

# Excellent 90.44 Surveyed

## Acres Located

### in Franklin Township,

#### O'Brien County, Iowa at

# AUCTION

## Friday, February 24, 2012

### Sale Time @ 10:30 AM



Shelba Alyce Doveck 78.43	20 Herbert Stuyk 147.33	21 Rodney & Linda Douna 231.28	22 Dorena Blaser 115.08	23 Hobert Dunman etal 311.10	John Hasek 158.10
Chadler Gelling etal 75.48	25 Edwin & Gertrude Bronner 152.30	26 Mary Kegans 151.57	27 John Vernon 78.87	Dora Frohman 158.90	John Eve Hasek 75.00
George Murray etal 169.00	28 John Bohan II 153.95	29 John Bohan II 153.95	30 John Bohan II 153.95	31 Arthur Eusem 130.95	32 Shane Foster etal 144.34
Lin Vanderwerf etal 29.15	33 Linda Soren 43.33	34 Linda Soren 43.33	35 Linda Soren 43.33	36 Linda Soren 43.33	37 Linda Soren 43.33
Charles & Lois Thornam 70.39	38 Betty Storn 68.25	39 Betty Storn 68.25	40 Betty Storn 68.25	41 Betty Storn 68.25	42 Betty Storn 68.25
Earl & Ruby Storn 158.97	43 Charles Reber LE 5	44 Bradley & Debra Douna 4	45 Robert Appleton 4	46 Dick & Pauline Huffman 303.00	47 Dion Grosska 174.45
Charles & Lois Thornam 70.39	48 Charles Reber LE 5	49 Bradley & Debra Douna 4	50 Robert Appleton 4	51 Dick & Pauline Huffman 303.00	52 Dion Grosska 174.45



**Location:** From the West edge of Sanborn, IA go 3 1/2 miles West on Highway 18

**\*\*\* Auction to be held at the Sanborn Community Building on Main St, Sanborn, IA \*\*\***

**General Description:** Selling will be 90.44 Acres +/- of Franklin Township, O'Brien County farmland. The farm is 100% tillable, consisting of the Primghar, Galva, Sac, and Marcus series of soil. The average CSR is 74.5.

**Legal Description:** Parcel E in the E 1/2 of the fractional SW 1/4 and the SE 1/4 of the fractional NW 1/4 all in Section 30, Township 97 North, Range 41 West of the 5th pm, O'Brien County, Iowa. Property contains 90.44 surveyed acres.

**Corn Base/Corn Yield:** The direct corn yield is 122 bushels and the direct soybean yield is 43 bushels. The estimated corn base is 46 acres and the estimated soy bean base is 44 acres. The corn counter cyclical yield is 157 bushels and the soybean counter cyclical yield is 51 bushels. The exact corn and soybean base will be determined by the FSA Office.

**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 \$2000.00.

**Method of Sale:** Bid price per acre times 90.44 surveyed acres.

**Terms:** 10% down on the day of the auction. The balance will be due on April 26th, 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 1st, 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](http://www.vw72.com)

**Auctioneer's Note:** We are pleased to be handling this farmland auction for the George Murray and Mary Stark Estates. What a great opportunity to buy a quality farm that is 100% tillable in the heart of O'Brien County! Whether you are looking to expand your present farming operation, or an investor looking for a solid rate of return, this farm is for you! This farm is located close to the ethanol plant and many grain elevators. The farm will sell from the Sanborn Community Building in Sanborn on Friday, February 24th at 10:30 a.m. Feel free to give us a call with any questions! 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)**

## GEORGE MURRAY & MARY STARK ESTATES - OWNER



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### Auctioneers

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