

EXCELLENT 317 +/- ACRES LOCATED IN SHERIDAN TOWNSHIP, SIOUX COUNTY, IOWA AT **AUCTION** FRIDAY, NOVEMBER 18, 2011 SALE TIME: 10:30 AM



Location: Tracts I & II: From Boyden, IA go 4 miles N on Blacktop L-14 and 2 miles W on 280th St. Tract III: From Boyden, IA go 4 miles N on Blacktop L-14 and 3 miles W on 280th St and 1/4 mile N on Jackson Ave. Auction signs will be posted on the farm.
FARMS LOCATED NORTHWEST OF BOYDEN, IOWA. FARMS TO BE SOLD IN 3 TRACTS.

General Description: Tract I: Selling will be 80 Acres +/- of Sheridan Twp. Sioux Co. farmland. The farm has 69.39 tillable acres consisting of the Galva, Colo, Marcus and Primghar series of soil. The CSR is 68.1. The remaining acres are comprised of a grass waterway, a small grove of trees adjacent to the west border, road and ditches.

General Description: Tract II: Selling will be 157 +/- Acres of Sheridan Twp. Sioux Co. farmland. The farm is level to gently sloped. There are approx. 140.5 tillable acres with the remaining acres consisting of trees, grass waterway, grassland area, roads and ditches. The average CSR is 69.7. The soil types consist of the Galva, Primghar, Colo, and Marcus series. The acreage site is excluded.

General Description: Tract III: Selling will be 80 +/- Acres of Sheridan Twp. Sioux Co. farmland. The farm is level to gently sloped. The farm has approx. 72 tillable acres with the balance consisting of a grass waterway and some trees along the East border of the farm. The average CSR is 68.4. The soil types consist of the Galva, Primghar, Colo, and Ely series.

Legal Description: Tract I: The N 1/2 of the NE 1/4 of Section 9, Twp. 97N, Range 44 W of the 5th P.M., Sioux County, Iowa

Legal Description: Tract II: The SE 1/4 excluding the acreage site in Section 4, Twp. 97 N Range 44 W of the 5th P.M. Sioux County, Iowa.

Legal Description: Tract III: The N 1/2 of the SW 1/4 of Section 4, Twp. 97N, Range 44 W of the 5th P.M., Sioux County, Iowa

Note: A survey will be completed at sellers expense. The exact legal descriptions and acres will be determined by this survey. The final payment will be based on surveyed 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 farm has a total corn base of 133 acres and a soybean base of 143.5 acres. The direct corn yield is 102bbushels and the direct soybean yield is 40 bushels. The corn counter cyclical yield is 150 bushels and the soybean counter cyclical yield is 48 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 estimated current net real estate taxes for Tract I are \$1,442, for Tract II are \$2,528 an exact breakdown of these taxes will be determined by the Treasurer when the survey is completed of the acreage, for Tract III are \$1,224 .

Method of Sale: The farm will be sold in 3 separate Tracts. Tracts will not be combined and will remain sold individually. Tract I will be sold first followed by Tract II then by Tract III. . **NOTE: All tracts will be sold bid price per acre times surveyed acres.**

Terms: 10% down on the day of the auction. The balance will be due on January 10, 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 10, 2012 (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

Auctioneer's Note: : We are pleased to be employed by the Murray and Stark Estates to sell these farms at auction. These farms are well located in Sheridan Twp. of Sioux County--North and West of Boyden! What a great opportunity to buy quality farmland in the heart of Sioux County. Marketing opportunities for crops abound with abundant livestock production throughout the county! Whether you are looking to expand your present farming operation, or an investor looking for a solid investment in the heart of Iowa's ag community, these farms are for you! The farms will sell from the Demco Community Center in Boyden on Friday the 18th at 10:30 a.m. Feel free to give us a call with any questions! We look forward to seeing you on sale day! Thanks for your interest in these farms. 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. Vander Werff & Associates Inc., represent the sellers for this transaction. Any announcements made the day of the auction will supersede this advertisement.

GEORGE MURRAY & MARY STARK ESTATES - OWNER

VIEW OUR WEBSITE FOR MORE INFO ON THIS AUCTION AT WWW.VW72.COM

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