

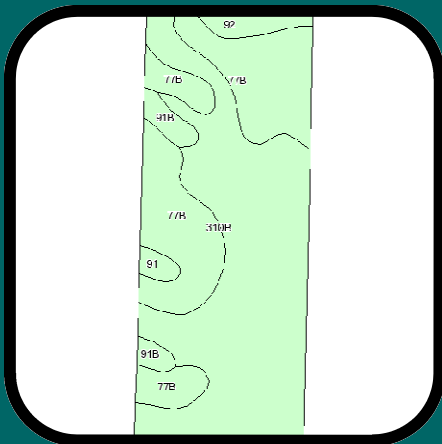


Excellent 60 +/- Acres  
 Located in  
 Summit Township,  
 O'Brien County, Iowa at

# AUCTION

Thursday, December 8, 2011

Sale Time: 10:30 AM



Location: From the North edge of Primghar, IA on Hwy 59 go 1/2 mile West on 380th St.  
 Auction signs will be posted on the farm.

**Auction to be held at the Primghar Community Building!**

**General Description:** Selling will be 60 +/- acres of Summit Township, O'Brien County farmland. The farm is an inside tract, level to gently sloped with some farmed terraces. There are approximately 58.5 tillable acres with the balance consisting of road and ditch. The primary soil types on the farm consist of the Galva, Sac, Marcus, and Primghar series. The average CSR on the tillable acres is 69.9. This is an excellent farm in a good state of productivity.

**Legal Description:** The West 60 acres +/- of the Southeast 1/4 of Section 25-96-41, O'Brien County, Iowa. Property contains 60 +/- acres.

**Corn Base/Corn Yield:** A breakdown of acres will be determined according to the tillable acres by the FSA office as the corn base & corn yield are based on the entire farm. The direct corn yield is 122 bushels and the direct soybean yield is 41 bushels. The corn and 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 estimated net real estate taxes are \$1,190 per year.

**Method of Sale:** The farm will be sold as one unit, bid price per acre times 60 acres more or less.

**Terms:** 10% down on the day of the auction. The balance will be due on January 12, 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 12, 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) for more info!

**Auctioneer's Note:** We are pleased to offer this farm on behalf of William and Sherri DeBoom. This farm offers a great opportunity to purchase a highly productive Summit Township farm. The farm is well located and adjacent to a paved county road and located near Primghar, IA. This inside 60 acre tract would make a nice addition to your farming operation. Remember the farm sells from the Primghar Community Center on December 8, 2011 at 10:30 AM. We look forward to seeing you there! Thanks, Rich & 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 and future auctions at [www.vw72.com](http://www.vw72.com)

## WILLIAM & SHERRI DEBOOM

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