

Stalcup Ag Service

FOR SALE Sac County, IA Douglas Township | Section 15 80 +/- ACRES

FROM NEWELL: TAKE HWY 7 SOUTHEAST 2 MI & SOUTH ON
230TH AVE (N14) FOR 4.5 MI.
FROM SAC CITY: 5 MI NORTH ON SIERRA AVE (M54), 2 MI EAST ON
190TH ST (D15) & NORTH 1/2 MI ON UNION AVE (N14).

OWNER:

Dave Wunschel

PROPERTY DESCRIPTION:

A straightforward, clean, 80-acre farm with 79.4 productive acres, natural drainage, and located on a county blacktop road, 4.5 miles north of Hwy 20 & access to Valero and Platinum Crush on hard surfaced roads.

LEGAL DESCRIPTION:

The North Half of the Southeast Quarter (N1/2 SE 1/4) of Section Fifteen (15), Township Eighty-nine (89) North, Range Thirty-five (35) West of the 5th P.M., Sac County, IA.

FSA INFORMATION:

Gross Acres: 80.00 acres
Cropland Acres: 79.40 acres
Corn Base: 79.40 acres
Corn PLC Yield: 158 bu/ac
CSR2: 83.1
Primary Soils: Nicollet, Clarion & Canisteo
Secondary Soils: Webster & Okoboji
Real Estate Taxes: \$2,580/year
Lease: Open for 2024

Terms: The buyer(s) will be expected to pay 10% cash down payment upon accepted offer and the balance at closing when clear and merchantable title will be given. Closing is scheduled for 45 days after an accepted offer. Real estate taxes prorated to date of closing. If an offer is accepted prior to April 10, 2024, buyer will enter into a lease agreement covering the period through closing, when possession is given. If an offer is accepted after April 10, 2024, possession will be given at closing, but subject to a lease expiring February 28, 2025. The sellers will retain the right to refuse any or all offers. 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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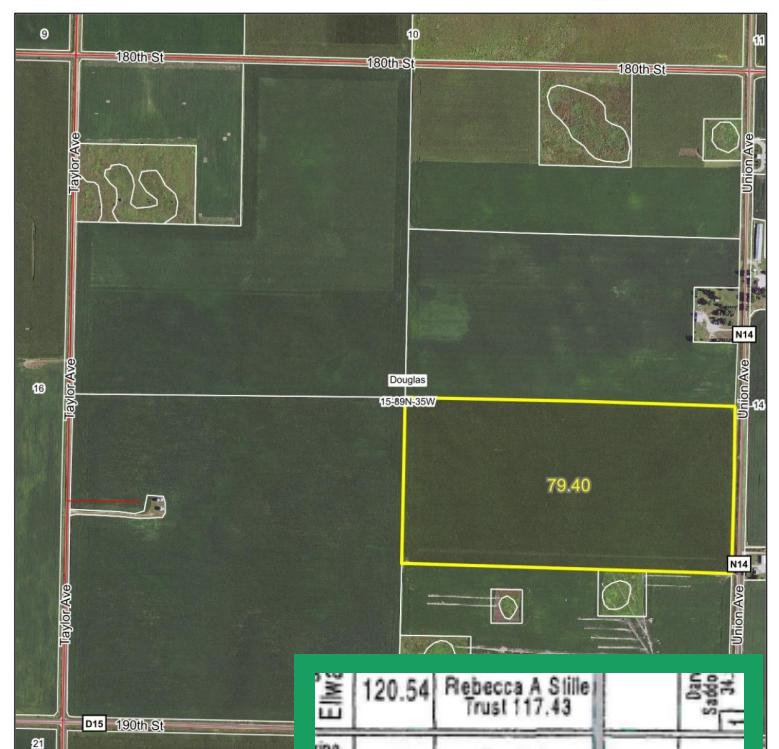
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For online bidding visit:
stalcupag.com

stalcupagservice @stalcupagservice9241

Aerial Map



120.54	Rebecca A Stille Trust 117.43	Dan Sadlo 31
40.2	David L Johnson 81.26	William Wollese etal 80.48
Elizabeth A Light Balsor 121.27	Michael Scharr etal 77.08	Wilmer I Cressler Trust 75.0
15	Lois A Wunschel Trust etal 81.57	Carlton Holt etal 158.19
Cleo Kilt LE etal 154.29	Dianne McWhirter 80.71	
Nolan R reft Trust 147.31	Ernest C Myers Trust 159.44	Colt Family Trust 40.06
22	Warren R Corderman Jr 40.26	David L Johnson 67.57
Keith Hines Trust	Cindy Duitman 40.2	DMH Family Trust 70.1
	Frank H	Schade Farm LLC