

Stalcup Ag Service

LAND FOR SALE

Pocahontas County, Iowa

Cummins Township | Section 7

114 +/- ACRES TO BE DETERMINED BY SURVEY

FROM LAURENS: 2 MILES NORTH ON N28, 3 MILES EAST ON 420TH ST & 1/4 MILE NORTH ON 170TH ST. FROM HAVELOCK: 3 MILES NORTH ON 210TH AVE, 4 MILES WEST ON 420TH AVE & 1/4 MILE NORTH ON 170TH ST

COMMENTS ON THE FARM:

Here is an opportunity to purchase a nearly all tillable farm with excellent soils.

OWNER:

Kelli Grey & Joanne Grey

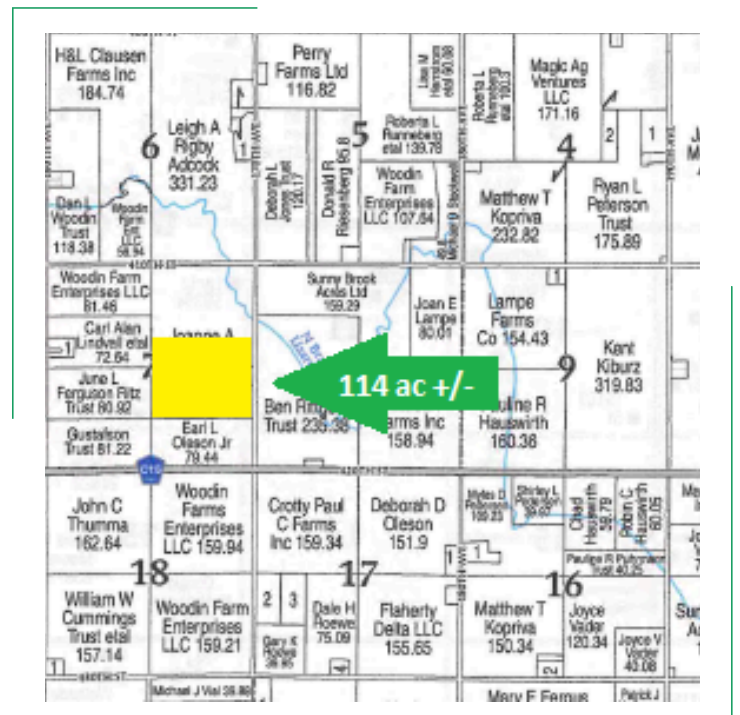
LEGAL DESCRIPTION:

The South part of the South Half of the Northeast Quarter (S 1/2 NE 1/4) and the North Half of the Southeast Quarter (N 1/2 SE 1/4) of Section Seven (7), Township Ninety-three (T93N) North, Range Thirty-three (R33W) West of the 5th P.M., Pocahontas County, Iowa, except the acreage site. Final legal description to be determined by survey.

FSA INFORMATION:

Gross Acres: 114*
Cropland Acres: 113 acres*
Corn Base: 54.65 acres*
Corn PLC Yield: 165 bu/ac
Soybean Base: 44.47 acres*
Soybean PLC Yield: 49 bu/ac
CSR2: 85
Primary Soils: Webster & Canisteo
Secondary Soils: Nicollet, Clarion & Okoboji
Real Estate Taxes: \$3,936/year*
Lease: Open for 2025

*estimated



Terms: The buyer(s) will be expected to pay 10% cash down payment with offer & the balance at closing when clear & merchantable title will be given. Real estate taxes prorated to date of closing. Possession is given at closing with current tenant's lease expiring February 28, 2025. The sellers will retain the right to refuse any or all bids. Stalcup Agricultural Service, Inc. & its representatives are agents for the sellers. Stalcup Agricultural Service, Inc. Storm Lake. Licensed Real Estate Broker in IA, MN, NE & SD

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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