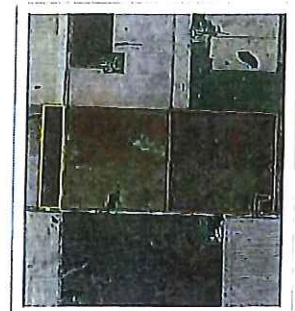
30.85 acres

Cropland Acres	30.6 acres
Corn Base	7.7 acres
Direct & CC Yield	105 & 123 bu/ac
Soybean Base	22.9 acres
Direct & CC Yield	34 & 40 bu/ac
Real Estate Taxes	\$356
Lease	Terminated as of 3-1-15
Cropland CSR*	62.7
Cropland CSR2*	82.9
Primary Soils	Clarion & Nicollet

Farm Location - 2 miles west of West Lake Okoboji on A22

\* Digitally mapped with AgriData mapping software

**Legal Description:** The East 7.9 Chains of the West 39.5 Chains of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township Ninety-nine North (T99N), Range Thirty-seven West (R37W) of the 5th P.M., Dickinson County, Iowa.

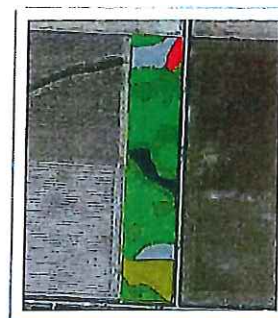


**TREBBIEN HEIRS,  
SELLER/OWNER**

**SOLD FOR \$6,000 / ACRE**

### Terms

- The buyer(s) will be expected to pay 10% cash down payment with accepted offer and the balance at closing when clear and merchantable title will be given.
- Closing is scheduled for 30 days after accepted offer.
- Real estate taxes prorated to date of closing.
- Possession is given at closing, subject to current tenant's lease expiring February 28, 2015.
- The sellers will retain the right to refuse any or all bids.
- Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.



### SOIL TYPES

■ Belview	(0.8 ac - 2.6%)
■ Canisteo	(3.4 ac - 11.2%)
■ Clarion	(13.5 ac - 44.2%)
■ Delft	(3.5 ac - 11.3%)
■ Nicollet	(7.7 ac - 25.1%)
■ Webster	(1.7 ac - 5.6%)



1705 North Lake Ave. • P.O. Box 67  
Storm Lake, IA 50588  
(712) 732-4811 • Fax (712) 732-7371  
www.stalcupag.com

For more information contact Kent Smith or Travis Nissen at Stalcup Ag Service 712-213-4861 or evenings at 712-299-2091 (Kent), 712-541-5158 (Travis).

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