



Excellent 153.23 +/- Acres Located in Carroll Township, O'Brien County, Iowa at

AUCTION

Monday, August 15, 2011

Sale Time: 10:00 AM

Location: From Casey's General Store in Sheldon, IA Go Approx. 4 mi South.
Farm is adjacent to Monroe Ave. and 350th St. Sheldon, IA.
Auction signs will be posted on the farm.

General Description: Selling will be 153.23 +/- acres of Carroll Township, O'Brien County farmland. The farm is level to gently sloped and is in a good state of productivity. There are 150.3 tillable acres. The primary soil types on the farm consist of the Galva, Primghar, and Marcus series. The average CSR on the tillable acres is 73.2. This is an excellent farm with a good CSR rating.

Legal Description: The Southeast 1/4 excluding a tract consist of the acreage in Section 7, Township 96 North, Range 42 West of the 5th P.M. O'Brien County, Iowa. Property contains 153.23 +/- acres.

Corn Base/Corn Yield: The farm has a corn base of 75.2 acres and a soybean base of 75.1 acres. The direct corn yield is 122 bushels and the direct soybean yield is 42 bushels. The corn counter cyclical yield is 142 bushels and the soybean counter cyclical yield is 42 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 \$3,186 per year.

Method of Sale: The farm will be sold as one unit, bid price per acre times 153.23 acres more or less.

Terms: 10% down on the day of the auction. The balance will be due on September 15, 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: September 15, 2011 (Subject to current lease which will expire on March 1, 2012) Sellers to retain all lease payments for the 2011 crop year.

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 please to offer this O'Brien County farmland on behalf of the Uittenbogaard Heirs. This is an excellent farm located near Sheldon, 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 Monday, August 15th at 10:00 AM. If you have any questions, please contact the auction company. We look forward to seeing you at the auction! Thanks, Rich, Todd, and Del.

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.

UITTENBOGAARD HEIRS - OWNERS



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