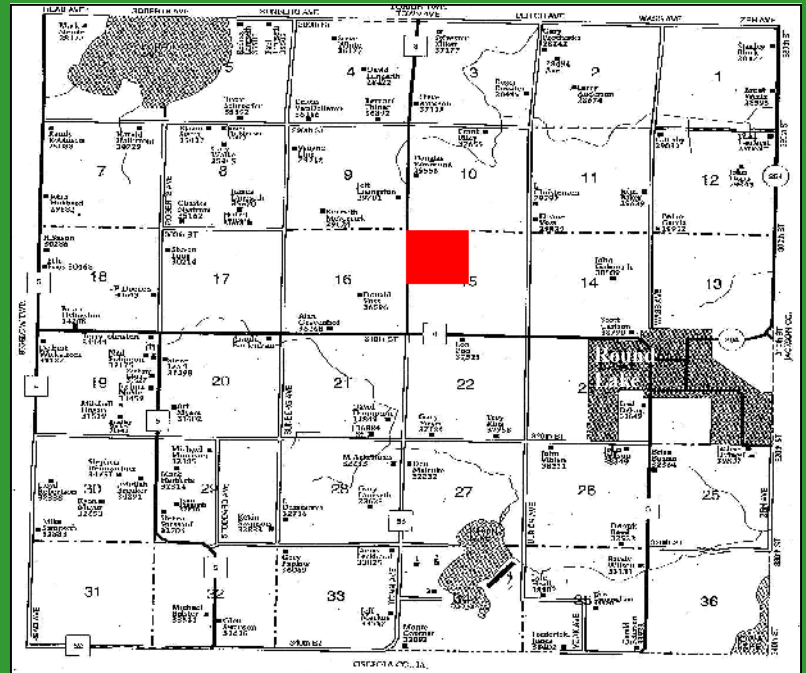
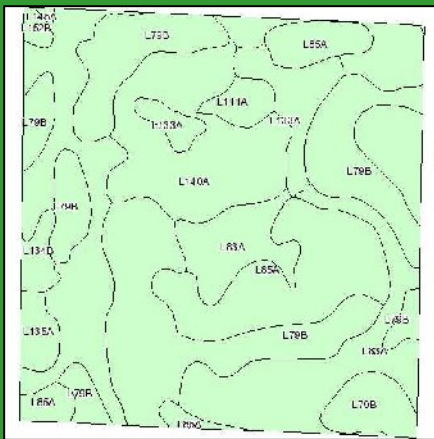


160 +/- Acres located in Indian Lake Township, Nobles County, Minnesota at

Auction

Tuesday, January 26, 2010

Sale Time is 2:00 P.M.



Location: From Round Lake, Minnesota go 2 miles west on Highway 4 aka 310th Street and 1/2 mile north on Highway 3. Signs will be posted on the farm.

Farm will be sold from the Round Lake American Legion Building, 2nd Avenue, Round Lake, Minnesota.

General Description: Selling will be 160 acres +/- of excellent Indian Lake township, Nobles County, Minnesota farmland. There are approximately 156.5 tillable acres with the balance consisting of roads and ditches. The farm is level to gently slope. The soil types consist of the Clarion, Webster, Nicollet, Ocheyedan, Waldorf, Okabena, and Clarion-Crooksford soils series. The productivity index is 95 and the corn bushel yield is 156 bu. The farm is clean and in a good state of productivity.

Legal Description: The NW 1/4 of Section 15, Township 101 N, Range 39 W, of the 5th P.M. Nobles County, Minnesota. The property contains 160 acres, more or less.

Corn Base/Corn Yield: According to the FSA office this farm has a corn base of 77.1 Acres and a soybean base of 77.1 Acres. The direct corn yield is 156 bushels and the direct soybean yield is 40 bushels. The corn counter cyclical yield is 134 bu and the soybean counter cyclical yield is 42 bu.

Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by November 15, 2010 as well as all prior taxes. The estimated taxes are 3,708 net per year.

Method of Sale: The farm will be sold as 160 acres +/-.

Lease: The farm is leased for the 2010 crop year. This lease will be assigned to the purchaser on the day of closing.

Lease Terms: \$14,400 to be paid on March 1, 2010 and \$14,400 to be paid on October 1, 2010. This lease will expire February 28, 2011.

Terms: Ten percent down on the day of the auction, and the balance will be due on March 1, 2010. A late charge will apply for buyers delaying the closing. The abstracts will be continued to date. The buyers will have ten days from the 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: March 1, 2010 (subject to current lease which will be assigned to the new buyer).** Information packets, containing soil maps, aerial photos, and other pertinent information are available upon request, or check out our web site at www.vanderwerffandassociates.com.

Auctioneer's Notes: We are pleased to be selling this great farm for the Dekker Estate! Here is an excellent opportunity for you, whether farmer or investor, to purchase a great southern Nobles County farm. This farm is nearly 98% tillable, is level to gently sloped and offers great potential for return on investment. Remember this farm sells from the American Legion building in Round Lake on the 26th at 2:00 P.M. **PLEASE NOTE:** We will also be selling 160 acres for the Dekker Family located in Baker Township, Osceola County, Iowa at 10:30 A.M. on January 26th and also 320 acres with building site location in Wilson Township, Osceola County, Iowa on January 27th at 10:30 A.M. For more information on these farms, check our website or call for a sale brochure and/or information packet!

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., represent the sellers for this transaction. Any announcements made the day of the auction will supersede this advertisement.

View our web site for this auction and future auctions at www.vanderwerffandassociates.com

William and Bernadette Dekker Estate

Sale Arranged and Conducted by:

**Vander Werff
Associates, Inc.**



215 Main Street, Sanborn, Iowa 51248

Auctioneers-Certified Appraisers-Realtors

Phone: 712-729-3264 (office) * 712-729-5676 (fax)

auctions@vanderwerffandassociates.com (e-mail)

www.vanderwerffandassociates.com (web site)

Auctioneers

Rich Vander Werff

Sanborn, IA

712-261-0298

Todd Hattermann

Paullina, IA

712-348-0111

Professional Service Since 1972