

3,000 Head Cattle Feedlot located on 73.77 acres in
Floyd Township, O'Brien County, Iowa at

Auction

Tuesday,
May 11, 2010
10:30 AM

Location: 5145 280th Street, Sheldon, IA. From Ritter, IA go 2.5 miles East on Blacktop B14.



General Description: Selling will be 73.77 acres, consisting of approximately 21.2 tillable acres and the balance consisting of an approximate 3,000 head feedlot, building site and an 11 million-gallon lagoon with two additional run off lagoons. There are three steel beam cattle sheds with metal roofs and dimensions of 52' x 530'. The buildings consist of the follows: 12 96' x 133' pens with 85' of fence line bunk, a 192' x 133' pen with 170' of fence line bunk, a 48' x 133' pen with 40' of fence line bunk and an additional pen with 30' of fence line bunk. There is a foremost hydraulic head chute, approximately 6 years old, with a livestock tub and working area. This is also the area for loading and unloading of cattle. The automatic cattle waters were all new in 2007. Outside yards consist of 4- 130' x 250' pens with 120' of fence line bunk, a 260' x 250' pen with 260' of fence line bunk, a 500' x 250' pen with 220' of fence line bunk, 3- 96' x 133' pen with 96' of fence line bunk, and a 192' x 133' with 170' of fence line bunk. There are three wells on the property; two of them are currently in use. There are also two pumps that were installed in 2009. There is a 40' x 60' commodity shed with small office building. This commodity shed has a 60' grain leg on its south side with approximately 3,000 bu. per hour capacity. There are also two above corn holding bins; one has 3,000 bu. capacity and the other having 2,000 bu. capacity. There is an underground 10,000-gallon liquid syrup tank and pump. There are also three liquid tanks in the commodity building. Soil types on the tillable acres consist of the Galva, Primghar, Sac, and Calco series of soils. The average CSR on the tillable acres is approximately 70.

Corn Base/Corn Yield: According to the FSA office, the farm has a corn base of 21.2 acres with a direct corn yield of 122 bushels and a corn counter cyclical yield of 126 bushels.

DNR Permits: This property has been permitted for a 3,000 head capacity feedlot with a DNR permitted 11 million-gallon lagoon and does have a manure management plan.

Legal Description: The E 1/2 of the NW 1/4 of Section 11, Township 97 North, Range 42 West of the 5th P.M. except those parts thereof conveyed by Warranty Deed recorded in land deed record Book 87 Page 485 and except that part thereof described in the Plat of Lloyd W. Sherlan T.E.L.S. recorded in Plat Book 2 Page 796 subject to established highway. The subject property contains 73.77 acres, more or less.

Real Estate Taxes: The net real estate taxes on the property are \$5,308 per year. The sellers will pay the real estate taxes up to the date of possession and all prior real estate taxes.

Open House: An open house will be held on this property on Thursday, April 29, 2010 from 4:00 pm to 6:30 pm. If this is not

convenient, please contact the auction company at the phone numbers listed below for an appointment to inspect the property.

Method of Sale: This property will be sold on the total dollar amount and not price per acre.

Terms: 10 percent down on the day of the auction; balance due on or before June 11, 2010. A late charge will apply for buyers delaying the closing. The abstract will be continued to date. The buyers will have 10 days from the receipt of abstract to have the abstract examined. The sellers guarantee a clear and marketable title on the property. The owners reserve the right to reject any and all bids.

Possession: June 11, 2010.

Information packets containing soil maps, aerial photos, and other pertinent information are available upon request or check out our website at www.vanderwerffandassociates.com!

Auctioneer's Note: We are pleased to offer this cattle feedlot and O'Brien County farm on behalf of the Hoogendoorn Bros. This feedlot is very well located near the local grain elevators and other grain handling facilities and ethanol plant. This property represents an excellent opportunity for a livestock investor or farmer/livestock producer looking for a great opportunity in purchasing a feedlot on 73.77 acres. Please plan on attending the open house on Thursday, April 29, 2010 from 4:00 pm to 6:30 pm. We look forward to seeing you at the auction on May 11, 2010 10:30 am. Thanks, Rich and Todd.

Note: This farm is being sold "as is." While every effort has been made to ensure the accuracy of the information herein provided, no warranty is given and no responsibility is assumed by the auction company, the auctioneers, the sellers or their agents concerning condition of the property, the corn bases, corn yields or other supplied information. All prospective purchasers are encouraged to inspect and verify information provided herein. Vander Werff and Associates, Inc.

Contact Todd Hattermann (712)-348-0111 or Jon Hoogers (712) 348-3750 for more information!

View our web site for this auction and future auctions at www.vanderwerffandassociates.com

Hoogendoorn Bros., Inc. - Owner

Sale Arranged and Conducted by:
**Vander Werff
Associates, Inc.**



215 Main Street, Sanborn, Iowa 51248
Auctioneers-Certified Appraisers-Realtors
Phone: 712-729-3264 (office) * 712-729-5676 (fax)
auctions@tcaexpress.com (e-mail)
www.vanderwerffandassociates.com (web site)

Auctioneers
Rich Vander Werff
Sanborn, IA
712-261-0298
Todd Hattermann
Paullina, IA
712-348-0111

Professional Service Since 1972