

LAND AUCTION

133 total ac m/l • East Boyer Twp • Crawford County, IA
Wednesday, June 28 • 10:00 AM
Boulders Event Center | 2507 Boulders Dr, Denison, IA

Property Location: Approximately 1 mile east of Denison on Hwy 30. Turn south on N Ave. Farm is immediately to the east of N Ave.

Legal Description: A parcel containing 125.5 acres, more or less, located in the NE 1/4 of Section 8, and 7.5 acres more or less, located in the SE 1/4 of the SE 1/4 of Section 5, all located in Township 83N, Range 38W of the 5th P.M. Crawford County, Iowa

FSA Information

Cropland: 106.61 ac

Woodland & Other 22.06 ac

CRP (Exp 9/2026): 4.10 ac (\$1,251 annually)

Right-of-Way/Road: 4.79 ac

Corn Base: 73.36* acres

Corn PLC Yield: 179 bushels/acre

Soybean Base: 20.75* acres

Soybean PLC Yield: 43 bushels/acre

CSR2: 82.7

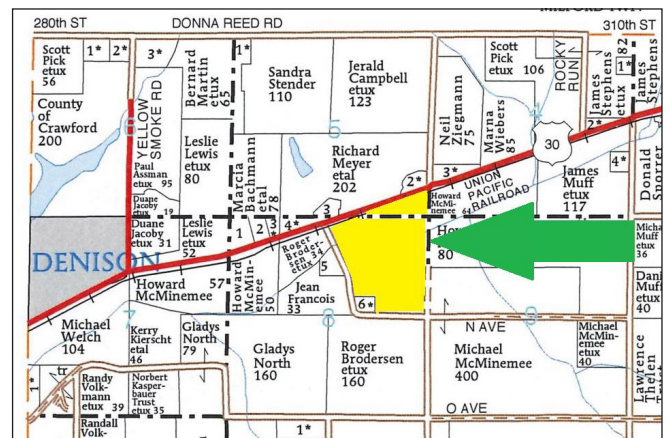
Primary Soil: Kennebec, Dockery-Quiver & Marshall

Secondary Soils: Smithland, Judson & Danbury

Real Estate Taxes: \$4,404*

Lease: Custom Operated. No lease in place.

*Estimated



Robert Maxwell, Owner

Terms: 10% cash down payment day of sale. Balance due at closing on August 16, 2023. Real estate taxes prorated to date of closing. Buyer will receive a \$17,000 bonus at closing to represent a portion of the 2023 income. Current owner will retain ownership of 2023 crop & have access to harvest the crop. Buyer will be allowed to access the farm immediately after harvest. Possession is given after the 2023 crop is harvested. Buyer agrees to inherit current CRP contract of 4.1 acres at the annual rate of \$1,251, expiring September 30, 2026. Buyer to receive October 2023 CRP payout. 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



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For additional information, please contact:

Dan Niemeier, AFM or

Grant Aschinger, AFM

Storm Lake, Iowa

Office: (712) 732-4811

Evenings: (712) 229-7131 (Dan)



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