

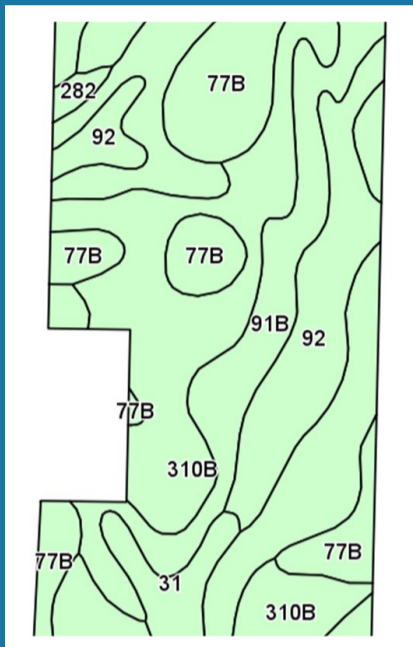
# AUCTION

Excellent 75 +/- Acres

Located in Center Township.

O'Brien County, Iowa

Tuesday, September 4, 2012 Sale Time @ 10:30 AM



Susan Hill LE John Seims 112.94	Norma Mary 58.87 Dana O'Connell 46.82 Gloria Hansen 48.70	Alan Domeyer 20 228.53	Gerald Leng et al 154.57 21	City of Primghar 75.52
Delmer Fulk Rev Trust 148.36	Roger Rostman 157.58	Harriet Rootman Mary Gilbert 38.79	Gerald Leng 78.79	Peterson Family Trust 156.94
Walter & Leona Wittrock 148.55	Larry & Connee Jenness 157.82	Gerald Leng 76.38 Gloria Schwein 74.56	Larry Heemstra 116.08	Dale Reese 76.52
Mark Hansen 72.00 30 Wilma Reese 79.25 Gloria Hansen LE 155.63	Marvin Einck 156	29 Red Carpet Apartments of Waterloo Inc. 155.58	Gerald Leng 76.37	28 Douma Co. 154.57
Berta Sr & Kathleen Denoyer Virgil Crouch 37.32	Patricia Wagner Trust 31 153.58	Joseph Sikora III 65.51 Bertus Sr. & Kathleen Denoyer 32	Marlene 78.37 VanderTuij Rev Trust 78.79	Levy Thomas et al 76.13 33 78.48
Primghar		Darryl Haack Rev Trust 78.64 Ayda Haack Rev Trust 78.03	Marvin & Mary Einck 74.98	Elsie Leonard 39.39 David & Kay Hicks Trust 56.82

Location: From Primghar, IA go 1 mile East on Blacktop-B-40 AKA 390th St.

Auction signs to be posted on farm. Farm to be sold from its location.

**General Description:** Selling will be 75 Acres +/- of Center Township, O'Brien County farmland. The farm is level to gently sloped with one small grass waterway. The primary soil types consist of the Primghar, Galva, Sac, Marcus, and Afton series. According to the FSA office the farm has 69.9 tillable acres with an average CSR on the tillable acres of 73.3.

**Note:** There is an agreement for a potential wind turbine with Invenergy on this farm. There are currently no wind turbines on the farm. Additional announcements will be made on the day of auction.

**Legal Description:** The West 1/2 of the Southwest 1/4 of Section 32-96-40, excluding the acreage site, O'Brien County, Iowa. Property contains 75 acres +/-.

**Corn Base/Corn Yield:** The direct corn yield is 122 bushels and the direct soybean yield is 37 bushels. The corn base is 53.4 acres and the soy bean base is 14.2 acres. The counter cyclical yields are the same.

**Real Estate Taxes:** Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2013, as well as all prior taxes. The estimated net real estate taxes are \$1,682.00.

**Method of Sale:** Bid price per acre times 75 acres +/-.

**Terms:** 10% down on the day of the auction. The balance will be due on December 1, 2012. A late charge will apply for buyers delaying the closing. The abstracts will be continued to date. The buyers will have 10 days from receipt of abstract to have the abstract examined. The sellers guarantee a clear and marketable title on the property. The owners reserve the right to reject any and all bids.

**Possession:** March 1, 2013 (Subject to current farm lease)

**Information packets containing soil maps, aerial photos, and other pertinent information are available upon request.**

**Auctioneer's Note:** What a great opportunity to purchase an excellent 75 +/- acres of O'Brien County farmland at auction. This farm is located near Primghar, IA on a paved road. It has an excellent CSR of 73.3. The farm will sell from its location on Tuesday, September 4th at 10:30 a.m. We look forward to seeing you on sale day! Thanks, Rich and Todd

**Note:** This farm is being sold "as is." While every effort has been made to ensure the accuracy of the information herein provided, no warranty is given and no responsibility is assumed by the auction company, the auctioneers, the seller or their agents concerning condition of the property, the corn bases, corn yields or other supplied information. All prospective purchasers are encouraged to inspect and verify information provided herein. Vander Werff & Associates Inc., represent the sellers for this transaction. Any announcements made the day of the auction will supersede this advertisement.

VIEW OUR WEBSITE FOR THIS AUCTION AT [WWW.VW72.COM](http://WWW.VW72.COM)

# RUSSELL STEINBECK TRUST

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