

Stalcup Ag Service

LAND AUCTION Plymouth County, Iowa Westfield Township | Section 8

160 +/- ACRES

FROM THE SOUTHEAST CORNER OF AKRON:
1/4 MILE SOUTH OF HWY 3 ON K-13

THURSDAY, OCTOBER 26, 2023 | 10:00AM
AKRON GOLF COURSE | 941 COUNTRY CLUB DR. | AKRON, IA

OWNER:

Nash Family Iowa Farm

PROPERTY LOCATION:

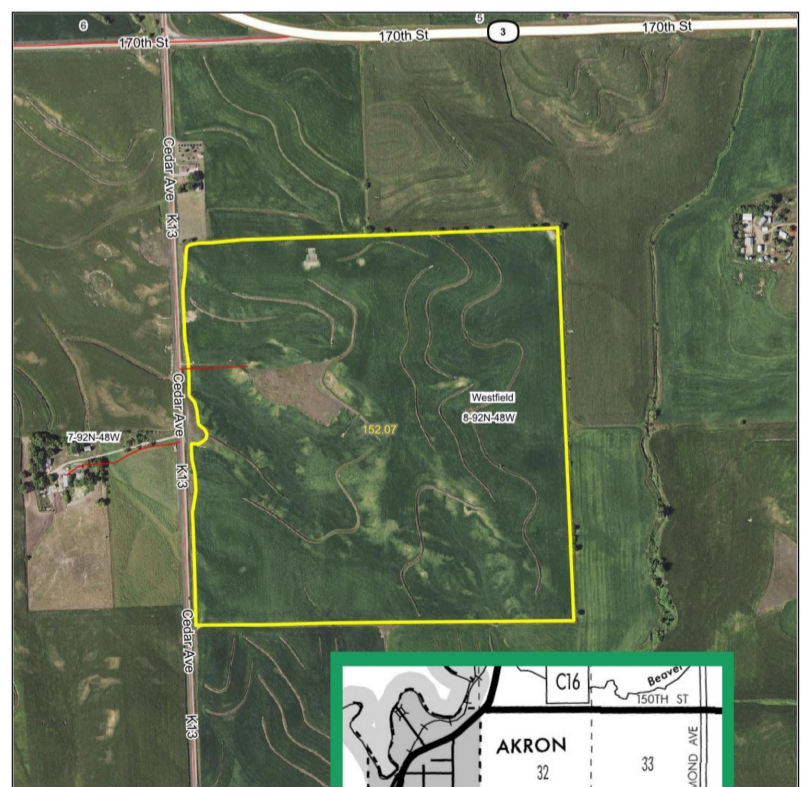
From the Southeast corner of Akron:
1/4 mile south of Hwy 3 on K-13

LEGAL DESCRIPTION:

South Half of the Northwest Quarter (S 1/2 NW 1/4) and
The North Half of the Southwest Quarter (N 1/2 SW 1/4)
of Section Eight (8), Township Ninety-two (92),
Range Forty-eight (48) West of the 5th P.M.,
Plymouth County, Iowa.

FSA INFORMATION:

Gross Acres: 160
Cropland Acres: 152.07 acres
Corn Base: 65.09 acres
Corn PLC Yield: 140 bu/ac
Soybean Base: 54.36 acres
Soybean PLC Yield: 41 bu/ac
CSR2: 46.2
Primary Soil: Ida
Secondary Soils: Kennebec-McPaul
Real Estate Taxes: \$3,378/year
Lease: Open for 2024



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. Closing is scheduled for December 5, 2023. Real estate taxes prorated to date of closing. Possession is given at closing with current tenant's lease expiring February 28, 2024. 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.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT NO RESPONSIBILITY THEREFORE IS ASSUMED BY THE OWNER OR BROKER.

For additional
information,
please contact:



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For online bidding visit:
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