

Excellent 76.8+/- Acres  
 Located in Baker Township,  
 O'Brien County, Iowa at

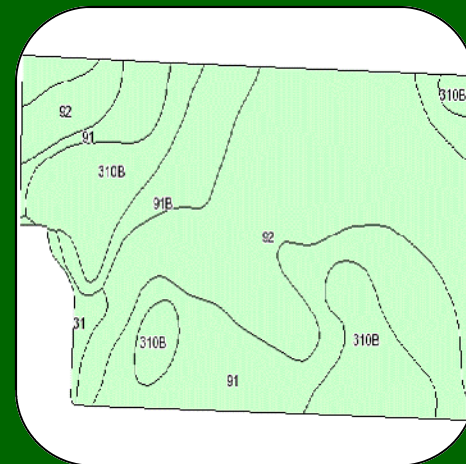
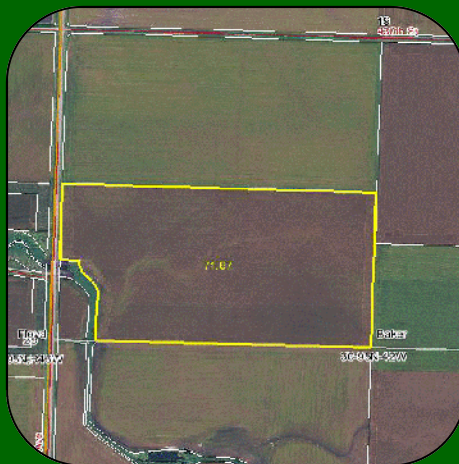
# AUCTION

Tuesday, October 11, 2011

Sale Time: 10:30 AM



Mark Plendl etal 73.06	19	Schmit Farm, Inc. Richard Ahl etal
Peter Stoll 73.27	79	
Frances Koob 73.30	Ruth Ann Schmidt 99.12	
Mane Meinen 75.28	55.73	
Schmit Farms Inc. 148.28	30	Lloyd Holles etal 72.06 Leona Holles 70.55



Location: From Granville, IA go 1 mi E on Hwy. 10 and 2 1/2 mi N on Blk. L-26 a.k.a. McKinley Avenue  
 Auction signs will be posted on the farm.

**General Description:** Selling will be 76.8 +/- acres of Baker Township, O'Brien County farmland. The farm is level to gently sloped and is in a good state of productivity. There are 74.5 tillable acres. The soil types on the farm consist of the Marcus, Primghar, Galva and Afton series. The average CSR on the tillable acres is 75.5. This is an excellent farm with a good CSR rating.

**Legal Description:** The South 1/2 of the NW 1/4, Section 30-05-42. The property contains 76.8 Acres +/-.

**Corn Base/Corn Yield:** The farm has a corn base of 37.6 acres and a soybean base of 36.9 acres. The direct corn yield is 116 bushels and the direct soybean yield is 41 bushels. The corn counter cyclical yield is 151 bushels and the soybean counter cyclical yield is 50 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 \$1,640 per year.

**Method of Sale:** The farm will be sold as one unit, bid price per acre times 76.8 acres more or less.

**Terms:** 10% down on the day of the auction. The balance will be due on December 1, 2011. A late charge will apply for buyers delaying the closing. The abstract 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 1, 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)

**Auctioneer's Note:** We are please to offer this O'Brien County farmland on behalf of the Meinen Estate. This is an excellent inside 76.8 acres located near Granville, IA. 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, October 11th at 10:30 AM. If you have any questions, please contact the auction company. We look forward to seeing you at the auction! 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.

**MARIE C. MEINEN ESTATE-OWNERS**

**JOE FELLER, ATTORNEY-SIBLEY, IA**



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



**Auctioneers**

Rich Vander Werff  
 Sanborn, IA  
 712-261-0298

Todd Hattermann  
 Paullina, IA  
 712-348-0111

