

# Stalcup Ag Service

## LAND AUCTION Sioux County, Iowa Sherman Township | Section 4

### 75.68 +/- ACRES\*

\*TO BE DETERMINED BY SURVEY

INTERSECTION OF U.S. HIGHWAY 75 AND IOWA HIGHWAY 10

**WEDNESDAY, DEC. 4, 2024 | 10:00AM**  
**THE RIDGE GOLF CLUB | 2595 RIDGE ROAD | SIOUX CENTER, IA**

#### **OWNER:**

Donna Kosters Farm Trust

#### **PROPERTY LOCATION:**

Intersection of U.S. Highway 75  
& Iowa Highway 10

#### **LEGAL DESCRIPTION:**

The North Half of the Northwest Quarter (N ½  
NW ¼) of Section Four (4), Township Ninety-  
four North (T94N), Range Forty-five West  
(R45W) of the 5th P.M., Sioux County, Iowa.

#### **FSA INFORMATION:**

Gross Acres: 75.68 acres  
Cropland Acres: 76.09 acres  
Corn Base: 45.79 acres  
Corn PLC Yield: 172 bu/ac  
Soybean Base: 30.3 acres  
Soybean PLC Yield: 49 bu/ac  
CSR2: 84.5  
Primary Soil: Galva and Radford-  
Judson complex  
Real Estate Taxes: \$1,954/year  
Lease: 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. Farmland will be sold with the final bid price times the final gross surveyed acres. Closing is scheduled for February 5, 2025. 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, IA. 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.

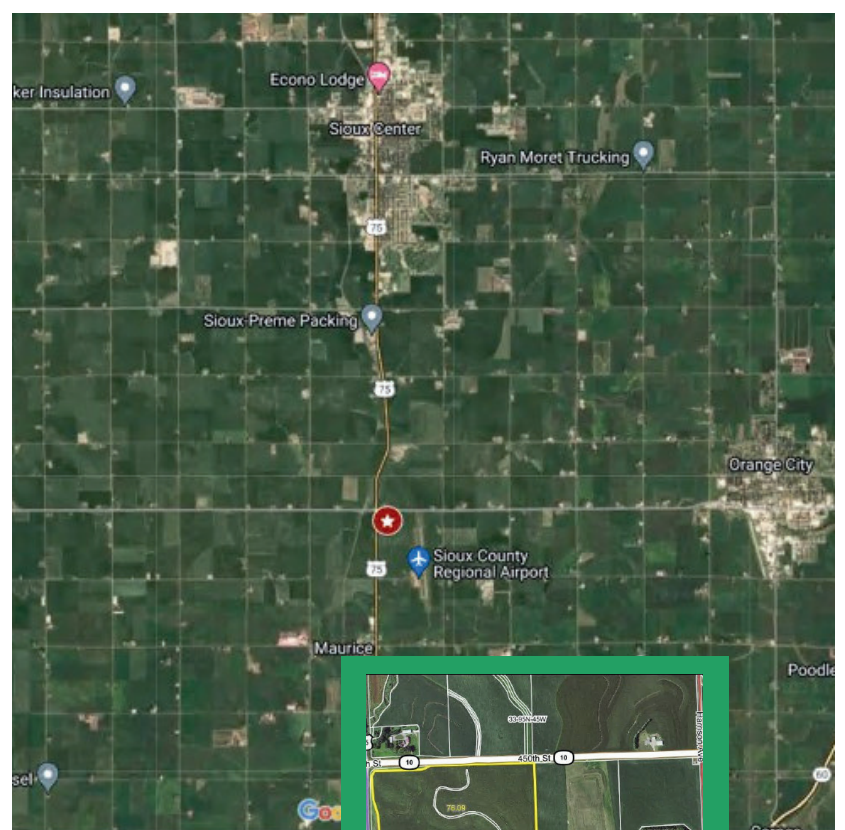
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