

# *Ryerson Auction Realty Ltd*

2761 Country Lane Circle  
Eagle Grove, Iowa 50533-8722  
**Gene Cell 515-689-3714** Telephone: 515-448-3079 FAX: 515-448-5028  
[ryerson@goldfieldaccess.net](mailto:ryerson@goldfieldaccess.net)  
[www.ryersonauctionrealtyltd.com](http://www.ryersonauctionrealtyltd.com)

**Farm owner:** Schipull Family

**Legal description:** The fractional NW ¼ less the acreage surveyed out and the fractional West one half of the NE ¼ all in section 4, T-92-N, R-26-W Wright Co Iowa containing 264.77 surveyed acres.

**Acres:** 264.77 surveyed acres

**Tenant:** Clayton L Hansen \$275.00 per acre for 1 year as lease was not terminated

**Location from nearest town:** 5 North of Goldfield from Hwy 3, 1 West on 170<sup>th</sup> St, ½ North on Calhoun

**Soil types:** See attached map 85.5 CSR2 79.6 CSR

**Taxes:** For the year 2018-19 \$7,864.00

**FSA data, farm number:** 3 farms combined data (3 owners)

**Tillable acres:** 260.91 FSA

**Yield:** Corn PLC yield 168 Soybeans PLC yield 47

**Corn base:** 141.48      **Bean Base:** 117.32

**Buildings:** None

**LP tank:** None, bare farm

**Other information:** County tile goes through the farm

**Price:** \$9,500.00 per acre Cash settlement

**Terms:** Cash – Close Date Negotiable

The following information, although believed to be accurate, is not guaranteed to be so.