

LAND AUCTION

306.48 taxable acres • Plymouth County, Iowa
Wednesday, March 22 • 10:00 AM
Lawton Community Center | 315 Ash St, Lawton, Iowa

Property Location: Six miles north of Lawton at the intersection of C70 & K49.

Legal Description: The North Half (N 1/2) of Section 33-90N-45W of the 5th P.M., Lincoln Township, Plymouth County, Iowa.

Parcel 1 (NE 1/4): 152.32 Taxable Acres

Parcel 2 (NW 1/4): 154.16 Taxable Acres

Offered as choice of Parcel 1, Parcel 2, or both.

FSA Information

Cropland Acres: 304.04

Parcel 1

Parcel 2

Cropland Acres

151.38 acres*

152.66 acres*

Corn Base:

106.0 acres *

106.9 acres*

Corn PLC Yield:

171 bu/ac*

171 bu/ac*

Soybean Base:

45.4 acres*

45.7 acres*

Soybean PLC Yield:

51 bu/ac*

51 bu/ac*

***Estimated & subject to FSA reconstitution**

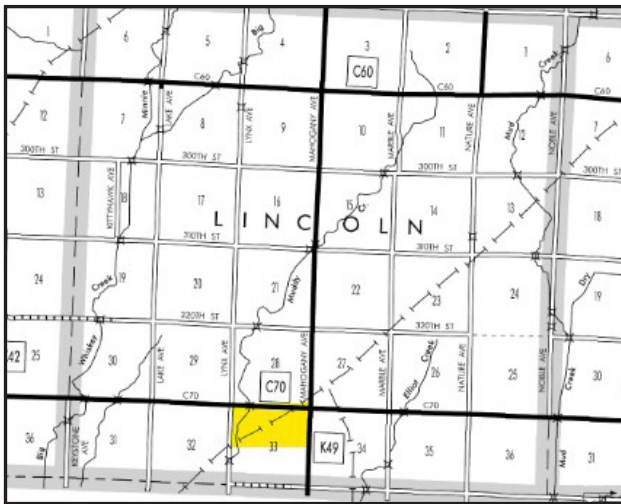
CSR2: 82.2 - P1, 75.7-P2

Primary Soil: Galva

Secondary Soils: McPaul, Ida, Radford

Real Estate Taxes: \$5,266 - P1/ \$4,910 - P2

Farm is sold subject to current lease for 2023; Rent credit of \$350 per acre will be given to the buyer at closing.



John H. Fraser III, Katherine Grimes, & Rowland Family Trust, Owners

Terms: 10% cash down payment day of sale. Balance due at closing on April 28, 2023. Real estate taxes prorated to date of closing. Possession is given at closing, subject to current tenant's lease expiring February 28, 2024. Announcements the day of the sale will supersede all other announcements. The seller will retain the right to refuse any or all bids.

Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.

For online bidding visit: stalcupag.com

For additional information, please contact:



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