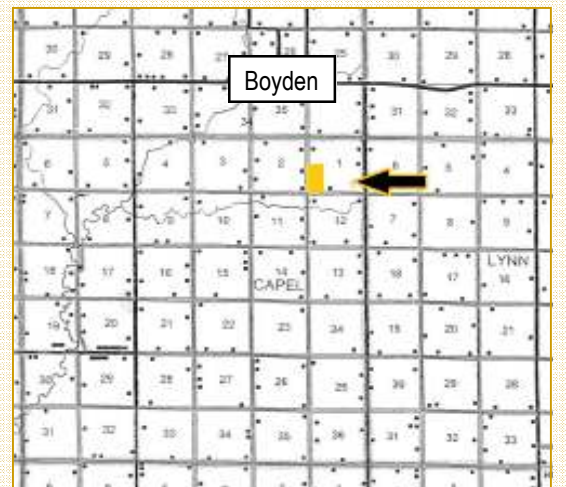
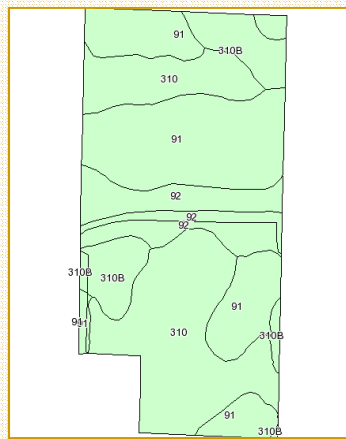




*Excellent 74.88 +/- Acres  
Located in  
Capel Township,  
Sioux County, Iowa at*

# *AUCTION* *Thursday, November 10, 2011* *Sale Time: 10:30 AM*

Farm Location: From Demco MFG in Boyden, IA go 1 1/2 miles South on Kennedy Ave. Farm is adjacent to Kennedy Ave. and 340th St. Boyden, IA. Auction signs will be posted on the farm.  
***Auction to be held at the Demco Community Building on Main St, Boyden, IA.***



**General Description:** Selling will be 74.88 +/- acres of Capel Township, Sioux County farmland. The farm is level to gently sloped and is in a good state of productivity. According to the FSA Office there are 71.3 tillable acres. The soil types on the farm consist of the Primghar, Galva, and Marcus series. The average CSR on the tillable acres is 73.5. This is an excellent farm with a great CSR rating.

**Legal Description:** The West 1/2 of the Southwest 1/4 in Section 1, Township 96N, Range 44 West of the 5th P.M. Sioux County, Iowa. Property contains 74.88 +/- acres.

**Corn Base/Corn Yield:** The farm has a corn base of 30.5 acres and a soybean base of 40.7 acres. The direct corn yield is 110 bushels and the direct soybean yield is 43 bushels. The corn counter cyclical yield is 151 bushels and the soybean counter cyclical yield is 51 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 \$1,604 per year.

**Method of Sale:** The farm will be sold as one unit, bid price per acre times 74.88 acres more or less.

**Terms:** 10% down on the day of the auction. The balance will be due on December 12, 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 12, 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](http://www.vw72.com) for more info!**

**Auctioneer's Note:** Wow—what a great opportunity to purchase an excellent farm in Capel Township, near Boyden! The soil types are great with the farm being level to gently sloped. Whether farmer or investor here is your opportunity to own a terrific farm in the heart of one of Iowa's best grain and livestock production counties! The farm sells from the Demco Community Center on Thursday, November 10th at 10:30 AM. We thank the Horn Family, in advance for the opportunity to sell this fine family farm for them. Any questions: Contact Jon, Associate Broker 712-348-3750, Todd 712-348-0111, or Rich 712-261-0298 at Vander Werff and Associates. Check out our website at [www.vw72.com](http://www.vw72.com) for this and other auctions!

**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)*

## LARRY HORN FAMILY - OWNERS



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