

# PUBLIC LAND AUCTION

TUESDAY

Sept.  
**12**

2017

10:00am, at the VFW Hall  
409 N 5th St  
Sac City, IA 50583

Across from Landus Cooperative grain facility

## JACKSON TOWNSHIP SAC COUNTY



Cropland Acres	Parcel 1: 68.57; Parcel 2: 131.9 acres
Corn Base	Parcel 1: 50.9*; Parcel 2: 98.1* acres
PLC Yield	146 bu/ac
Soybean Base	Parcel 1: 16.7*; Parcel 2: 32.1* acres
Real Estate Taxes	\$4,918 Parcel 1: \$1,650 Parcel 2: \$3,268
PLC Yield	40 bu/ac
Lease	Custom Farmed
Cropland CSR*	Parcel 1: 79.4; Parcel 2: 78.2
Cropland CSR2*	Parcel 1: 87.4; Parcel 2: 86.7
Primary Soil	Nicollet, Clarion
Secondary Soil	Canisteo, Webster

\*Estimated

\*\*Digitally Mapped with AgriData mapping software

### Farm Location

From Sac City - North on M54 two miles to US Highway 20. Go west 2.5 miles. The farm is located on the north and south sides of Highway 20.

**Legal Description** - Parcel 1 - The South Half of the Northwest Quarter (S 1/2 NW 1/4) of Section Four (4) containing 69.7 acres more or less in Township Eighty-eight (88) North, Range Thirty-six (36) West of the 5th P.M.

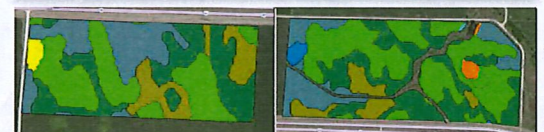
and

Parcel 2 - The North Fractional Half of the Northeast Fractional Quarter (N Fr. 1/2 NE Fr. 1/4) and the East 50.54 Acres of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) containing 147.3 acres more or less in Township Eighty-eight (88) North, Range Thirty-six (36) West of the 5th P.M. except the former RR ROW located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4).

### PARCEL 2



### PARCEL 1



## MICHAEL LUTHY REVOCABLE TRUST OWNER /SELLER

Here is an opportunity to purchase a good farm in a highly productive area. The farm is well drained with good slope to the outlet. 8,500 bushel air-dry bin on parcel 2. Well located right on U.S. Highway 20.

### 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 October 15, 2017 Real estate taxes prorated to date of closing.
- Ownership of the 2017 crop will be retained by the seller
- Possession is given at closing, subject to the 2017 crops being harvested.
- 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.

### SOIL TYPES PARCEL 1

Canisteo	(15.2 ac - 22.1%)
Clarion	(22.9 ac - 33.4%)
Cylinder	(1.3 ac - 1.9%)
Nicollet	(19.9 ac - 29.0%)
Webster	(9.4 ac - 13.7%)

### SOIL TYPES PARCEL 2

Canisteo	(21.1 ac - 16.0%)
Clarion	(54.9 ac - 41.6%)
Coland	(0.2 ac - 0.1%)
Nicollet	(40.1 ac - 30.4%)
Okoboji	(2.2 ac - 1.7%)
Storden	(1.9 ac - 1.5%)
Webster	(11.5 ac - 8.7%)

For more information contact  
**Grant Aschinger or Nathan Deters**  
at Stalcup Ag Service 712-732-4811  
or evenings at 712-490-6564 (Grant)



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