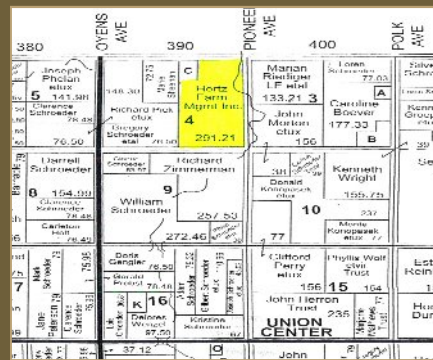
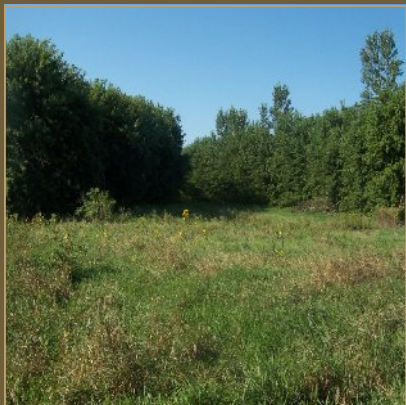


Excellent 300 +/- Acres Located in Union Township, Plymouth County, Iowa at

AUCTION

Friday, October 7, 2011

Sale Time: 10:30 AM



Location: From Remsen, IA go 5 mi. S on Blk L-12 aka. Quest Ave. and 3 mi. W on 220th Street.
From Oyens, IA, Hwy. 3 and Blk. K-64 junction, go 5 mi S. and 1 mi. E on 220th Street.
Auction signs will be posted on the farm.

General Description: Tract I: Selling will be 160 Acres +/- of Union Twp. Plymouth Co. farmland. The farm is gently sloped to rolling and is all tillable except for a very small grass area in the far SE corner, roads and ditches. Soil types consist of the Galva and Primghar series w an average CSR of approx. 68.8.

General Description: Tract II: Selling will be approx 110 +/- Acres of Union Twp. Plymouth Co. farmland. The farm is gently sloped to rolling and is all tillable except for roads and ditches. Soil types consist of the Galva and Primghar series w an average CSR of approx. 69.1. Note: According to the Plymouth Co FSA office, Tracts 1 and II have a total of 267.3 tillable acres.

General Description: Tract III: Selling will be approx. 33 Acres +/- consisting of CRP land, grassland, trees, creek, roads and ditches. Currently there are 31.3 acres enrolled in the CRP program. The payment is \$4,387.00 per year which will expire on Sept. 30, 2012. This CRP land offers a good return on investment, however the land also offers great potential for recreational and hunting uses.

Legal Description: Tract I: The SE 1/4 of Section 4, Twp. 91N, Range 44 W of the 5th P.M., Plymouth County, Iowa

Abbrev. Legal Description Tract II: A tract in the NE 1/4, excluding 8.5 acres +/- and excluding approx. 33 Acres in the E 1/2 of the NE 1/4 of section 4, Twp. 91 N Range 44 W of the 5th P.M. Plymouth County, Iowa.

Legal Description Tract III: A tract in the E 1/2 of the NE 1/4 of Section 4, Twp 91N, Range 44 W of the 5th P.M., Plymouth County, Iowa, consisting of the CRP land.

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: The farm has a total corn base of 132.8 acres and a soybean base of 133.1 acres. The direct corn yield is 110 bushels and the direct soybean yield is 40 bushels. The corn counter cyclical yield is 141 bushels and the soybean counter cyclical yield is 46 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 for Tract I \$3096, and the total combined prices for Tracts II and II are \$2, 094. a breakdown of these taxes will be determined by the Treasurer when the survey is completed.

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 and Tract III.

NOTE: All tracts will be sold bid price per acre times surveyed acres. The survey will be completed immediately after crops have been harvested.

Terms: 10% down on the day of the auction. The balance will be due on December 7, 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 7, 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

Auctioneer's Note: We are pleased to offer this Plymouth County farmland on behalf of the Murray and Stark Estates. This farm represents a great opportunity for a farmer purchaser or investor looking for a solid rate of return on farm land while located in the heart of Iowa's farm country. Tract 3 offers a great opportunity for recreational and or hunting uses. The farm will be sold at their locations in 3 separate tracts from their location on Friday, October 7, 2011 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. Vander Werff & Associates Inc., represent the sellers for this transaction. Any announcements made the day of the auction will supersede this advertisement. Any changes in the CRP contract will also be announced on the day of auction.

GEORGE MURRAY & MARY STARK ESTATES - OWNER

VIEW OUR WEBSITE FOR THIS AUCTION AND FUTURE AUCTIONS AT WWW.VW72.COM



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