

PUBLIC LAND AUCTION

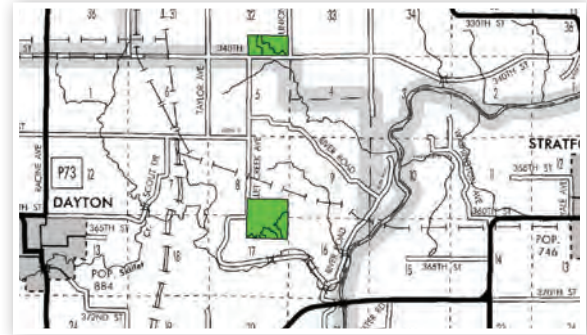
THURSDAY

10:00 am, Dayton Community Center
104 1st St SW, Dayton, IA

**JAN
12
2017**

WEBSTER COUNTY YELL & DAYTON TOWNSHIPS

232.46 acres, more or less (being sold in two tracts)



Farm Location - Tract 1: From Dayton, go 2 miles North on Racine Avenue, then 2-1/2 miles East on 340th Street.

Tract 2: From Dayton, go 1 mile North on Racine Avenue, the 2-1/2 miles East on 350th Street, then 1 mile South on Skillet Creek Avenue.

Legal Description - Tract 1 (77.23 acres): The South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section Thirty-two (32), Township Eighty-seven North (T87N), Range Twenty-seven West (R27W) of the 5th P.M., Webster County, Iowa, except a tract of land used for cemetery purposes.

Tract 2 (155.23 acres): The South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section Eight (8) and the North Half of the Northeast Quarter (N 1/2 NE 1/4) of Section Seventeen (17), Township Eighty-six North (T86N), Range Twenty-seven West (R27W) of the 5th P.M., Webster County, Iowa.

\$5,200/acre

	Tract 1	Tract 2
Cropland Acres	56.95 acres	119.35 acres
Corn Base	36.4 acres	57.8 acres
PLC YIELD	142 bu/ac	
Soybean Base	18.3 acres	53.7 acres
PLC YIELD	37 bu/ac	
Real Estate Taxes	\$1,500	\$2,830
Lease	Terminated for 2017	
Cropland CSR*	74.4	73.4
Cropland CSR2*	71.1	76.4
Primary Soils	Marna, Shorewood, Guckeen	
Secondary Soils	Nicollet-Guckeen Complex, Clarion	

* Estimated

** Digitally mapped with AgriData mapping software

TRACT 1



TRACT 2



SOLD

SOIL TYPES TRACT 1

Brownton	(6.4 ac - 5.3%)
Clarion	(4.9 ac - 4.1%)
Guckeen	(15.1 ac - 12.6%)
Kilkenny	(4.8 ac - 4.0%)
Lerdal	(6.1 ac - 5.1%)
Lester	(0.8 ac - 0.6%)
Marna	(64.0 ac - 53.6%)
Minnetonka	(1.1 ac - 0.9%)
Okoboji	(1.0 ac - 0.8%)
Shorewood	(15.3 ac - 12.8%)

SOIL TYPES TRACT 2

Brownton	(2.6 ac - 4.5%)
Clarion	(18.2 ac - 31.8%)
Lester	(1.1 ac - 2.0%)
Marna	(16.1 ac - 28.2%)
Nicollet	(15.7 ac - 27.6%)
Omsrud	(3.0 ac - 5.3%)
Shorewood	(0.3 ac - 0.6%)

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 February 15, 2017. Real estate taxes prorated to date of closing.
- Possession is given at closing, subject to current tenant's lease expiring February 28, 2017.
- 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
Grant Aschinger or Nathan Deters
at Stalcup Ag Service 712-732-4811 or
evenings at 712 -490-6564 (Grant).
Auctioneer: Mason Troendle 319-239-0219



1705 North Lake Ave. • P.O. Box 67
Storm Lake, IA 50588
(712) 732-4811 • Fax (712) 732-7371
www.stalcupag.com

The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owner or broker.