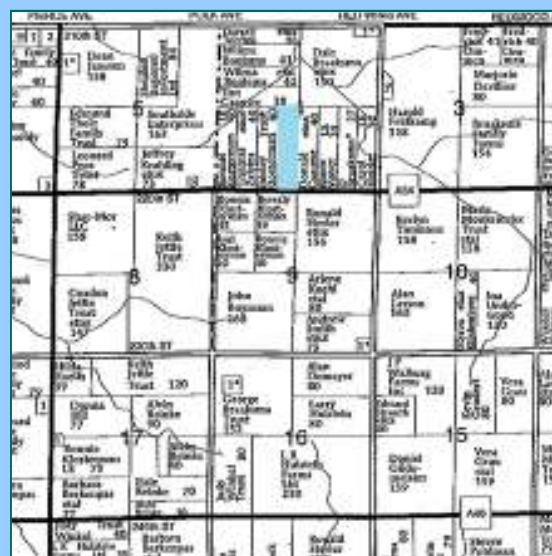
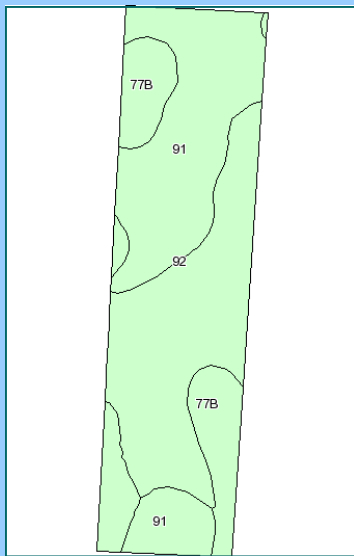




*Excellent 40+/- Acres
Located in Goewey Township,
Osceola County, Iowa at*

AUCTION

Tuesday, March 6, 2012 Sale Time @ 10:30 AM



Farm Location: From Ashton, IA on Blacktop L-36 go 1 mile East & 1 mile North then go 3 1/2 miles East on Blacktop A-34.

*****Auction to be held at the Ashton Legion Community Center, Ashton, IA*****

General Description: Selling will be 40 Acres +/- of Goewey Township, Osceola County farmland. The farm is an inside tract and is level to gentle sloped with 39 tillable acres. Consisting of the Primghar, Marcus, and Sac series of soils. The average CSR is 81.7

Legal Description: The E 1/2 of the E 1/2 of the SW 1/4 Section 4, Township 98 North, Range 41 West of the 5th pm, Osceola County, Iowa. Property contains 40 acres +/-.

Corn Base/Corn Yield: The direct corn yield is 117 bushels and the direct soybean yield is 40 bushels. The corn base is 19.5 acres and the soy bean base is 19.5 acres. The corn counter cyclical yield is 142 bushels and the soybean counter cyclical yield is 48 bushels.

Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2012, as well as all prior taxes. The estimated current net real estate taxes are \$954.00.

Method of Sale: Bid price per acre times 40 acres +/-.

Terms: 10% down on the day of the auction. The balance will be due on April 13th, 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: April 13, 2012

Information packets containing soil maps, aerial photos, and other pertinent information are available upon request or check out our website at www.vw72.com

Auctioneer's Note: We are pleased to be handling this farmland auction for the Klosterman Trust. This is an excellent opportunity to purchase an inside tract of farmland that is nearly all tillable offered with **immediate possession**. This farm is located close to the ethanol plant and many grain elevators. The farm will sell from the Ashton Legion Community Center in Ashton on Tuesday, March 6th 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)

FRANCES A. KLOSTERMAN TRUST - OWNER



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