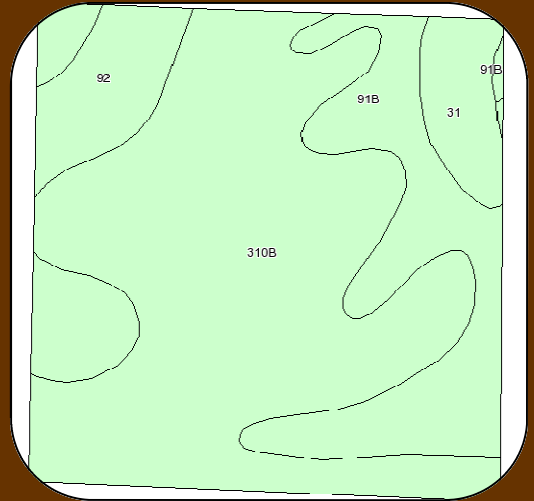


**Excellent 40+/- Acres
Located in Caledonia Township,
O'Brien County, Iowa at**



AUCTION
Friday, November 11, 2011

Sale Time: 10:30 AM



**Location: From Paullina, IA go 3 miles West on Hwy 10 and 3 1/2 miles South on Oriole Ave.
Auction signs will be posted on the farm. Farm to be sold from its location!**

General Description: Selling will be 40 +/- acres of Caledonia Township, O'Brien County farmland. The farm is level to gently sloped and is in a good state of productivity. There are approx. 38 tillable acres with the balance consisting of a grass waterway, road and ditch. The soil types on the farm consist of the Galva, Primghar, Marcus and Afton series. The average CSR on the tillable acres is 72.4. This is an excellent farm with a good CSR rating.

Legal Description: The Southeast 1/4 of the Northeast 1/4 of Section 25-94-42, O'Brien Co. IA. The property contains 40 Acres +/-.

Corn Base/Corn Yield: A break down of acres will be determined according to the tillable acres by the FSA Office as the corn base and corn yield are based on the entire farm. The direct corn yield is 122 bushels and the direct soybean yield is 39 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 current net real estate taxes are \$820 per year.

Method of Sale: The farm will be sold as one unit, bid price per acre times the surveyed acres.

Terms: 10% down on the day of the auction. The balance will be due on December 8, 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 8, 2011 (Subject to current lease which will expire on March 1, 2012)

Auctioneer's Note: This is an excellent inside 40 acre tract located near Paullina, 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 its location on Friday, November 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.

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

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

HAZEL MEYER - OWNER



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