

# LAND AUCTION

115 ac m/l • Section 17 • Silver Creek Twp • Ida Co.

80 ac m/l • Section 32 • Eureka Twp • Sac Co.

Tuesday, October 18 • 10:00 AM

Quad Co. Corn Processors | 100 E. 3rd St., Galva, IA

**ONLINE BIDDING AVAILABLE**

## Parcel 1 Location From Galva:

3 miles south of Hwy 20 on M25, turn east on 190th. The farm is on the north side of the road.

## Parcel 2 Location From Galva:

2 miles east on D15 & 1 mile south on M27. Intersection of M27 & 210th St.

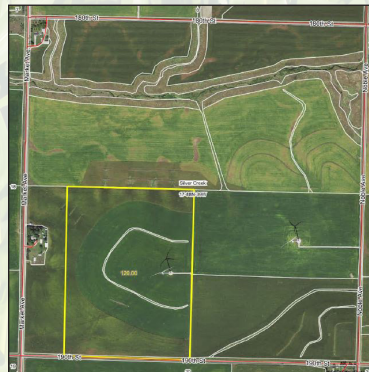
	<u>Parcel 1</u>	<u>Parcel 2</u>
Total Acres	115 acres*	80 acres
Cropland Acres	113.5 acres*	76.37 acres
Corn Base	50%	38.08 acres
PLC Yield	171 bu/acre	171 bu/acre
Soybean Base	50%	38.29 acres
PLC Yield	49 bu/acre	49 bu/acre
Cropland CSR-2	92.8	83.0
Real Estate Taxes	\$3,888	\$2,428
Lease	Open for '23	Open for '23
Primary Soils	Galva silty clay & Primghar	Galva silty clay

\*to be surveyed

## Schubert Family • Owner/Seller

Here are two Galva area farms which offer the combination of high-quality soils and attractive location along paved roads and near ethanol plants. Parcel 1 is the east 115 acres of the SW 1/4. The west 40 acres are retained by the Schubert family. High CSR2 with mainly Galva silty clay loam soils. Parcel 2 is the N 1/2 NW 1/4 of Section 32, Eureka Twp. Another tract with a blend of some of the better soils in the area. 90% of the cropland is Galva along with productive alluvial soils in the waterways. Closing will be November 15th. Make plans today for this opportunity!

Parcel 1 - Ida



Parcel 2 - Sac



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