

TILDEN TOWNSHIP, 120 ACRES M/L

LAND AUCTION

WEDNESDAY, DECEMBER 8, 2010

SALE TIME: 10:30 A.M.

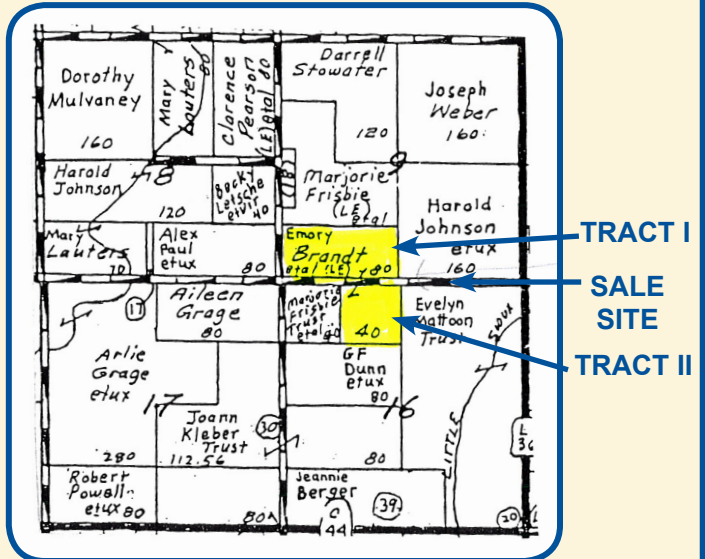
DIRECTIONS: From the intersection of Hwy. 10 and Hwy. 143 at Marcus, IA, 7 miles South on L-36, then ½ mile West on 560th St. (The auction will be held at the sale site, directional signs available).

TRACT I

LEGAL DESCRIPTION: The South Half of the Southwest Quarter, (S ½, SW ¼), Section 9, Tilden Township (T 91 N, R 42 West of the 5th P.M.), Cherokee County, State of Iowa containing an unimproved 80 acres more or less.

TRACT II

LEGAL DESCRIPTION: The Northeast Quarter of the Northwest Quarter (NE ¼, NW ¼), Section 16, Tilden Township (T 91 N, R 42 West of the 5th P.M.), Cherokee County, State of Iowa containing an unimproved 40 acres more or less.



GENERAL DESCRIPTION: Due to the Cherokee County F.S.A. office having this farm under one farm number, all of the figures will be disclosed as one unit. The cropland acres are at 117.5 with a corn base of 66.5 and a direct yield of 117 bushels. The soybean base acres are 50.9 with a direct yield of 32. The Cherokee County NRCS shows both tracts to have soils predominantly of Galva with a small amount of Colo and the CSR is rated at 60.

METHOD OF SALE: We will offer Tract I and Tract II with the high bidder taking their choice of either tracts or both. In the event the high bidder chooses both tracts, the land auction is considered to be completed.

REAL ESTATE TAXES: The seller will pay all of the real estate taxes up to December 31, 2010 and all prior taxes. The net taxes on Tract I are \$1,004 per year and Tract II are \$674 per year.

TERMS: The buyer(s) 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 28, 2010 at which time the seller will furnish the buyer(s) with a Warranty Deed and an abstract showing good and merchantable title.

AUCTIONEER'S NOTE: Not very often does land come up for auction in this general area so if you have been waiting to buy land, this could be your opportunity. These two tracts of land, in their present state, lend towards the existing farm operation or to the investor. The lease on this farm has been properly terminated with the present tenant and possession will be in accordance with the lease terms and conditions. The auctioneer/broker represents the seller in this transaction 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 of 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 sale shall supersede anything printed herein. 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.

THE HEIRS OF THE ADOLPH BRANDT ESTATE, OWNERS



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