

528.68 ACRES OF  
OSCEOLA &  
O'BRIEN  
COUNTY FARM  
LAND AT

# Auction

Tuesday, March 9, 2010

Osceola County Sale Time is 9:30 A.M.  
O'Brien County Sale Time is 2:00 P.M.

**Location:** Osceola County properties start at 9:30 A.M. at The Court (945 3<sup>rd</sup> Avenue) in Sibley, Iowa  
Farms to be sold in the order listed.

**#1 – 148.82 Acres in Northwest Quarter of Section 16, Viola Township, Osceola County, Iowa**

The farm is located near the intersection of Nest Avenue and 110<sup>th</sup> Street, 10 miles northwest of Sibley, Iowa.

**LEGAL:** "Tract A of the Northwest Quarter of Section 16, Township 100 North, Range 42 West of the 5<sup>th</sup> P.M., Osceola County, Iowa."

**FARM INFORMATION:** Selling will be 148.82 acres, (more or less). FSA shows tillable at 145.1 acres with balance in road easement. Corn base is 70.7 acres with a 121 bushel direct yield and 152 bushel CC yield. Soybean base is 71.0 acres with a 45 bushel direct yield and 54 bushel CC yield. CSR rating for entire farm is 69.03 according to County Assessor. Current taxes for the farm are \$2,488 per year.

**#2 – 240 Acres in East Half of Section 29, Viola Township, Osceola County, Iowa**

The farm is located near the intersection of Nest Avenue and 140<sup>th</sup> Street, 7 miles northwest of Sibley, Iowa.

**LEGAL:** "The Southeast Quarter AND the South Half of the Northeast Quarter, all in Section 29, Township 100 North, Range 42 West of the 5<sup>th</sup> P.M., Osceola County, Iowa."

**FARM INFORMATION:** Selling will be 240 acres, (more or less). FSA shows tillable at 235.9 acres with balance in road easement. Corn base is 113.4 acres with a 111 bushel direct yield and 111 bushel CC yield. Soybean base is 113.5 acres with a 37 bushel direct yield and 37 bushel CC yield. CSR rating for entire farm is 68.01 according to County Assessor. Current taxes for the farm are \$4,018 per year.

**Method of Sale:** This 240 acre farm will be offered in 80 acre parcels. For more information contact the auctioneers.

**#3 – 65.53 Acres in Section 8, Wilson Township, Osceola County, Iowa**

The farm is located along 100<sup>th</sup> Street, between Polk & Pierce Avenues, 8 miles northeast of Sibley, Iowa or 1 ½ miles west of Bigelow, Minnesota.

**LEGAL:** "Part of the Southeast and Southwest Quarters of Section 8, Township 100 North, Range 41 West of the 5<sup>th</sup> P.M., Osceola County, Iowa."

**FARM INFORMATION:** Selling will be 65.53 acres, (more or less). FSA shows current tillable at 64.8 acres with balance in road easement. Corn base is 36.1 acres with a 114 bushel direct yield and 114 bushel CC yield. Soybean base is 28.5 acres with a 30 bushel direct yield and 30 bushel CC yield. CSR rating for entire farm is 62.06 according to County Assessor. Current taxes for the farm are \$1,058 per year.

**Location:** O'Brien County property starts at 2:00 P.M. at Roller Roulette (2203 Park Street) in Sheldon, Iowa

**#4 – 74.33 Acres in West Half of SE Quarter of Section 21, Floyd Township, O'Brien County, Iowa**

The farm is located near the intersection of 310<sup>th</sup> Street and Highway 60, 1 mile northeast of Sheldon, Iowa.

**LEGAL:** "The West Half of Southeast Quarter of Section 21, Township 97 North, Range 42 West of the 5<sup>th</sup> P.M., O'Brien County, Iowa."

**FARM INFORMATION:** Selling will be 74.33 acres, (more or less). FSA to re-determine tillable acres to 73.2 +/- with balance in road easement. Corn base is 38.0 acres with a 125 bushel direct yield and 147 bushel CC yield. Soybean base is 31.6 acres with a 44 bushel direct yield and 52 bushel CC yield. CSR rating for entire farm is 71.85 according to County Assessor. Current taxes for the farm are \$1,446 per year.

Information packets, containing soil maps, aerial photos, and other pertinent information are available upon request, or check out our web sites at [www.vanderwerffandassociates.com](http://www.vanderwerffandassociates.com) or [www.klaassenrealty.com](http://www.klaassenrealty.com)

**TERMS FOR ALL FARMS:** Ten percent earnest money on day of auction. Buyers will enter written agreements for purchase immediately following the close of bidding. All final bids are subject to acceptance or rejection by owners. Balance due on all parcels on or before April 2, 2010, when deeds and abstracts will be delivered with full possession on closing date. Sellers will pay the installment of real estate taxes that would become delinquent if not paid by October 1, 2010 and all prior taxes.

**ADDITIONAL FOR O'BRIEN COUNTY FARM:** Seller will retain billboard and signage rights along Highway 60.

**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 farms.

**AUCTIONEERS NOTE:** We are pleased to be selling these excellent tracts in Osceola and O'Brien County, Iowa. These farms represent a terrific opportunity for a farmer, purchaser or an investor looking for a solid rate of return on farms located in the heart of Iowa's grain and livestock production region. **PLEASE NOTE:** We will be selling this land in Osceola County at 9:30 A.M. from The Court in Sibley, and O'Brien County at 2:00 PM from the Roller Roulette in Sheldon.

**AUCTIONEERS:** Kevin T. Klaassen 712-754-3500, Rich Vander Werff 712-261-0298, Todd Hatterman 712-348-0111, Del Beyer 712-725-2155

View our web sites for future auctions at [www.vanderwerffandassociates.com](http://www.vanderwerffandassociates.com) or [www.klaassenrealty.com](http://www.klaassenrealty.com)

## Thomas and Beth Zylstra

Sale Arranged and Conducted by:



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#### Auctioneers

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