

# SEALED BID AUCTION



Sealed bids accepted  
through March 30th, 2012

**Excellent FCS 10,000 head  
cattle feedlot located  
near Sioux Center, Iowa**

***V*ander *W*erff  
*and*  
*A*ssociates, Inc.**

215 Main St. Sanborn, Iowa 51248  
Phone: 712-729-3264 (office)  
auctions@tcaexpress.net (e-mail)  
www.vw72.com (web site)

# **AUCTION INFORMATION**

**General Description:** Selling will be a recently, totally renovated 10,000 head cattle feedlot confinement. This feedlot is located on approx. 53.36 acres +/- of Sioux County, Iowa, land. Acres will be determined by a survey to be completed. The property is located adjacent to the Siouxland Energy & Livestock Ethanol Plant. The rural address is 2818 390<sup>th</sup> Street, access to the site is from Blacktop B-40.

- (2) - Monoslope cattle confinement barns: 100' x 1275' approx. dimensions, 14' x 26' side wall height, full concrete floors, north side has a drive thru feed alley with full length concrete fence line bunk, south side has outside 16' concrete feed alley with full fence line bunk, barns have manure storage bays, buildings are steel construction with steel beams, spray foam insulated steel roof, poured concrete stem walls, and concrete interior pen walls. North monoslope building has one sick pen
- (4) - Open lot cattle yards: Dimensions vary by yard. All lots are 100% concrete with one dirt lot, pen sizes are 40 – 180 head, open pens total 47, with sprinkler system, all have automatic waterers, most have sucker rod fence  
\*\*\*Approx. 9,000' – 9,500' concrete fence line bunk for open lots and monoslope buildings
- 120' x 120' Large temporary holding pens with dual semi load in and outs including additional small trailer load in and out, with state certified scale, and hospital
- 24' x 48' Office located adjacent to a state certified 70' truck scale
- 40' x 168' Open front cattle shed / sick pen located near hospital and holding facility
- 70' x 48' Machine shed with 2 overhead doors attached to a 24' x 28' heated wash bay with electric opening doors
- 40' x 70' Shop with 1 overhead door and radiant heating
- 72' x 144 Commodity Bunker
- 56' x 104' Hay Shed
- Feed mill: (6) - 40,000 bushel concrete grain storage silos with hopper bottoms on site, (2) – 9 ton overhead mounted mixer (approx. 7 years old), feed mill has roller cracker as well as liquid protein handling equipment
- 300 GPM Well with near new well pump as well as rural water
- 15' deep concrete water basin with an approx. two day water supply
- 50 million gallon earthen lagoon, totally contained
- Septic system is current and up to code

# **AUCTION INFORMATION CONT.**

**DNR Permits:** The DNR has PERMITTED this property for up to 14,000 head (9,000 head in the open lots and 5,000 head in the monoslope buildings). The permit also covers the 50 million gallon lagoon. The facility has a manure management plan in place.

**Equipment:** The sale includes all attached gating, concrete fence line feed bunks, waterers, misters, as well as a large working alley with swing tub and "silencer" hydraulic working chute. Rolling stock is available for negotiation from FCS after the feedlot sale.

**Existing Cattle on Feed:** Cattle presently at feedlot will be finished out in accordance with current contracts and rates as negotiated by FCS. Once cattle currently on feed have been finished out, new buyers will have the opportunity to renegotiate rates and contracts with potential feeders.

**Legal Description:** A tract in Section 36-96-46, Sioux County, Iowa. Exact legal to be determined by survey.

**Real Estate Taxes:** The net real estate taxes on the property are \$22,976 per year. The sellers will pay the real estate taxes up to the date of possession and all prior real estate taxes.

**Method of Sale:** Prospective buyers shall deliver sealed bids on total dollar amount to Vander Werff & Associates, Inc., 215 Main St., Sanborn, IA 51248 on or before 4:00 PM on March 30, 2012, using Vander Werff's Sealed Bid Submission Contract. The top 7 bidders will be invited to a private auction on April 5, 2012. The successful purchaser shall execute a Real Estate Contract requiring a payment of 10% down on the day of private auction and the balance due at closing, on or before June 1, 2012.

**Terms:** 10% down on the day of the private auction; balance due on or before June 1, 2012. A late charge will apply for buyers delaying the closing. The abstract will be continued to date. The buyers will have 10 days from the 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:** June 1, 2012

**Auctioneer's Note:** Rarely does an opportunity like this present itself! This is a 10,000 head (permitted for 14,000 head) operating feedlot with many recent updates and renovations! This facility is located in the "heart" of cattle county with all feed resources necessary for operation produced on nearby farms. The feedlot is adjacent to SELC Ethanol Plant with potential for purchase of many bi-products for feed production. FCS located in nearby Sioux Center offers a full spectrum of livestock products including grain, supplements, feeding equipment and more. This is a turn-key operation, with new buyers having the opportunity to retain current employees and contracts. Vander Werff and Associates will be accepting sealed bids until 4 pm on March 30, 2012. The top 7 bidders will then be offered an opportunity to attend a private auction on April 5, 2012. Please contact us if you have any questions or would like additional information! Thanks! Rich, Todd, and Ben.

**Note:** This feedlot is being sold "as is." While every effort has been made to ensure the accuracy of the information provided in sales material and other advertising, no warranties are provided herein concerning the same. No responsibility is assumed by the auction company, their agents and sellers concerning condition of the property of information provided. The auction company, their representatives and the sellers HIGHLY RECOMMEND any or all potential bidders to personally examine this property and satisfy themselves concerning any information provided. INSPECT & VERIFY! Vander Werff & Associates Inc., represent the sellers for this transaction. Any announcements made at private auction will supersede any advertisement or previously provided information.



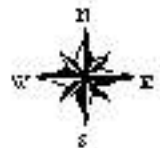
# Aerial Map



map center: 43° 5' 11.23, 96° 13' 45.32

scale: 5697

**36-96N-46W**  
**Sioux County**  
**Iowa**



1/23/2012

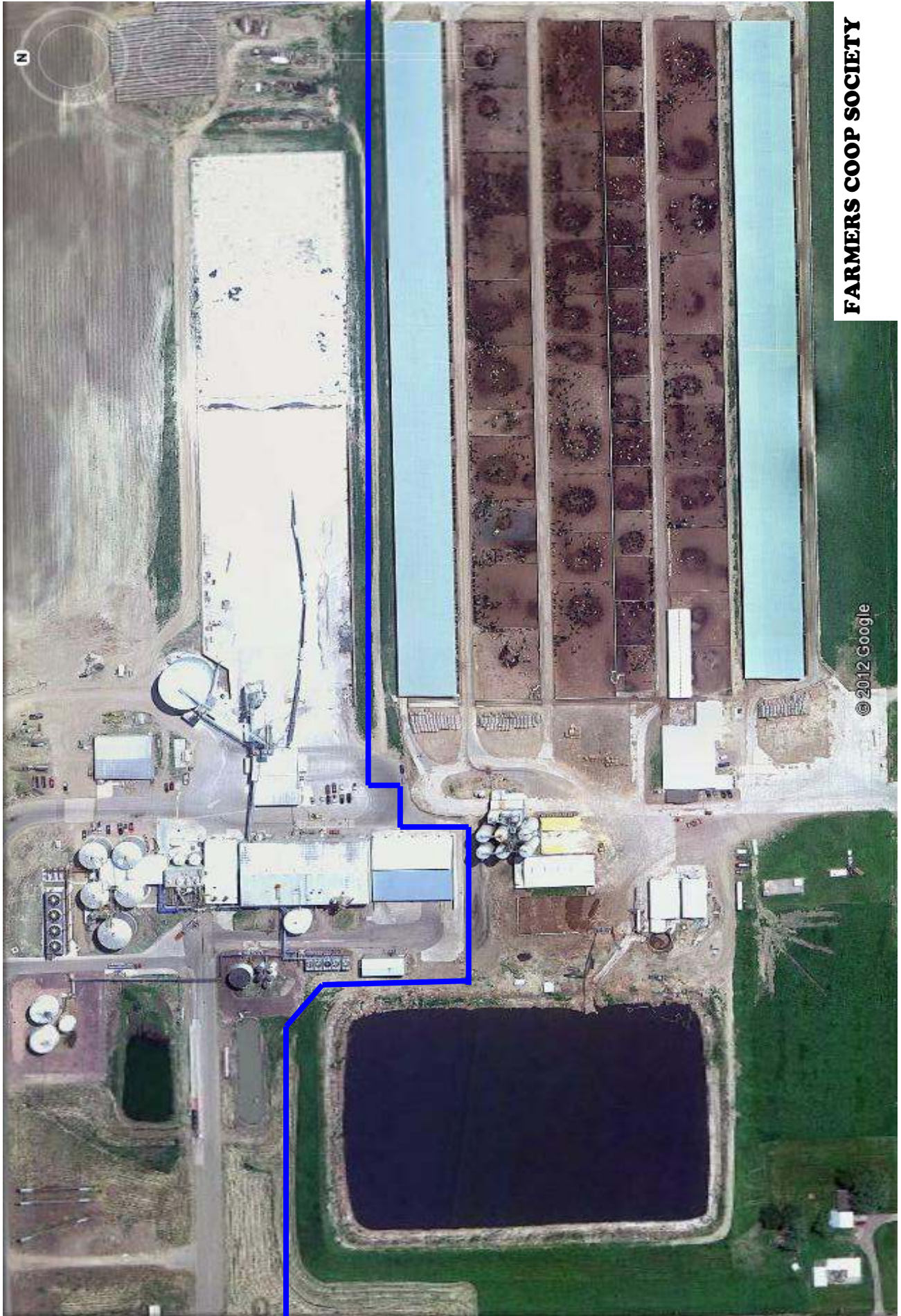
Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

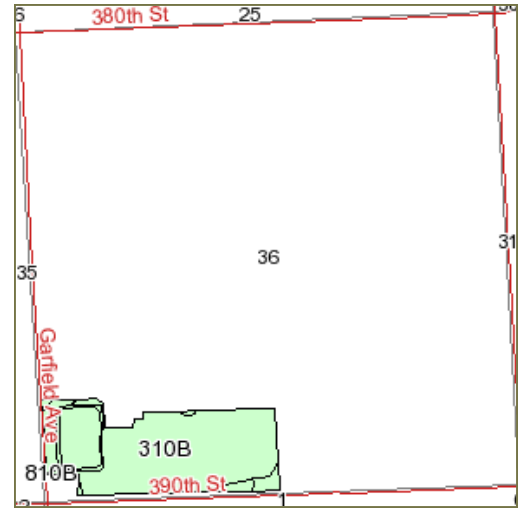
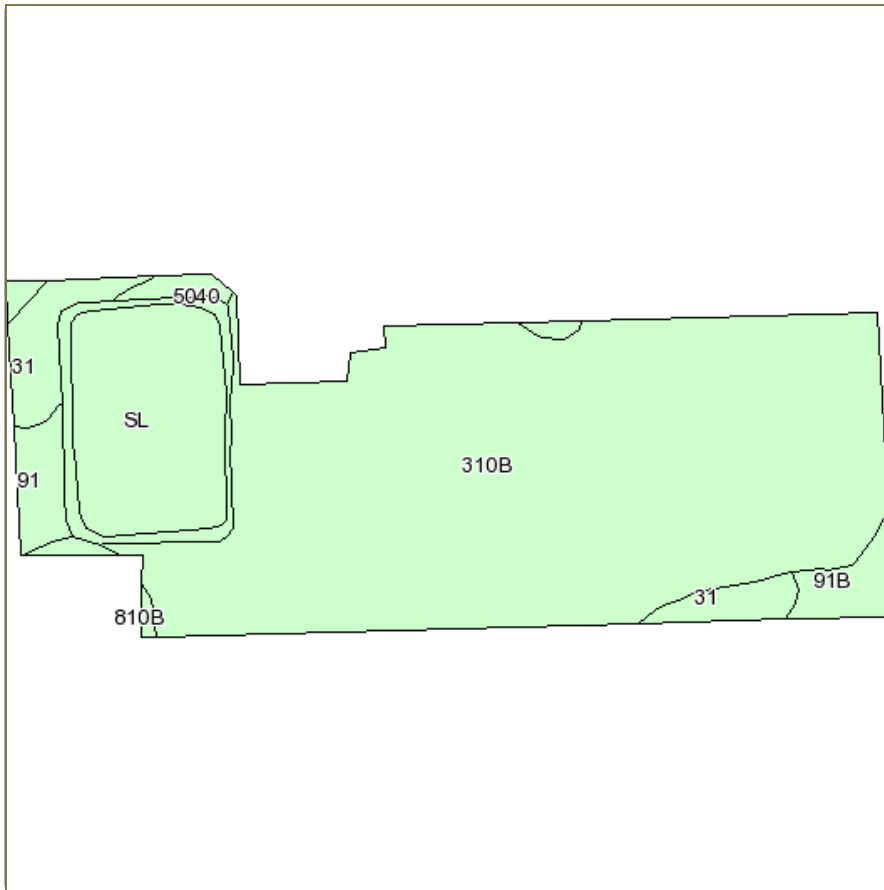


**FARMERS COOP SOCIETY**



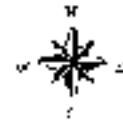


# Soils Map



**State:** Iowa  
**County:** Sioux  
**Location:** 036-096N-046W  
**Township:** Plato  
**Acres:** 53.4  
**Date:** 1/23/2012

Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.



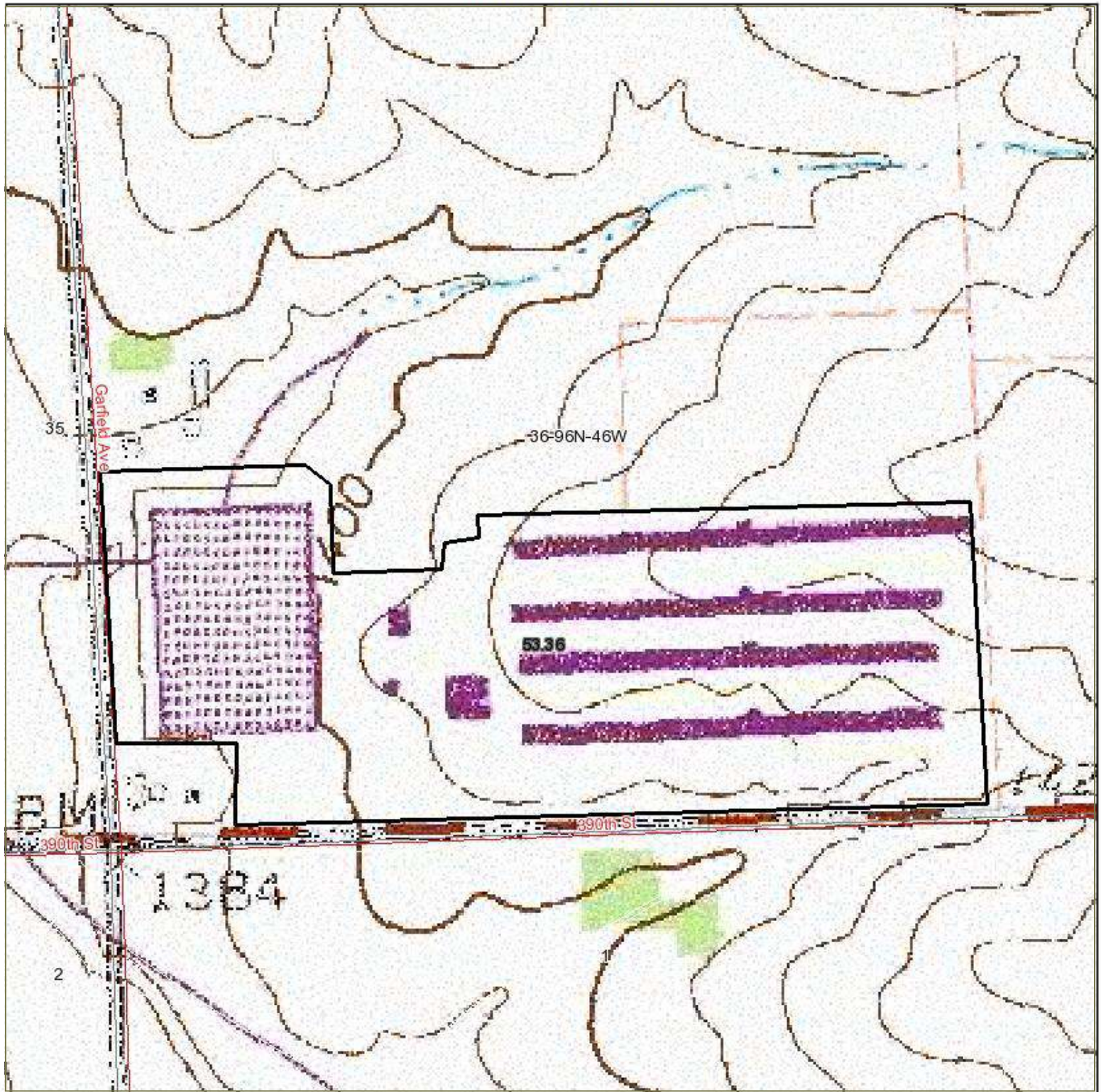
Maps provided by:



CAgrData, Inc 2008  
 www.AgrDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Brome-grass alfalfa	Brome-grass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth brome-grass	Soybeans
310B	Galva silty clay loam, 2 to 5 percent slopes	38.9	72.9%	Ile	67	6.4	5.2	177	3.1	93	5.1	47
SL	Sewage lagoon	6.9	12.9%		0							
31	Afton silty clay loam, 0 to 2 percent slopes	2.6	4.8%	IIw	69	6.4	3.8	180	3.1	94	5.1	47
91	Primghar silty clay loam, 0 to 2 percent slopes	1.8	3.4%	I	77	6.9	5.4	191	3.3	101	5.5	51
5040	Orthents, loamy	1.5	2.8%		5							
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.2	2.3%	Ile	75	6.8	5.3	188	3.2	99	5.4	50
810B	Galva silty clay loam, benches, 2 to 5 percent slopes	0.5	1.0%	Ile	65	6.2	5	175	3	90	4.9	45
<b>Weighted Average</b>					<b>57.3</b>	<b>5.4</b>	<b>4.3</b>	<b>150.2</b>	<b>2.6</b>	<b>78.9</b>	<b>4.3</b>	<b>39.9</b>

# Topography Map



map center: 43° 5' 11.23, 96° 13' 45.32

scale: 5697

36-96N-46W  
Sioux County  
Iowa



1/23/2012

Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.













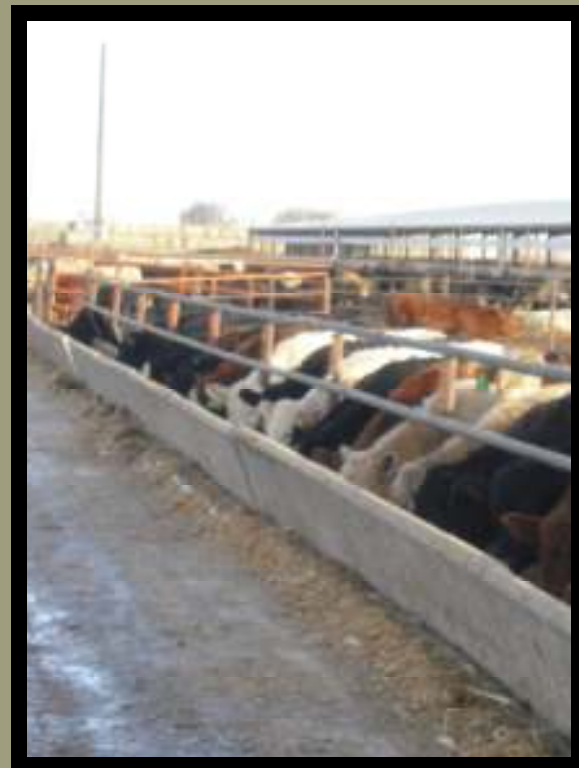


















**Thank you for your interest in Vander Werff and Associates, Inc services. I hope you will find our company to be helpful in the sale of this fine cattle confinement facility. We stand ready to serve you, as well as answer any questions you might have.**

**Our auction staff has a wealth of knowledge of the auction field. We've been conducting auctions of all types for over 35 years. Whether you are considering a sale of farm land, farm equipment, antiques, business, residential real estate, commercial**

**real estate or household items, we can meet your needs in a professional manner while obtaining the top price for your property. We also hold bi-annual farm equipment consignment auctions at our lot located east of Sanborn.**

**Our appraisal staff includes three certified general real property appraisers, two certified residential appraisers, one certified associate general appraiser, and two non-certified appraisers. Our appraisers and support staff have well over 75 years of combined experience in the preparation of commercial, industrial, business, agricultural, residential and chattel appraisals. We are licensed in Iowa, Nebraska, South Dakota, and Minnesota. We have also completed other appraisals through reciprocity licensing in Wisconsin, North Dakota, Kansas, Wyoming, and Illinois. No matter what the nature of your appraisal, I am confident we can provide professional, reasonably priced appraisal services for you!**

**Our realtors specialize in the sale of farm real estate; however have also sold many residential and commercial properties. My staff will work hard to obtain the best possible price for the property, while handling themselves in a professional manner.**

**We are firmly dedicated to our mission statement: Vander Werff & Associates, Inc is committed to a standard of excellence in all areas of client service. We are dedicated to providing superior service to all clients including lenders, attorneys, corporations, individuals, and fellow workers. All will be served with the courtesy, respect, and compassion which communicates a desire to meet another's needs with a personal, efficient, and caring approach.**

**Kindest Regards,**

**Rich Vander Werff, President MSA CAI**

***Vander Werff  
Associates, Inc.***

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UPCOMING & PAST AUCTIONS!!**

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