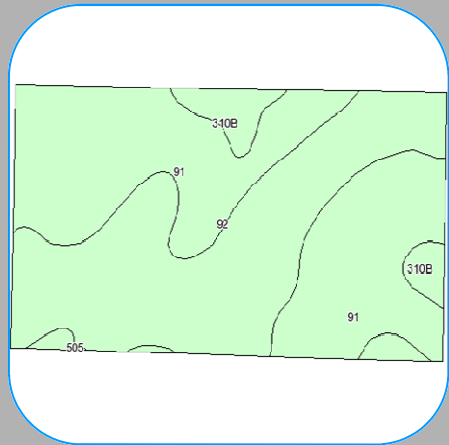




Excellent 80 +/- Acres Located in Dale Township, O'Brien County, Iowa at

AUCTION

Friday, October 14, 2011



Sale Time: 10:30 AM

Location: From Paullina, IA go 5 1/2 miles North on black top L-48 or from Primghar, IA go 3 miles West and 1 1/2 miles South.
Auction signs will be posted on the farm.

General Description: Selling will be 80 +/- acres of Dale Township, O'Brien County farmland. The farm is an inside tract, level to gently sloped and is in a good state of productivity. There are approximately 78.5 tillable acres with the balance consisting of road and ditch. The primary soil types on the farm consist of the Primghar, Marcus, and Galva series. The average CSR on the tillable acres is 77.2. This is an excellent farm with a very high CSR rating.

Legal Description: The North 1/2 of the Southwest 1/4 of Section 10, Township 95 North, Range 41 West of the 5th P.M. O'Brien County, Iowa. Property contains 80 +/- acres.

Corn Base/Corn Yield: The farm has a total corn base of 79.7 acres and a soybean base of 70.2 acres. The corn and soybean bases are on 160 acres. These acres will be adjusted by the FSA office according to the tillable acres sold. The direct corn yield is 124 bushels and the direct soybean yield is 30 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 \$1,774 per year.

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 2, 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 2, 2011. Subject to current lease which will expire on March 1, 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 for more info!

Auctioneer's Note: We thank the Klink family for employing us to sell their family farm. This farm is a "Klink" family CENTURY farm. The farm is an "inside" tract with great soils and a super CSR rating. The farm is well located adjacent to a county paved road, near several grain elevator facilities. Whether you are looking to expand your farming operation or are looking for a solid return on your investment, don't look any further than this farm! Remember the farm sells from its location on October 14, 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

HAROLD & IRENE KLINK LIVING TRUST
ROBERT & KELVIN KLINK TRUSTEES

Bruce Green, Attorney

215 Main Street, Sanborn, Iowa 51248
Auctioneers-Certified Appraisers-Realtors
Phone: 712-729-3264 (office)
auctions@tcaexpress.net (e-mail)
www.vw72.com (website)

Auctioneers

Rich Vander Werff
Sanborn, IA
712-261-0298

Todd Hattermann
Paullina, IA
712-348-0111

