

PUBLIC LAND AUCTION

WEDNESDAY

10:00 a.m.

October
13
2021

Hospers Community Center
211 Main Street
Hospers, IA

SIOUX COUNTY
FLOYD TOWNSHIP
120 acres, m/l

FARM LOCATION

3 miles south of Hospers on IA-60 S and 1/2 mile south on Lily Ave.

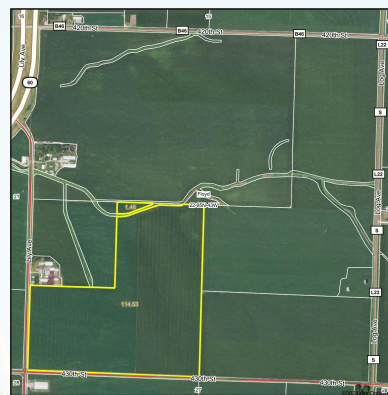
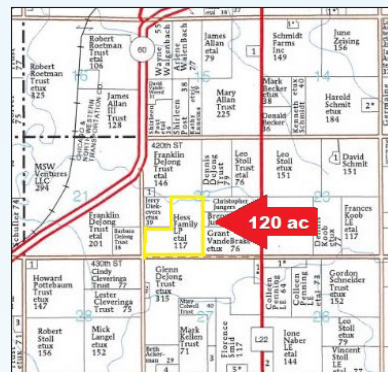
LEGAL DESCRIPTION

The S 1/2 SW 1/4 and the NE 1/4 SW 1/4 of Section 22-95 B.

Hess Family Partnership
Owner/Seller

Farms like this rarely become available. The Hess Farm is located in a very productive and thriving Sioux County neighborhood. This farm has excellent yield performance history and would make a very solid long term asset. We look forward to seeing you on the 13th!

SOLD
\$17,100/ac

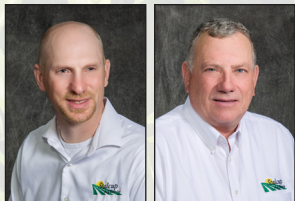
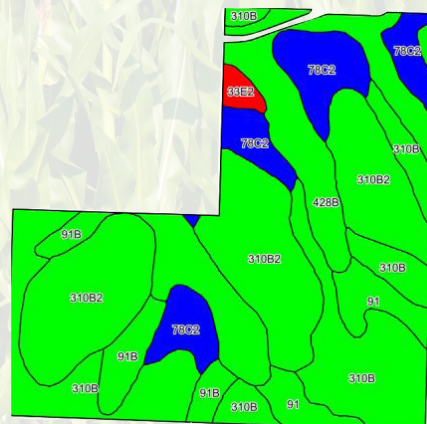


Total Cropland Acres	115.99
Corn Base & PLC Yield	57.9 / 174
Soybean Base & PLC Yield	57.9 / 57
Real Estate Taxes	\$3,456/year*
Lease	Open for 2022
Cropland CSR-2	90
Primary Soil	Galva, Ely & Sac
Secondary Soils	Primghar

*estimated

Terms

- *The buyer(s) will be expected to pay 10% cash down payment day of auction and the balance at closing when clear and merchantable title will be given.
- *Online bidding available at stalcupag.com the day of the sale. Register online at least 24 hours prior to auction.
- *Closing is scheduled for November 19, 2021. Real estate taxes pro-rated to date of closing.
- *Possession is given at closing, subject to current tenant's lease expiring February 28, 2022
- *Announcements the day of the sale will supersede all other announcements.
- *The sellers will retain the right to refuse any or all bids.
- *Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.



For more information contact
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(712) 732-4811 or evenings at
(712) 291-5631 (Chad)



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