

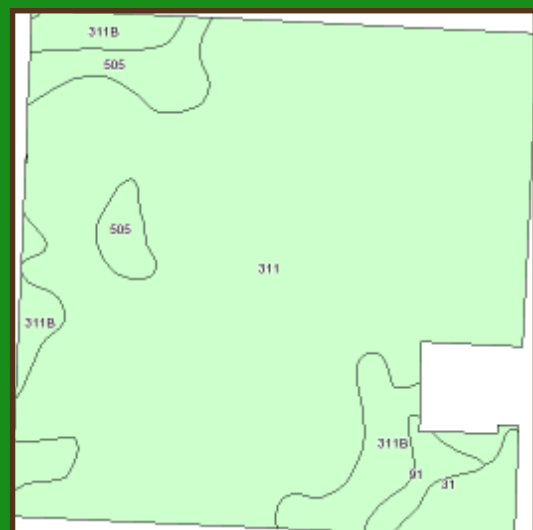
160+/- ACRES LOCATED IN DALE TOWNSHIP, LYON COUNTY, IOWA AT



AUCTION

TUESDAY, AUGUST 9, 2011 SALE TIME: 10:00 AM

Sherry West 22	Starr & Corde Jager 77	Winters Farms Inc. 156	Mario Potomaska 23 156	Carl Roth 63.87
24 37	Kathlene Kratzberg 490 31.88	Neel & Lavina Schaefer 75	Carlota Houwen 155	Loreta & Daniel Baker 24
25	Badrina Ubers 48	Neel Schaefer 73.81	Janice Postma 78.11	Janice Postma 78.11
26	Graci Ubers 48	Shirley Techen 148.17 26	27	28
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Location: From the West edge of Sheldon, IA go 6 miles North on Blacktop L-26, aka McKinley Ave. or from Matlock, IA go 4 miles East on Blacktop B14 and 2 miles North on McKinley Ave. Auction signs will be posted on the farm.

General Description: Selling will be 160 +/- acres of improved Lyon Co. farmland. There are approx 151.4 tillable acres w the balance consisting of an older acreage site, roads, and ditches. The farm is level to gently sloped. Soil types consist of the Galva, Sperry, Afton, and Primghar series w the primary soil type being the Galva series. The average CSR on the tillable acres is 68.9. Buildings on the property consist of an older 1 1/2 story dwelling, a detached double garage, a Morton machine shed (45'x72'), open front cattle shed (52'x105') and other older out buildings.

Legal Description: The Southeast 1/4 of Section 25, Township 98 North, Range 43 West of the 5th P.M. Lyon County, Iowa. Property contains 160 +/- acres.

Corn Base/Corn Yield: The farm has a corn base of 76.8 acres and a soybean base of 74.6 acres. The direct corn yield is 104 bushels and the direct soybean yield is 41 bushels. The corn counter cyclical yield is 141 bushels and the soybean counter cyclical yield is 41 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 current net real estate taxes are \$4,538 per year.

Method of Sale: The farm will be sold as one unit, bid price per acre times 160 acres more or less.

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

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

Auctioneer's Note: We are please to offer this Lyon County farmland on behalf of the Boender family. This farm is well located near the Ethanol Plant and other local grain elevators. The farm represents a great opportunity for a farmer purchaser or investor looking for a solid rate of return on a farm that is well located in the heart of Iowa's farm country. This farm will sell from it's location on Tuesday, August 9th at 10:00 AM. If you have any questions, please contact the auction company. We look forward to seeing you at the auction! Thanks, Rich, Todd and Kevin

Note: Sellers are representing the dwelling as uninhabitable, any cost related to bringing the septic system up to code will be at the buyers expense if the dwelling is to be occupied. If the new purchaser occupies the dwelling, they will have to meet septic code w/ no cost to the sellers. 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.

View our website for this auction and future auctions at www.vw72.com

BOENDER FAMILY-OWNERS

Vander Werff
and
Associates, Inc.
215 Main Street, Sanborn, Iowa 51248
auctions@tcaexpress.net (e-mail)
www.vw72.com (website)

Klaassen Realty
120 9th Street