

AUCTION

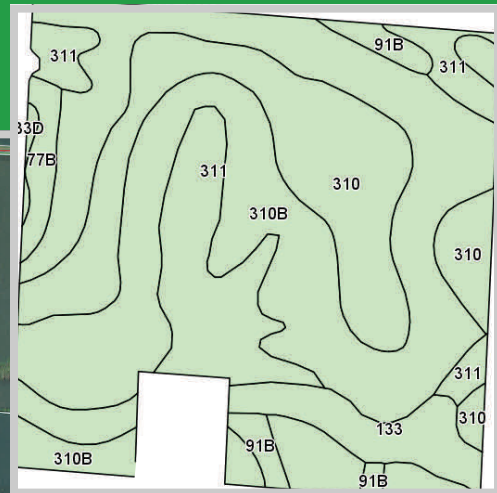
Friday, March 1, 2013
Sale Time @ 10:30 AM

152.93 Acres +/- of Excellent Farmland Located in
Dale Township, Lyon County, Iowa

SPRING 2013
POSSESSION!



00	LILY AVE	4400	LOC AVE	4500	MAF AVE	4600	MC
1	Elizabeth Andrew	167.66	Marilyn Kruger	230.06	Shane Pomeranek	322.76	David Winkler 82.32 Marjorie Karmegister Trust 74.03 Ryan Klingenberg 39.50 George Grothe Trust 78.50 Shirley Krahlung 77
2	James Vaupel	163.73	James Vaupel	163.73	James Vaupel	163.73	James Vaupel
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Location: From Ashton, IA go 5 miles West on Blacktop A-46, and 1 mile North on Blacktop L-26. From George, IA go 6 miles East on Blacktop A-34 and 1/2 mile South on Blacktop L-26. Auction signs to be posted on the farm.

➔ Farm to be sold from the Ashton Legion Community Center, Ashton, Iowa

General Description: Selling will be 152.93 +/- acres of Dale Township, Lyon County farmland. The farm is level to gently sloped, farmed well and in an excellent state of productivity. The primary soil types consist of the Galva, Colo, Primghar, and Sac series. This farm has an average **CSR-1 of 68** and a **CSR-2 of 75.9**. According to the FSA office the farm has 148.3 tillable acres.

Legal Description: The SW 1/4 of Section 1-98-43, excluding the acreage, Lyon County, Iowa. Property contains 152.93 +/- acres. Northern Natural Gas Co. has a 50' x 50' easement in the extreme NW corner.

Corn Base/Corn Yield: The direct corn yield is 107 bushels and the direct soybean yield is 39 bushels. The corn base is 74.6 acres and the soybean base is 73.7 acres. The corn counter cyclical yield is 142 bushels and the soybean counter cyclical yield is 47 bushels.

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 \$3,998.

Method of Sale: Bid price per acre times 152.93 +/- acres.

Terms: 10% down on the day of the auction. The balance will be due on April 1, 2013. 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

Auctioneer's Note: We are pleased to be handling this auction for the Monkemeier family! This is a great farm; one of the best in eastern Lyon County! It was farmed well, all tillable and with **SPRING POSSESSION!** The farm will sell as one unit, and would make an excellent farmer add on unit or investor purchase. If you have any questions or need additional information please contact us. The farm will sell from the Ashton Legion Community Center on March 1, 2013 at 10:30 AM. We hope to see you there! 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. Property is being sold subject to any easements, including road, drainage, utility or other easements of record. 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.

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

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Loyal Monkemeier Trust

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