

223.73 +/- Acres of High Producing Liberal & Wheeler Townships, Lyon County, Iowa Farmland to be offered at:

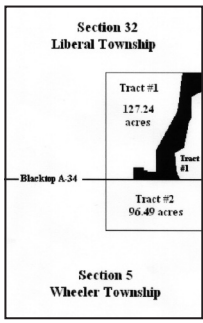
Public Auction

Friday Morning, October 22, 2010

Sale Time 10:00 AM

Located from the Jurrens Funeral Home in George, Iowa, 3 1/2 miles west on Blacktop A34 (210th St.) (Auction to be held at this location.)

Tract #1: Southeast Quarter excluding Parcel B of Section 32 Township 99N Range 44W Liberal Township, Lyon County, Iowa.



General Description: This high producing 127.24 +/- acres has 124.3 acres in current production with the balance in roadway. The predominant soil types are Galva and Primghar. The Corn Suitability Rating (CSR) is 66/65. 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 62.0 acres with a direct yield of 104 bushels per acre and a CC yield of 151 bushels per acre. The soybean base is 62.3 acres with a direct yield of 39 bushels per acre and a CC yield of 47 bushels per acre. The land is classified as not HEL.

Taxes: The current real estate taxes are \$2780.00 annually and will be prorated to the date of possession.

Tract #2: North Half the Northeast Quarter of Section 5 Township 98N Range 44W Wheeler Township, Lyon County, Iowa

General Description: This high producing 96.49 acres has 82.1 acres in current production with the balance in roadway and CRP. The predominant soil types are Galva silty clay loam and Calco and Primghar. The Corn Suitability Rating (CSR) is 63. 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 43.7 acres with a direct yield of 104 bushels per acre and a CC yield of 151 bushels per acre. The soybeans base is 34.4 acres with a direct yield of 39 bushels per acre and a CC yield of 47 bushels per acre. This land is classified as not HEL. This tract of land has 8.9 acres enrolled into the Conservation Reserve Program (CRP) thru September 30, 2012.

Taxes: The current real estate taxes are \$1778.00 annually and will be prorated to the date of possession.

Possession: March 1, 2011

Terms: 10% down immediately following the auction with the balance due December 1, 2010 when clear and marketable Abstract of Title will be delivered to the buyer. Sale subject to conformation of seller. Any announcements made day of sale will supersede any written materials.

Note: This is an excellent opportunity to purchase 2 tracts of farmland that are well maintained with high fertility and located directly adjacent to each other.

Geerdes Heirs, owners
M.R. Austin, Attorney for sellers

Auctioneers:

Clark Ahders
Rock Rapids, IA
712-475-3993 or 712-470-4700

Kevin T. Klaassen
Sibley, IA
712-754-3500