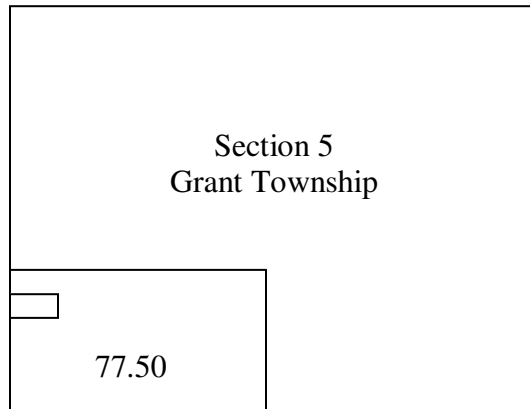


**77.50+/- Acres of High Producing Grant Township,  
Lyon County, Iowa Farmland to be offered at  
PUBLIC AUCTION  
Monday Morning November 16, 2009  
Sale Time 9:30 AM**

Located from Little Rock, IA 4 miles west on hwy. 9 and 1 mile south on Kiwi Ave. or from the east water tower in Rock Rapids, IA 10 miles east on Hwy 9 and 1 mile South on Kiwi Ave.  
**(Auction to be held at this location)**



**GENERAL DISCRIPTION:** This high producing 77.50 +/- acres has 73.8 acres in current production with the balance in Roadway. The predominant soil types are Galva Silty Clay Loam and Primghar. The Corn Suitability Rating (CSR) is 68. This farm has excellent fertility and has been well cared for. According to the Lyon County FSA office the farm has a corn base of 61.0 acres with a direct yield of 104 bushels per acre and a CC yield of 104 bushels per acre. The Soybean base is 11.6 acres with a direct yield of 32 bushels per acre and a CC yield of 32 bushels per acre.

**LEGAL DISCRIPTION:** Parcel B in the Southwest Quarter (SW  $\frac{1}{4}$ ) of Section Five (5), Township Ninety-Nine (99) North, Range Forty-Three West of the 5<sup>th</sup> P.M., Lyon County, Iowa, according to the Plat of Survey filed in Book 14 at Page 89 of Plats on September 18, 2007, in the office of the Lyon County Recorder.

**TAXES:** The current real estate taxes are \$1614.00 annually and will be prorated to the date of possession.

**POSSESSION:** March 1, 2010

**TERMS:** 10% down immediately following the auction with the balance due as follows: 40% due on December 31, 2009 and the remaining 50% due on March 1, 2010 with clear and marketable Abstract of Title will be presented to the buyer. Sale subjected to confirmation of the Seller. Any announcements made day of sale will supersede any written material.

**NOTE:** This is an excellent opportunity for anyone to purchase a 77.50 +/- acre farm that is high producing and has had excellent care. Also, there has been a survey of this land that was completed in August of 2007.

**Delores M. Krull Revocable Trust, Owner**  
**James Haberkorn, Attorney for the Trust**

Auctioneers:

Clark Ahders

Rock Rapids, IA

712-475-3993 or 712-470-4700

Kevin T. Klaassen

Sibley, Iowa 51249

712-754-3500