

AMERICA TOWNSHIP, PLYMOUTH COUNTY, IA
228 QUALITY ACRES M/L IN SECTION 23 AT

PUBLIC AUCTION

SATURDAY, OCTOBER 29, 2011

SALE TIME: 10:30 A.M.

DIRECTIONS: From the intersection of K-49 and C-30 (Southeast corner of LeMars, IA), go 2 miles East on C-30, then 1 mile South on Nature Ave. or from Oyens, IA at the intersection of Hwy. 3 & K-64 go 2 miles South on K-64, then 3 miles East on C-30, then 1 mile South on Nature Ave.

LEGAL DESCRIPTION: The Southeast Quarter (SE ¼) Except 12 acres m/l of the building site And the East Half of the Southwest Quarter (E ½ SW ¼), Section Twenty-three (23), America Township (T 92 N, R 45 West of the 5th P.M.), Plymouth County, State of Iowa containing an unimproved 228 acres more or less .

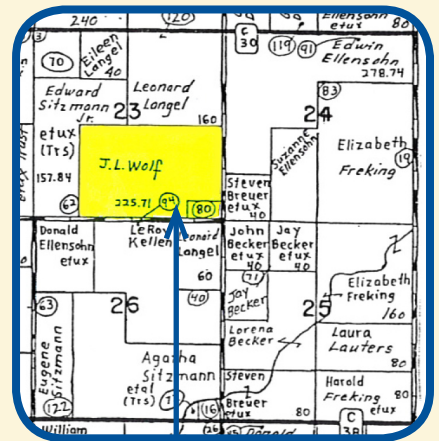
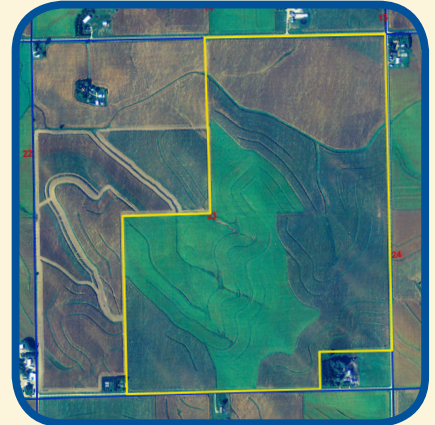
GENERAL DESCRIPTION: According to the Plymouth County FSA office, this tract has 228 acres of farmland of which 223.8 are cropland acres. The corn base acres is 109.3 with a direct yield of 102 and a C.C. yield of 135. The soybean base acres are 111.6 with a direct yield of 37 and a C.C. yield of 45. This soil content is made up predominantly of Galva soils and a small amount of Radford with the CSR's ranging from a low of 51 to a high of 72. The average CSR for the entire farm is 57.75. This farm, in its present state according to the Plymouth County NRCS is classified as HEL but the seller has taken great initiative to have the farm completely terraced and contoured which is reflective in its controlled soil erosion within the state of high productivity and cultivation.

REAL ESTATE TAXES: The seller will pay all of the real estate taxes up to December 31, 2011 and all prior taxes. The yearly taxes on this subject property are \$3,948.00.

TERMS: The buyer will be expected to pay 10% of the purchase price on the day of the auction and signing a real estate contract agreeing to pay the balance on or before December 28, 2011 at which time the seller will furnish the buyer with a Deed and an abstract showing clear and merchantable title. The buyer will have 10 days from receipt of the abstract to have the abstract examined by an attorney of their choice.

POSSESSION: Possession is subject to the current lease which will expire on March 1, 2012 and has been properly terminated by the seller.

AUCTIONEER'S NOTE: This farm has been in the Wolf family for many years and to this day has had great care not only with the Wolf family but with the present tenant as well. We as the representative of the seller take great pride in this opportunity to sell such an attractive piece of land at public auction. With this property being so close to the town of Le Mars and its grain outlet facilities there and in the surrounding area, lends a tremendous opportunity for the existing operations to add a quality piece of land to their operation. The farm will be sold at the location described herein with no warranties or guarantees implied or expressed by the owners or their representatives. The auctioneer/broker is representing the seller in this transaction as their agent. As a prospective buyer, you are encouraged to inquire, inspect and verify all of the information pertinent to your decision in bidding and potentially buying this real estate property. Any announcements made the day of sale shall supersede anything printed herein. If additional information is requested, please do not hesitate to contact the auctioneer at one of the telephone numbers or at the email address listed below. All of the descriptions and information provided and published by the seller and the auctioneer/broker is believed to be true and accurate but not warranted or guaranteed respectfully. Final approval of this auction is at the discretion of the owners.



SALE SITE

JIM WOLF ESTATE, OWNER

EXECUTORS: Eugene (Maynard) Wolf & Diane Wolf Phelan

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Auctioneer: JIM KLEIN