

# PUBLIC LAND AUCTION

THURSDAY

10:00am, Primghar Community Center  
215 1st St S.E., Primghar, IA 51245

JUN.  
**15**

**HIGHLAND TOWNSHIP  
O'BRIEN COUNTY**

2017

80 acres, more or less

## Farm Location

2 1/2 miles east of Primghar on B-40 and 3/4 mile south on L-54 or 3 miles north of Gaza at the corner of 400th and Taft Ave

**Legal Description** - S 1/2 SE 1/4, 4-95-40 Highland Township, O'Brien County containing 80 acres more or less including Highland Wind Energy Easement with MidAmerican Energy

**\$9,150/acre**

## MARY JEAN STONER TRUST SELLER/OWNER

*Here is an opportunity to buy an excellent farm located along a county blacktop road in O'Brien County. The farm has been in the Stoner family for many decades*

## 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 November 1, 2017.
- Real estate taxes prorated to date of closing.
- Possession is given at closing, subject to current tenant's lease expiring February 28, 2018.
- 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.

Cropland Acres  
Corn Base  
Direct & CC Yield  
Soybean Base  
Direct & CC Yield  
Real Estate Taxes  
Lease  
Wind Easement

73.32 acres  
35.5 acres  
163 bu/ac  
35.1 acres  
42 bu/ac  
\$2,212  
Terminated, effective 2-28-18  
Annual rent of \$760.10  
plus underground electrical cable  
payment of \$23.50 per year for total  
payment of \$783.60

Cropland CSR\*  
Cropland CSR2\*  
Primary Soils  
Secondary Soils

74.4  
92.9  
Primghar, Afton, & Sac  
Galva & Marcus

\* Digitally mapped with AgriData mapping software

For more information contact  
Kent Smith or Mason Troendle  
at Stalcup Ag Service 712-732-4811  
or evenings at 712-299- 2091 (Kent).



## SOIL TYPES

<span style="color: orange;">■</span> Afton	(17.9 ac - 24.4%)
<span style="color: green;">■</span> Galva	(8.0 ac - 10.9%)
<span style="color: blue;">■</span> Marcus	(7.4 ac - 10.1%)
<span style="color: darkgreen;">■</span> Primghar	(28 ac - 38.2%)
<span style="color: yellow;">■</span> Sac	(6.9 ac - 17.7%)



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