

# Stalcup Ag Service

## LAND AUCTION Cherokee County, Iowa Tilden Township | Section 15

### 160 +/- ACRES

**FROM MARCUS: GO 8 MILES SOUTH ON L36 TO 560TH STREET,  
THEN 1/2 MILE EAST. THE FARM IS ON THE SOUTH SIDE OF  
560TH STREET.**

## WED., NOVEMBER 8, 2023 | 10:00AM

## MARCUS COMMUNITY CENTER | 319 NORTH MAIN ST. | MARCUS, IA

### **OWNER:**

Botkin-Hier Trust

### **PROPERTY LOCATION:**

From Marcus: 8 miles South on L36, then 1/2 mile East on 560th Street. Farm is on the South side of 560th Street.

### **LEGAL DESCRIPTION:**

Northeast Quarter (NE 1/4) of Section Fifteen (15), Township Ninety-one (91) North, Range Forty-two (42) West of the 5th P.M., Tilden Township, Cherokee County, Iowa.

### **FSA INFORMATION:**

Gross Acres: 160 acres  
Cropland Acres: 148.24 acres  
Corn Base: 127 acres  
Corn PLC Yield: 164 bu/ac  
Soybean Base: 20.4 acres  
Soybean PLC Yield: 48 bu/ac  
CSR2: 84.9  
Primary Soil: Galva  
Secondary Soils: Colo-Judson  
Real Estate Taxes: \$5,008/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 8, 2023. Real estate taxes prorated to date of closing. Possession is given at closing with current tenant's lease expiring February 29, 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:



**GRANT ASCHINGER, AFM**  
Office: 712-732-4811  
Cell: 712-490-6564  
gaschinger@stalcupag.com



**CHAD HUSMAN AFM**  
Office: 712-732-4811  
chusman@stalcupag.com



For online bidding visit:  
**stalcupag.com**



stalcupagservice



@stalcupagservice9241

