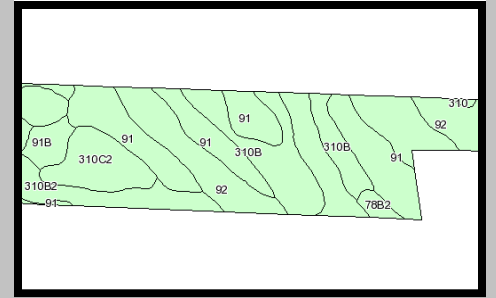
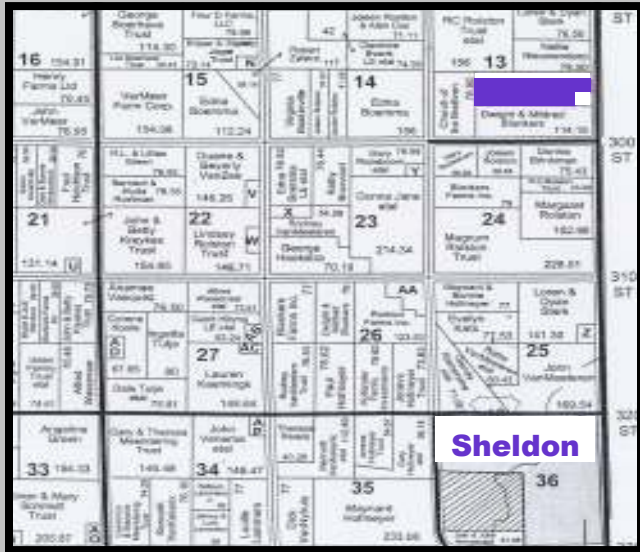


**Excellent 84 +/-
Acres of Grant
Township Sioux
County Farmland**

Auction

**Friday, December 16, 2011
Sale Time is 10:30 AM**



Farm will be sold from the Roller Roulette, Located adjacent to Hwy 18 East in Sheldon, Iowa. Auction signs will be posted on the farm!

Location: From the West edge of Sheldon, IA on Hwy 18, go 2 1/4 miles North on Blacktop L-26 AKA McKinley Ave.

General Description: Selling will be 84 acres +/- of Grant Township, Sioux County, Iowa farmland. This is an "inside" tract and is nearly 100% tillable with only a small portion of road and ditch. The farm is level to gently sloped. The primary soil types consist of the Primghar, Marcus and Galva series of soil. The average CSR on the crop acres is 69.9. The farm is clean and in an excellent state of productivity! The fall tillage has been completed.

Legal Description: A tract in the N 1/2 of the S 1/2, in Section 13-97-43, Sioux County, Iowa. The property contains an estimated 84 acres +/- . The exact acres and legal description will be determined by a survey yet to be completed. See aerial map.

Corn Base/Corn Yield: A breakdown of acres will be determined by the FSA Office according to the tillable acres as the corn base and corn yields are based on the entire farm. The estimated corn base is 54 acres and the estimated soybean base is 40 acres. The direct corn yield is 117 bushels and the direct soybean yield is 44 bushels. The corn counter cyclical yield is 159 bushels and soybean counter cyclical yield is 53 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 taxes are \$1,770 net per year. The exact taxes will be determined according to the surveyed acres.

Method of Sale: Farm will be sold according to the surveyed acres times bid price per acre. Estimated acres are 84 +/-.

Terms: Ten percent down on the day of the auction and the balance will be due on January 20, 2012. A late charge will apply for buyers delaying the closing. The abstracts will be continued to date. The buyers will have ten days from receipt of abstract to have the abstract examined. The seller guarantees a clear and marketable title on the properties. The owners reserve the right to reject any and all bids.

Possession: January 20, 2012

Auctioneer's Notes: We are pleased to offer this Excellent Sioux County farmland on behalf of the Sterk Estate. This farm is well located near the ethanol plant and several local grain elevators. 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 farming country. This farm will sell from the Roller Roulette in Sheldon on Friday, December 16 at 10:30 AM. If you have any questions please contact Vander Werff and Associates, Inc. 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 sellers 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 and Associates, Inc. represents the sellers for this transaction. Any announcements made the day of the auction will supersede this advertisement.

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 web site for this auction and future auctions at www.vw72.com

Jeannette Sterk Estate - Owner



Professional Service Since 1972

215 Main Street, Sanborn, Iowa 51248
Auctioneers-Certified Appraisers-Realtors
 Phone: 712-729-3264 (office) * 712-729-5676 (fax)
auctions@tcaexpress.net (e-mail)
www.vw72.com (web site)



Auctioneers
Rich Vander Werff
 Sanborn, IA
 712-261-0298
Todd Hattermann
 Paullina, IA
 712-348-0111