

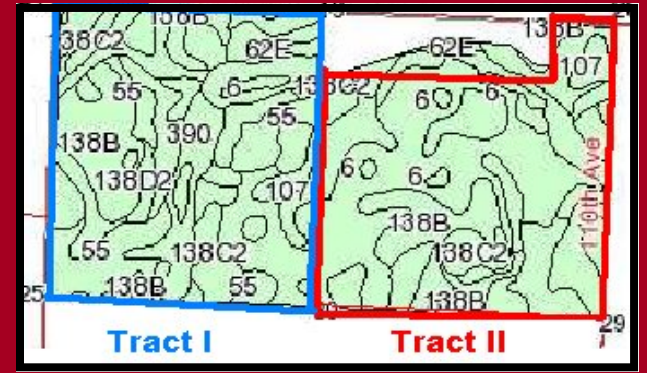
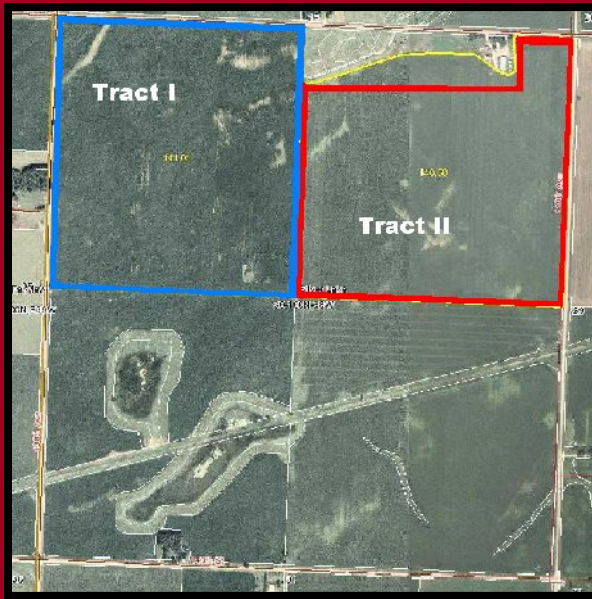
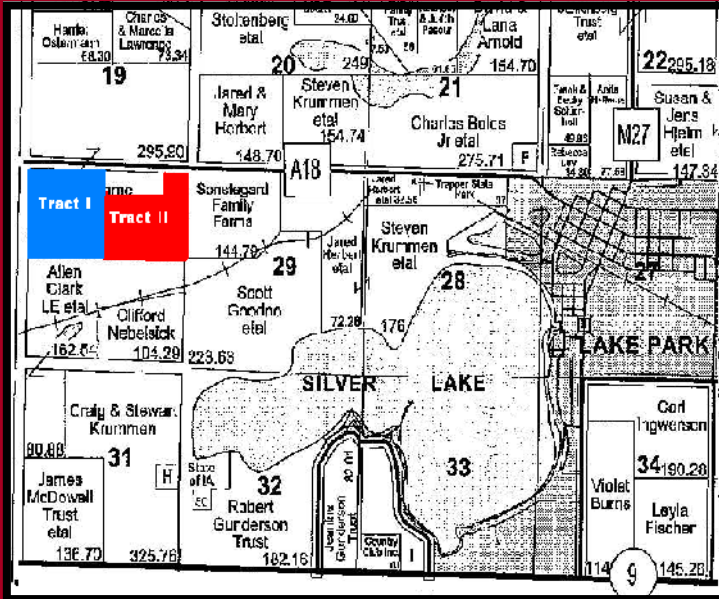
278.55 +/- Acres located
in Silver Lake Township,
Dickinson County, Iowa

at

Auction

Friday, February 12, 2010

Sale Time is
10:30 A.M.



Location: From the Northwest corner of Lake Park, Iowa go 2.5 miles West on Blacktop A18.
Signs will be posted on the farm.

Farm will be sold from the Lake Park Community Center in Lake Park, Iowa

General Description: Tract I - Selling will be 145.64 acre +/- of Silver Lake Township, Dickinson County, Iowa farmland. There are approximately 141.01 tillable acres with the balance consisting of roads and ditches. The farm is gently sloped to rolling with areas up/down. The soil types consist of the Clarion, Nicollet, Webster, Waldorf, Okoboji, Coland-Spillville, Kingston, and Collinwood soils series. The average CSR is 66. The farm is clean and in a good state of productivity.

General Description: Tract II - Selling will be 132.91 acres +/- of Silver Lake Township, Dickinson County, Iowa farmland. There are approximately 131 tillable acres. The primary soil types consist of the Nicollet, Clarion and Webster soil series. The farm is mostly level to gently rolling. The average CSR is 70.1.

Legal Description: Tract I - The Fractional NW Quarter of Section 30, Township 100 North, Range 38 West of the 5th P.M., Dickinson County, Iowa. The property contains approximately 145.64 acres, more or less.

Legal Description: Tract II - The NE Quarter except Parcel B in Section 30, Township 100 North, Range 38 West of the 5th P.M., Dickinson County, Iowa. The property contains approximately 132.91 acres, more or less.

Corn Base/Corn Yield: This farm has an estimated corn base of 136 acres and a soybean base of 136 acres. **NOTE:** The exact corn base and soybean base will be determined by the FSA office when final documents are recorded. The direct corn yield is 111 bushels and the direct soybean yield is 36 bushels. The corn and soybean counter cyclical yields are the same.

Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2010 as well as all prior taxes. The estimated taxes for **Tract I** are \$1,858 net per year and the estimated taxes for **Tract II** are \$1,725 net per year.

Method of Sale: Tract I, consisting of 145.64 +/- acres in the NW 1/4, will be offered and the bid held. Then Tract II consisting of 132.91 acres +/- in the NE 1/4, will be offered and the bid held. Then the combination of Tract I and Tract II will be offered containing 278.55 Acres +/- and the farm will be sold in the manner that procures the highest price.

Terms: Ten percent down on the day of the auction. The balance will be due on March 15, 2010. The farm is NOT subject to any leases for the 2010 crop year. 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 property. The owners reserve the right to reject any and all bids. The final settlement will be based on surveyed acres.

Possession: March 15, 2010.

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.

Auctioneer's Notes: We are pleased to be selling this farm on behalf of the family. Here is a wonderful opportunity to be able to purchase a great Dickinson farm. Whether farmer or investor, the farm offers great potential both today and in the future. Remember, the farm is NOT subject to any leases for the 2010 crop year! This farm will sell from the Community Center in Lake Park on the 12th. See you there! Rich and Todd

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

Charles Craig, Carolyn Peel, & Linda Allen - Owners

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Sale Arranged and Conducted by:

**Vander Werff
Associates, Inc.**



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