

PUBLIC LAND AUCTION

THURSDAY

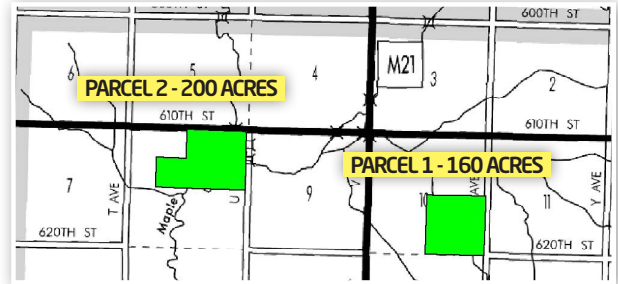
Nov.
02

2017

10:00 am at the
Aurelia Community Center
(235 Main Street)

DIAMOND TOWNSHIP CHEROKEE COUNTY

360 acres, more or less
being sold in 2 parcels



	PARCEL 1	PARCEL 2
Cropland Acres	152.2 acres	168.19 acres
Corn Base	76* acres	89.5* acres
PLC Yield	179 bu/ac	176 bu/ac
Soybean Base	15.5 acres	12.1 acres
PLC Yield	48 bu/ac	43 bu/ac
Real Estate Tax	\$4,310	\$4,188
Cropland CSR2*	91.1	79.7
Primary Soils	Galva, Primghar	Galva, Colo
Secondary Soils	Marcus, Sac	Primghar

Lease Terminated for 2018

*Estimated

**Digitally Mapped with AgriData mapping software

Farm Location

Parcel 1 - 5 miles south of Aurelia on M21, 1 mile east on C63, 3/4 mile south on W Avenue.

Parcel 2 - 5 miles south of Aurelia on M21 and 1 1/4 mile west on C63, or 3 3/4 miles east of the Highway 59 and C63 intersection

Legal Description - Parcel 1 - Southeast Quarter (SE 1/4) of Section Ten (10), Township Ninety (90) North, Range Thirty-nine (39) West of the 5th P.M.

and

Parcel 2 - Northeast Quarter (NE 1/4) and the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4), Section Eight (8), Township Ninety (90) North, Range Thirty-nine (39) West of the 5th P.M.

C & L FARMS LLC Parcel 1: \$10,700/acre
OWNER /SELLER Parcel 2: \$6,000/acre

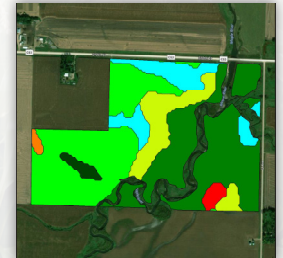
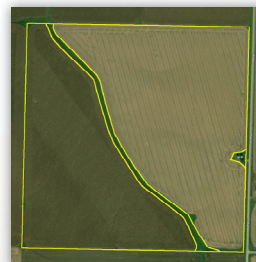
This is a great opportunity to purchase a top tier farm that's well located next to hard surfaced roads C63 and M21. The farms have been owned by the same family for decades. These two parcels offer a blend of gently rolling to level soils with good natural drainage into waterways and the Maple River.

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 December 8, 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.

For more information contact
Dan Niemeier or Chad Husman at
Stalcup Ag Service 712-732-4811
or evenings at 712-229-7131 (Dan Niemeier).

PARCEL 1 - 160 ACRES PARCEL 2 - 200 ACRES



PARCEL 1 SOIL TYPES

- COLO (11.8 ac - 7.8%)
- GALVA (114.0 ac - 74.9%)
- MARCUS (1.4 ac - 0.9%)
- PRIMGHAR (17.6 ac - 11.6%)
- SAC (7.4 ac - 4.8%)

PARCEL 2 SOIL TYPES

- COLAND (63.8 ac - 36.6%)
- COLO (19.4 ac - 11.1%)
- DICKMAN (3.1 ac - 1.8%)
- EVERLY (1.4 ac - 0.8%)
- GALVA (62.0 ac - 35.6%)
- PRIMGHAR (3.1 ac - 1.8%)
- ZOOK (21.6 ac - 12.4%)



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www.stalcupag.com

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