

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 Qarter (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.

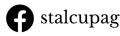
For additional information, please contact:

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 (Section 241)