

PUBLIC LAND AUCTION

THURSDAY

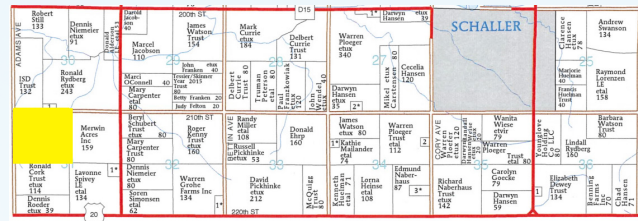
November

8

2018

10:00 a.m.
Galva Legion
124 Main Street
Galva, Iowa

EUREKA TOWNSHIP
SAC COUNTY
174.11 Acres, more or less



Crepland Acres	166.09
Corn Base	84.5
PLC Yield	192
Soybean Base	79.3
PLC Yield	50
Real Estate Taxes on	\$4,414
Code and CSR	71.3
Crepland CSR-2	88.7
Primary Soil	Galva silty clay loam
Secondary Soils	Ackmore, Primghar, Marcus & Sac

SOLD \$9,325/acre

FARM LOCATION

From Galva: East one mile on D15 to Adams Avenue, then one mile south to 210th Street. The farm lays on the south east corner of that intersection, running a 1/2 mile east on the south side of 210th Street, or 1/2 mile south on the east side of Adams Avenue. Highway 20 is 1/2 mile to the south on Adams Avenue.
From Schaller: 3 1/2 mile West on D15 to M27, then one mile south, then 1/2 mile West on 150th Street.

LEGAL DESCRIPTION

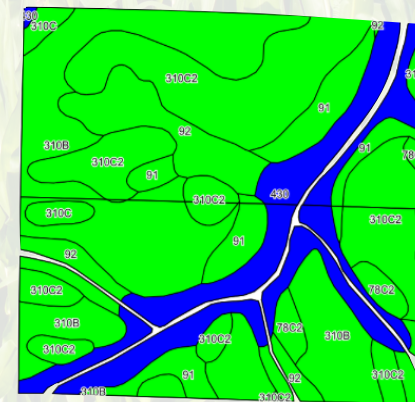
The NW Fractional 1/4 31-89-38, Eureka Twp., Sac Co.

Elk & Meier Families Owner/Seller

Here is an opportunity to own a farm that has not been available in our lifetimes! One of our top producing farms in the area, this farm benefits from a top-quality blend of soils, lay of land, and years of no-till and minimum till farming practices. Corn yields of 210 to 250 bushels per acre have been common on this farm. Fertility levels are high, and 195 tons of ag lime was applied last winter. Within easy trucking distance of two ethanol plants and several grain elevators. This is an opportunity to add a good one to your family's farming legacy!

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 January 4, 2019. Real estate taxes prorated to date of closing.
- * Possession is given at closing, subject to current tenant's lease expiring February 28, 2019.
- * 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



For more information contact
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