

PUBLIC LAND AUCTION

WEDNESDAY

March

28

2018

**10:30 am at the
Oxbow Park
Shelter House
7 Park Road
Humboldt, IA**

**EVERY TOWNSHIP
HUMBOLDT COUNTY**

**70 acres, more or
less**

Farm Location

7 miles west of Humboldt or 4 miles east of Gilmore City and a 1/2 mile north of U.S. Highway 3 on Elm Avenue.

Legal Description

The North Half of the Southeast Quarter (N½ SE¼) of Section Thirty-four (34), Township Ninety-two North (T92N), Range Thirty West (R30W) of the 5th P.M., Humboldt County, Iowa. EXCEPT 9.71 acres located in the NE ¼ SE ¼.

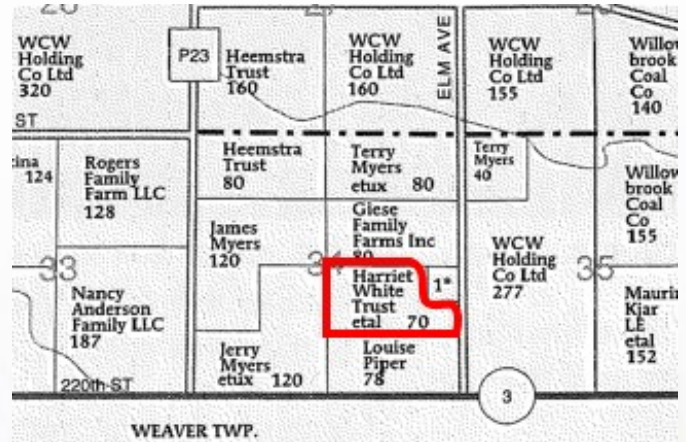
**HARRIET WHITE TRUST/WHITE FAMILY TRUST
OWNER/SELLER \$9,300/ACRE**

This is an excellent opportunity to buy a high quality, nearly all-tillable farm in a good area. Cornstalk tillage is completed at no cost to the buyer. This farm is ready to go for 2018!

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 April 16, 2018. Real estate taxes prorated to date of closing.
- * Possession is given at closing.
- * 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
Nathan Deters or Mason Troendle at
Stalcup Ag Service 712-732-4811 or
evenings at 712-299-0234 (Nathan).**



Cropland Acres*	69 acres
Corn Base*	52.35 acres
PLC Yield	168 bushels/acre
Soybean Base*	17.45 acres
PLC Yield	41 bushels/acre
Real Estate Taxes	\$1,800
Lease	Open for 2018
Cropland CSR	80
Cropland CSR2	89
Primary Soils	Garmore, Webster, Clarion & Nicollet

*Estimated



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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.