

PUBLIC LAND AUCTION

FRIDAY

Dec.
15

2017

10:00 am at the
Sloan Community Center
423 Evans Street, Sloan, IA

SLOAN TOWNSHIP WOODBURY COUNTY

314.86 acres, more or less
offered as a choice of two tracts

**\$8,000 X 154.86 ACRES
ON WEST SIDE**

**\$6,325 X 160 ACRES
ON EAST SIDE**

Farm Location

From the northwest corner of Sloan go 2.4 miles north on K42 to 300th Street.

Legal Description

The South Half (S 1/2) of Section Eight (8), Township Eighty-six (86) North, Range Forty-six (46) West of the 5th P.M., except tract measuring 400' x 560' in the northwest corner.

MORNINGSIDE COLLEGE OWNER /SELLER

Here is one of the better parcels to come up for sale near Sloan in quite a while. Excellent soils, top-notch drainage, and excellent care. There's over 80 acres of Salix silt loam, one of the best soils in western Iowa. This will be offered as choice of east half or west half or both. If both are chosen, the sale is over. If one is chosen, the auction resumes on the remaining parcel.

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 January 16, 2018. 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
Stalcup Ag Service 712-732-4811
or evenings at 712-299-3839 (Dennis Reyman).



Cropland Acres
Corn Base
PLC Yield
Soybean Base
PLC Yield
Real Estate Taxes
Lease
Cropland CSR*
Cropland CSR2*
Primary Soils
Secondary Soil

305.7 acres
150.6 acres
148 bushels/acre
150.6 acres
38 bushels/acre
\$8,928
Terminated for 2018
60.1
80.2
Woodbury, Salix, Blencoe-Woodbury
Luton



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