

EXCELLENT FLOYD TOWNSHIP, SIOUX COUNTY, 77 M/L AT PUBLIC AUCTION

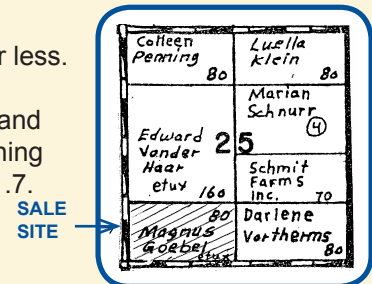
ADDRESS: 4642 440TH STREET • GRANVILLE, IA

Directions: From Granville, IA, 1 mile East on Hwy. 10, then 2 miles North on L26, then 1/2 West mile on 440th St.

SATURDAY, OCTOBER 30, 2010
SALE TIME: 10:00 A.M.

LEGAL DESCRIPTION: The South Half of the Southwest Quarter (S ½ SW ¼)
(EXCEPT the building site of 3 acres m/l), Section 25, Floyd Township, T 95 N,
R 43 West of the 5th P.M. Sioux County, containing an unimproved 77 acres more or less.

GENERAL DESCRIPTION: According to the Sioux County F.S.A. office, the farmland consists of approximately 77 acres of which 74.2 are cropland acres and the remaining three acres are in road & ditch. The corn base acres are 52.5 and soybeans are 21.7. The direct corn yield is 108 and soybeans are 46. This is an outstanding lying tract of land that has an average CSR of approximately 74. The predominant soil types are Primghar (77), Marcus (72) and Galva (72).



REAL ESTATE TAXES: The seller will pay all of the real estate taxes up to December 27, 2010, and all prior taxes. The net taxes on this farm for one year are approximately \$1,680 per year.

TERMS: The buyer will be expected to pay a non-refundable ten percent (10%) down payment on the purchase price the day of the auction and sign a real estate contract agreeing to pay the balance on or before December 27, 2010, at which time the seller will furnish the buyer with a Court Officer's Deed and an abstract showing good and merchantable title. This sale is subject to Court approval.

POSSESSION: Immediate upon the seller's consent.

AUCTIONEER'S NOTE: *This is one of the finest tracts of land that has come up for public auction in this area with its high quality, CSR, and the location. The auctioneer/broker in this transaction will be representing the seller so all prospective buyers are to inspect the subject property and verify all information printed herein. This property will be sold "as is" with no warranties implied or given by the sellers or their represented agent. If additional information is requested, please do not hesitate to contact the auctioneer at one of the telephone numbers or email address listed below. Any announcements made the day of the sale shall supersede anything printed herein. All of the descriptions and information provided and published by the seller and the auctioneer/realtor is believed to be true and accurate but not warranted or guaranteed respectfully.*

MAGNUS GOEBEL ESTATE, OWNER

Diane Heurtz & Robert Goebel, Executors

Smith, Grigg, Shea & Klinker Law Firm - William Klinker, Attorney



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