

PUBLIC LAND AUCTION

WEDNESDAY

Nov.
08

2017

10:00 am at the
Sloan Community Center
(423 Evans Street)

SLOAN TOWNSHIP WOODBURY COUNTY

240 acres, more or less

\$5,300/acre

Farm Location

2 miles north of Sloan on K42 and 1 1/2 miles east on 300th Street -
at the intersection of 300th Street and Eastland Avenue.

Legal Description

The Southeast Quarter (SE 1/4) and the East Half of the Southwest
Quarter (E 1/2 SW 1/4) of Section Nine (9), Township Eighty-six (86)
North, Range Forty-six (46), West of the 5th P.M.

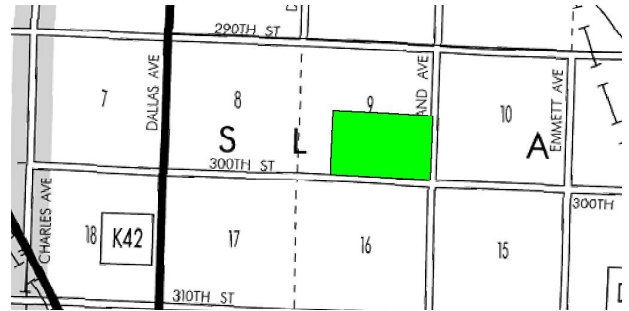
N. ARTHUR & DOROTHY HOOK HAMILTON TRUST OWNER /SELLER

*Here is a chance to purchase a century farm! This is a productive parcel
situated along a good drainage ditch. Surface drainage has been well
maintained for consistent production. Fertility tests are optimum on average
for phosphorous and very high for potassium. Soil pH mostly ranges from 6.4
to 6.8. Located on a well-maintained gravel road, only 3 1/2 miles from Sloan.
This is an excellent investment or add-on to your existing operation.*

Terms

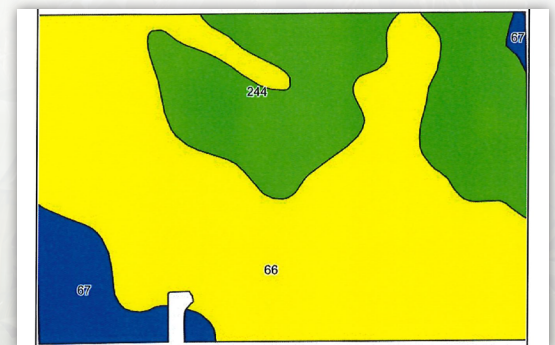
- The buyer(s) will be expected to pay 10% cash down payment day of auction and the balance at closing when clear and merchantable title will be given.
- Closing is scheduled for December 8, 2017 Real estate taxes prorated to date of closing.
- Possession is given at closing, subject to current tenant's 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
Dennis Reyman or Dan Niemeier at
Stalcup Ag Service 712-732-4811 or evenings at
712-299-3839 (Dennis Reyman).



Cropland Acres	231.87 acres
Corn Base	114.4 acres
PLC Yield	124 bu/ac
Soybean Base	114.4 acres
PLC Yield	44 bu/ac
Real Estate Tax	\$4,124
Lease	Termination for 2018
Cropland CSR*	66.4
Cropland CSR2*	66.4
Primary Soil	Luton Silty Clay
Secondary Soils	Blend Silty Clay, Woodbury Silty Clay

*Digitally Mapped with AgriData mapping software



SOIL TYPES

Luton Silt Clay	(147.91 ac - 63.8%)
Blend Silt Clay	(65.94 ac - 28.4%)
Woodbury Silt Clay	(18.02 ac - 7.8%)



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