

LAND AUCTION

80 ac m/l • Stanton Twp • Plymouth County, IA

Thursday, October 12 • 10:00 AM

LeMars Convention Center | 275 12th St. SE, LeMars, IA

Property Location: From Merrill: Go east 2 1/2 miles on C-44, then go north 1/4 mile on Lake Ave. From Le Mars: 1 1/4 miles south of C-38 on Lake Ave.

Legal Description: The Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) & the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Six (6), Township Ninety-one (T91N) North, Range Forty-five (R45W) West of the 5th P.M., Plymouth County, Iowa.

FSA Information

Cropland: 77.89 ac (includes CRP acres)

CRP (Exp 9/30/26): 2.27 ac of cropland enrolled at \$416.40/acre

Corn Base: 37.81 acres

Corn PLC Yield: 166 bushels/acre

Soybean Base: 37.81 acres

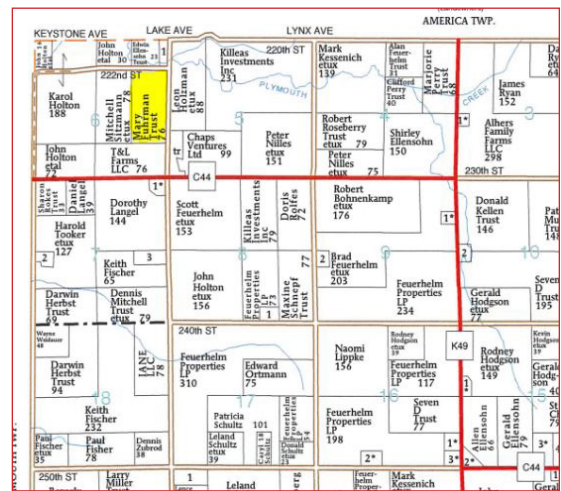
Soybean PLC Yield: 43 bushels/acre

CSR2: 82.6

Primary Soils: Galva & Radford

Real Estate Taxes: \$2,148

Lease: Subject to current tenant's lease expiring February 28, 2024



Mary Henry Fuhrman Trust, Owner

Terms: 10% cash down payment day of the auction. Balance due at closing on November 16, 2023. Real estate taxes prorated to date of closing. Buyer agrees to assume current CRP contract of 2.27 acres at the annual rate of \$416.40/acre, expiring September 30, 2026. Seller will receive the 2023 CRP payment. Buyer will receive all future CRP payments. 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:

Travis Nissen, ARA or

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Storm Lake, Iowa

Office: (712) 732-4811

Evenings: (712) 541-5158 (Travis)



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