

PUBLIC LAND AUCTION

TUESDAY

November

13

2018

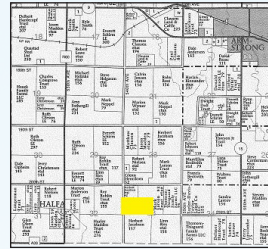
11:00 a.m.

Armstrong Community Center
519 6th Street
Armstrong, IA

ARMSTRONG GROVE
TOWNSHIP

EMMET COUNTY

80 acres, more or less



Cropland Acres	79.61
Active Cropland Acres	67.90
CRP Acres	11.71
CRP Rate	\$266.55/ac to 9-30-2031
	\$3,121/year
Corn Base	40.0 acres
PLC Yield	167
Soybean Base	27.8
PLC Yield	47
Real Estate Taxes	\$1,878 (\$23.88/ac)
Active Cropland CSR-2	81.0
CRP CSR-2	46.0
Primary Soil	Nicollet clay loam
Secondary Soils	Okoboji, Harps, Klossner

SOLD
\$6,000/ACRE

FARM LOCATION

The Porter farm is located between Armstrong and Ringsted, and between Highway 15 and paved Highway 16. Take Highway 15 to 205th Street, then west 1 mile to the T-intersection, then north 1/2 mile to 200th Street, then west 1 mile, then south 1/4 mile on 540th Ave. Farm is on the east side of 540th.

LEGAL DESCRIPTION

South Half of the Northwest Quarter (S 1/2, W 1/4) of Section 33, Township 99, Range 31 West of the 5th P.M., Emmet County, Iowa

Gene and Doris A. Porter Revocable Living Trust
Gene Porter, Trustee
Owner/Seller

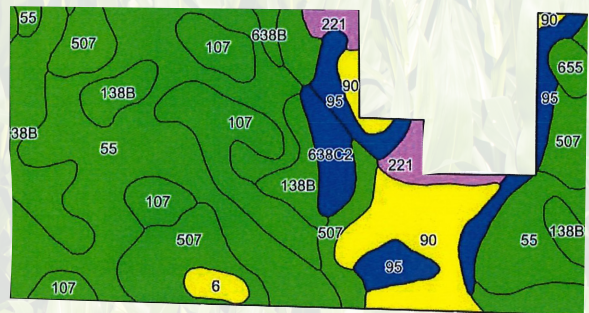
The Porter Trust farm presents an opportunity to expand your farmland acreage with both cropland and a long-term CRP contract at an attractive rental rate. High-quality soils on the cropland as evidenced by the CSR-2 of 81.0 and Nicollet as the lead soil type. Don't miss this one!

Terms

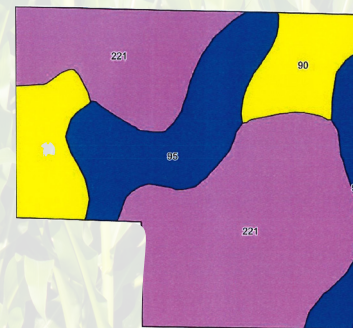
- * The buyer(s) will be expected to pay 10% cash down payment day of auction and the balance at closing when clear and merchantable title will be given.
- * Closing is scheduled for January 15, 2019. Real estate taxes prorated to date of closing.
- * Possession is given at closing, subject to current 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 sellers.

For more information contact
 Nathan Deters or Kent Smith
 at Stalcup Ag Service (712) 732-4811
 or evenings at (712) 299-0234 (Nathan)

Soil Map of Active Crop Acres



Soil Map of CRP Acres



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