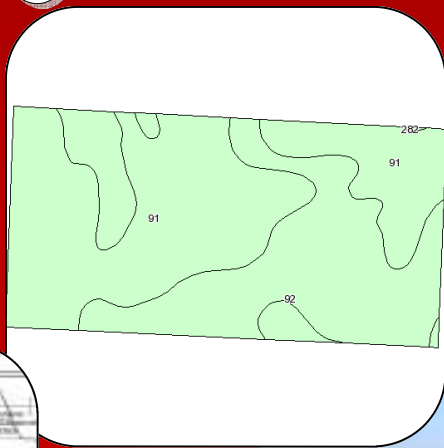


AUCTION

Excellent 80 +/- Acres
in Lincoln Township,
O'Brien County, Iowa



Thursday, November 17, 2011 Sale Time: 10:30 AM

Location: From the East edge of Sanborn, IA go 2 miles East on Hwy 18 and 1 1/2 miles North on Blacktop L-50. Or from Melvin, IA go 5 1/2 miles South on Blacktop L-50. Auction signs will be posted on the farm.

The auction is to be held at the Sanborn Community Center, 225 Main St. Sanborn, IA.

General Description: Selling will be 80 +/- acres of Lincoln Township, O'Brien County farmland. There are 78.24 tillable acres that are leveled to gently sloped. The soil types on the farm consist of the Primghar and Marcus series. The average CSR on the tillable acres is 77.9. The farm is an inside tract and in an excellent state of productivity and has a very high CSR rating.

Legal Description: The South 1/2 of the Northeast 1/4 of Section 19, Township 94 North, Range 40 West of the 5th P.M. O'Brien County, Iowa. Property contains 80 +/- acres.

Corn Base/Corn Yield: The farm has a corn base of 42.7 acres and a soybean base of 35.5 acres. The direct corn yield is 113 bushels and the direct soybean yield is 38 bushels. The corn counter cyclical yield and the soybean 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, 2012, as well as all prior taxes. The current net real estate taxes are \$1,884 per year.

Lease: The farm is leased for the 2012 crop year. The lease will be assigned to the purchaser. **Lease Terms;** \$4,000 to be paid on December 20, 2011 and \$23,000 paid on December 20, 2012.

Method of Sale: The farm will be sold as one unit, bid price per acre times 80 acres more or less.

Terms: 10% down on the day of the auction. The balance will be due on December 20, 2011. 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: December 20, 2011 (Subject to current lease which will expire on March 1, 2013)

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

Auctioneer's Note: We are pleased to offer this farm on behalf of the Andringa Family Trust! This farm offers a great opportunity to purchase a highly productive Lincoln Township farm. Rarely do you find a CSR rating this good on an O'Brien County Farm. (77.9) The farm is well located adjacent to a paved county road, near several good grain elevator facilities and also within easy hauling distance of 2 ethanol plants. Whether you are looking to expand your present farming operation or are looking for a great investment, this is the farm for you! We will be selling this excellent farm from the Sanborn Community Center on November 17, 2011 at 10:30 a.m. Check out our website for soil maps, aerial photos and additional information about this and other farms at www.vw72.com. We look forward to seeing you on the 17th. 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.

MINA ANDRINGA FAMILY TRUST - OWNERS



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Professional Service Since 1972

