

AUCTION OF 75.10 ACRES WEST HOLMAN TOWNSHIP, OSCEOLA COUNTY FARM LAND

Tuesday, November 30, 2010

9:30 A.M. at The Court (945 3rd Avenue) in Sibley, Iowa

The farm is located ¼ mile west of the intersection of Oak Hill Avenue and 160th Street, 3 miles northwest of Sibley, Iowa.

LEGAL: "Parcels B & D in the East Half of Section 3, West Holman Township, Osceola County, Iowa."

FARM INFORMATION: Selling will be 75.10 surveyed acres. FSA shows tillable at 75.01 acres with balance in road easement. Corn base is 38.1 acres with a 114 bushel direct yield and 133 bushel CC yield. Soybean base is 36.9 acres with a 33 bushel direct yield and 39 bushel CC yield. CSR rating for entire farm is 71.81 according to NRCS maps. Current taxes for the farm estimated at \$1,400 per year.

TERMS: 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 Trustee. Balance due on or before December 27, 2010, when deed and abstract will be delivered. Sellers will pay the installment of real estate taxes that would become delinquent if not paid by October 1, 2011 and all prior taxes.

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.

Alice G. Schoon Revocable Trust

Klaassen Realty is an agent for and representing the Seller for this auction.

AUCTIONEERS – Norman Klaassen – 712-754-2005 & Kevin T. Klaassen – 712-754-3500 or 800-672-3500
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