

# Stalcup Ag Service

## LAND FOR SALE O'Brien County, Iowa Baker Township | Section 16 80 +/- ACRES

FROM HOSPERS: 5 MILES EAST ON B40 & 1 1/2 MILES SOUTH ON L36.  
FROM GRANVILLE: 3 1/2 MILES EAST ON HIGHWAY 10 & 4 MILES NORTH ON L36.

### COMMENTS ON THE FARM:

Here is an excellent opportunity to purchase a nice farm consisting of productive soil types near strong grain markets. This farm is signed up for the carbon pipeline with the crop damages payment of \$16,265 to be credited to the buyer at closing.

### OWNER:

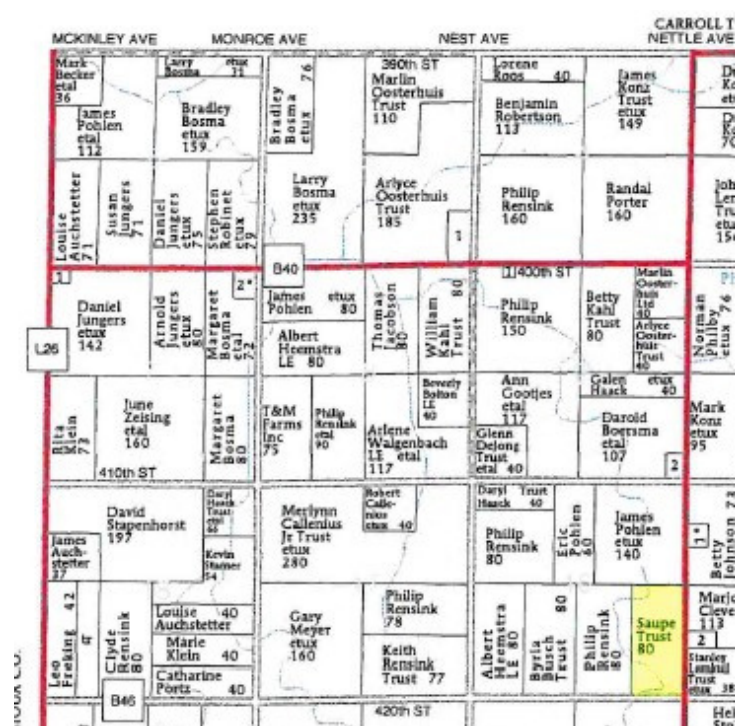
Saupe Revocable Trust

### LEGAL DESCRIPTION:

The East Half of the Southeast Quarter (E 1/2) (SE 1/4) of Section Sixteen (16), Township Ninety-Five (95) North, Range Forty-Two (42) West of the 5th P.M., O'Brien County, Iowa.

### FSA INFORMATION:

Gross Acres: 80 acres  
Cropland Acres: 73.53 acres  
Tillable Acres: 72.8 acres  
CRP Acres: 0.73 acres  
Corn Base: 42.3 acres  
Corn PLC Yield: 183 bu/ac  
Soybean Base: 18.8 acres  
Soybean PLC Yield: 50 bu/ac  
CSR2: 91.5  
CSR: 71.4  
Primary Soils: Galva  
Secondary Soils: Colo, Primghar, Sac, Afton  
Real Estate Taxes: \$2,776/year  
Lease: Open for 2025



**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. Closing is scheduled 30 to 45 days after accepted offer. 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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