

**AUCTION OF 145+/- ACRES
GRANT TOWNSHIP, LYON COUNTY,
IOWA FARM LAND**



Tuesday, December 20, 2011

Sale starts at 10:00 A.M. in the Little Rock Town and Country Building located on Main Street of Little Rock, Iowa.

The farm is located at the southwest corner of the intersection of 180th Street and Larch Avenue, 3 miles east and 3 miles north of George, Iowa; or 3 miles south and 3 miles west of Little Rock, Iowa. Auction sign will be posted at the farm.

LEGAL: Survey for legal and acres to be completed by sale date. Selling will be Northeast Quarter of Section 20 except building site, Grant Township, Lyon County, Iowa.”

FARM INFORMATION: Selling will be 145 acres, more or less. The tract to be sold has 102.49 tillable acres with balance in pasture and road easements. FSA records for the farm show a nearly 50/50 split on base acres. Corn acres have a 105 DY and 121 CC bushel yields. Soybean acres have a 37 DY and 45 CC bushel yields. CSR rating for the property is estimated at 52.61. For any additional information please contact the auctioneer.

TERMS: Ten percent earnest money on day of auction. Buyers will enter written agreement for purchase immediately following the close of bidding. All final bids are subject to acceptance or rejection by owner. Balance due on property on or before February 17, 2012 when deed and abstract will be delivered.

DISCLAIMER: All information contained in this advertisement and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on an “AS IS, WHERE IS” basis, and no warranty or representation, either expressed or implied concerning the property is made by the Sellers or the Auction Company. Each potential bidder is responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this advertisement is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the discretion of the auctioneers. All decisions of the auctioneers are final. Any announcements made the day of the sale take precedence over printed material or any other oral statements made. Please contact auctioneers for additional information on the farm.



Marten and Betty Kruger

Klaassen Realty, Broker: Klaassen Realty is an agent for and is representing the Sellers for this auction.

Klaassen Auction: 712-754-3500 or 800-672-3500

See full bill & pictures also at www.klaassenrealty.com