

Stalcup Ag Service

LAND AUCTION

O'Brien County, IA

Center Township | Sections 8 & 18

80 +/- AC*

Sold as 2 parcels | To be determined by survey

PARCEL 1: 4 MILES NORTH OF PRIMGHAR ON HWY 59 & 1.5 MILES EAST ON 340TH ST. PARCEL 2: 2 MI NORTH OF PRIMGHAR ON HWY 59 & 1 MI EAST ON 360TH ST.

TUESDAY, OCTOBER 29, 2024 | 10:00AM
PRIMGHAR COMMUNITY BUILDING
215 1ST ST SE, PRIMGHAR, IOWA

OWNERS:

Anthony Baish & Matthew Baish

PROPERTY LOCATIONS:

Parcel 1: 4 miles north of Primghar on Hwy 59 & 1.5 miles east on 340th St.

Parcel 2: 2 miles north of Primghar on Hwy 59 & 1 mile east on 360th St.

LEGAL DESCRIPTIONS:

Parcel 1: NW 1/4 NE 1/4 of Section 8-96-40 West of the 5th P.M., O'Brien County, Iowa.

Parcel 2: SE 1/4 SE 1/4 of Section 18-96-40 West of the 5th P.M., O'Brien County, Iowa.

FSA INFORMATION:

	Parcel 1	Parcel 2
Gross Acres:	40 ac	40 ac
Cropland Acres:	38.97 ac	37.96 ac
Corn Base:	24.93 ac	23.75 ac
Corn PLC Yield:	157 bu/ac	157 bu/ac
Soybean Base:	14.04 ac	14.2 ac
Soybean PLC Yield:	44 bu/ac	44 bu/ac
CSR2:	96.5	94.9
Primary Soil:	Primghar	Sac
Secondary Soils:	Marcus & Sac	Primghar
Real Estate Taxes:	\$1,388/yr	\$1,266/yr
Lease:	Both Open for 2025	

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 3, 2024. Real estate taxes prorated to date of closing. Possession is given at closing with current tenant's lease expiring February 28, 2025. 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. Stalcup Agricultural Service, Inc. Storm Lake, Iowa - Real Estate Broker in Iowa, Minnesota, Nebraska & South Dakota.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT NO RESPONSIBILITY THEREFORE IS ASSUMED BY THE OWNER OR BROKER.

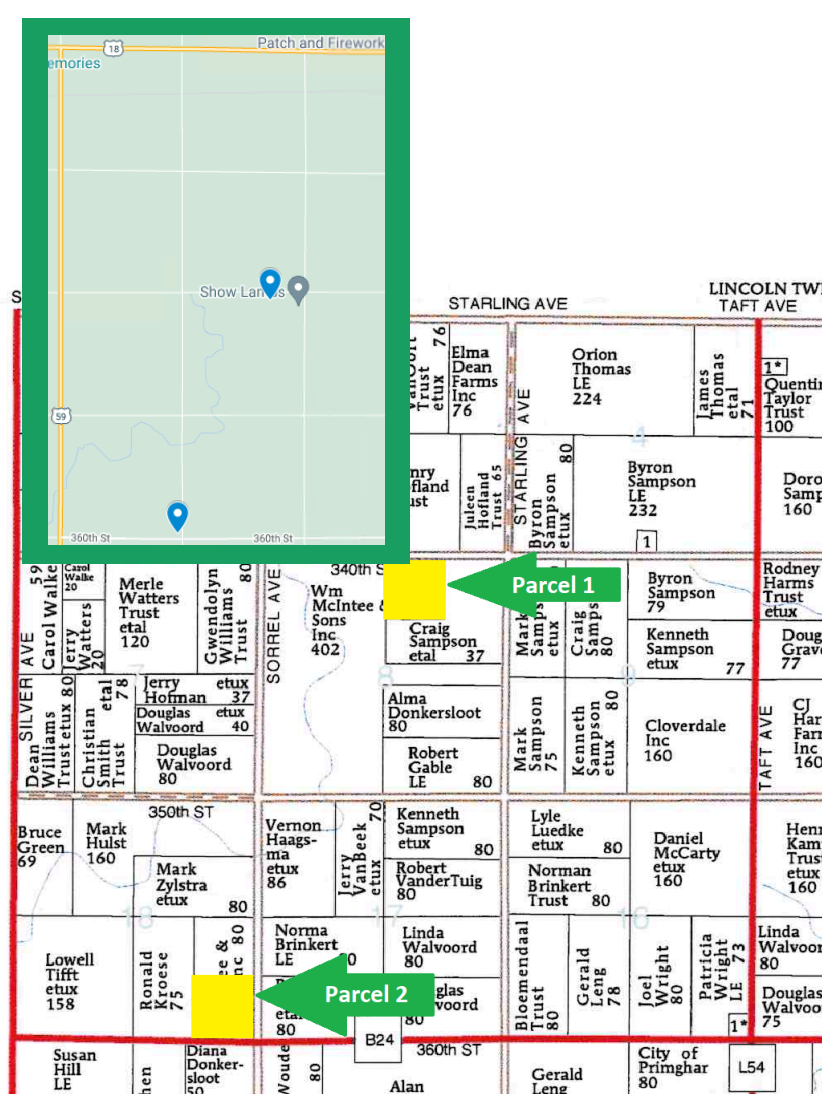
For additional information, please contact:



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