

160 +/- Acres located in Baker Township,  
Osceola County, Iowa at

# Auction

Tuesday, January 26, 2010

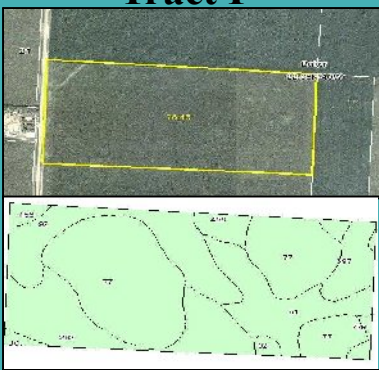
Sale Time is 10:30 A.M.



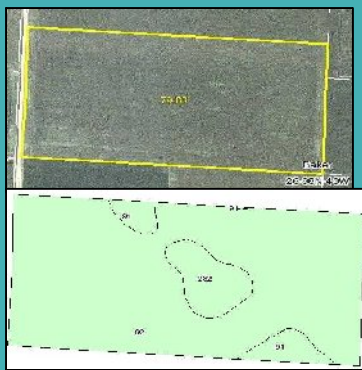
Tract I



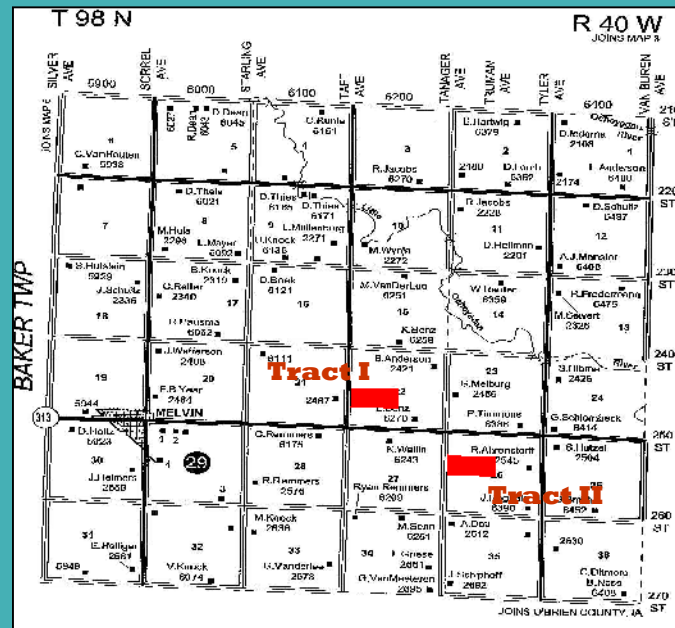
Tract II



Tract I



Tract II



**Location:** Tract I - From Melvin, IA go 2 miles east on A48 and 1/4 mile north on L-54. Tract II - From Melvin, IA go 3 miles east on A-48 and 1/4 mile south on Tanager Avenue. Signs will be posted on the farm.

**Farm will be sold from Melvin Legion Building, Main Street, Melvin, Iowa.**

**General Description:** **Tract I** - Selling will be 80 acres +/- or excellent Baker Township, Osceola, Co. farmland. There are approximately 78.5 tillable acres with the balance consisting of roads and ditches. The farm is level to gently sloped and is an inside tract. The soil types consist of the Sac, Ransom, Marcus, Primghar, Letri, and Wilmonton soils series. The average CSR on the tillable acres is 73.6. The farm is clean and in a good state of productivity. **Tract II** - Selling will be 80 acres +/- or excellent Baker Township, Osceola, Co. farmland. There are approximately 79.8 tillable acres with the balance consisting of roads and ditches. The farm is level to gently sloped and is an inside tract. The soil types consist of the Ransom, Marcus and Primghar soils series. The average CSR on the tillable acres is 74.3. The farm is clean and in a good state of productivity.

**Legal Description:** **Tract I** - The N 1/2 of the SW 1/4 of Section 22, Township 98 North, Range 40 West of the 5th P.M., Osceola County, Iowa. The property contains 80 acres +/- . **Tract II** - The S 1/2 of the NW 1/4 of Section 26, Township 98 North, Range 40 West of the 5th P.M., Osceola County, Iowa. The property contains 80 acres +/- .

**Corn Base/Corn Yield:** **Tract I** - According to the FSA office this farm has a corn base of 41.1 acres and a soybean base of 34.5 acres. The direct corn yield is 113 bushels and the direct soybean yield is 40 bushels. The corn counter cyclical yield is 147 bushels and the soybean counter cyclical yield is 47 bushels. **Tract II** - According to the FSA office this farm has a corn base of 43.1 acres and a soybean base of 36.2 acres. The direct corn yield is 113 bushels and the direct soybean yield is 39 bushels. The corn counter cyclical yield is 147 bushels and the soybean counter cyclical yield is 47 bushels.

**Real Estate Taxes:** Sellers will pay all real estate taxes which would become delinquent if not paid by November 15, 2010 as well as all prior taxes. The estimated taxes for **Tract I** are \$482 net per year and the estimated taxes for **Tract II** are \$1,496 net per year.

**Method of Sale:** The tracts will be sold as 80 acres +/- each. The two tracts will not be tied together.

**Lease:** Both tracts are leased for the 2010 crop year. This lease will be assigned to the purchaser on the day of closing.

**Lease Terms:** **Tract I** - \$7,400 to be paid on March 1, 2010 and \$7,400 to be paid on October 1, 2010. **Tract II** - \$7,400 to be paid on March 1, 2010 and \$7,400 to be paid on October 1, 2010.

**Terms:** Ten percent down on the day of the auction, and the balance will be due on March 1, 2010. A late charge will apply for buyers delaying the closing. The abstracts will be continued to date. The buyers will have ten days from the receipt of abstract to have the abstract examined. The seller guarantees a clear and marketable title on the properties. The owners reserve the right to reject any and all bids. **Possession: March 1, 2010 (subject to current lease which will be assigned to the new buyer and which will expire February 28, 2011).** Information packets, containing soil maps, aerial photos, and other pertinent information are available upon request, or check out our web site at [www.vanderwerffandassociates.com](http://www.vanderwerffandassociates.com).

**Auctioneer's Notes:** We are pleased to be selling these two excellent Baker Township, Osceola County, Iowa farms. These farms are well located near several grain elevators and within easy hauling distance of several ethanol production facilities. These farms represent a terrific opportunity for a farmer purchase or an investor looking for a solid rate of return on a farm located in the heart of Iowa's grain and livestock production region. Remember, this farm sells from the Melvin American Legion building on the 26th of January. **PLEASE NOTE:** We will also be selling 160 acres for the Dekker Family located in Indian Lake Township, Nobles County, Minnesota at 2:00 P.M. on January 26th and also 320 acres with building site location in Wilson Township, Osceola County, Iowa on January 27th at 10:30 A.M. For more information on these farms, check our website or call for a sale brochure and/or information packet!

**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., represent the sellers for this transaction. Any announcements made the day of the auction will supersede this advertisement.

View our web site for this auction and future auctions at [www.vanderwerffandassociates.com](http://www.vanderwerffandassociates.com)

## William and Bernadette Dekker Estate

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