

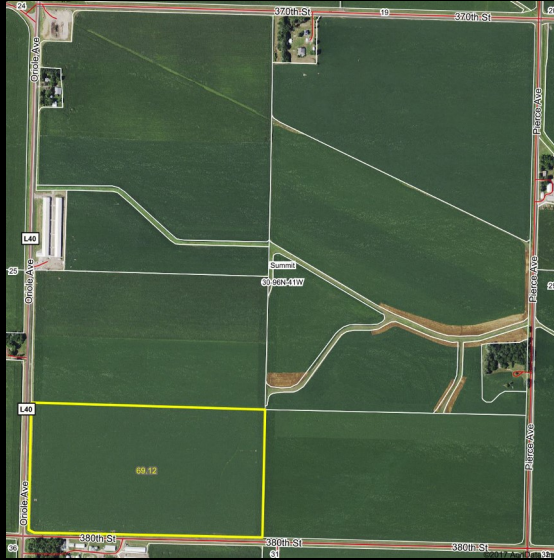
72.57 +/- Acres Located in Summit Township, O'Brien County, Iowa

AUCTION

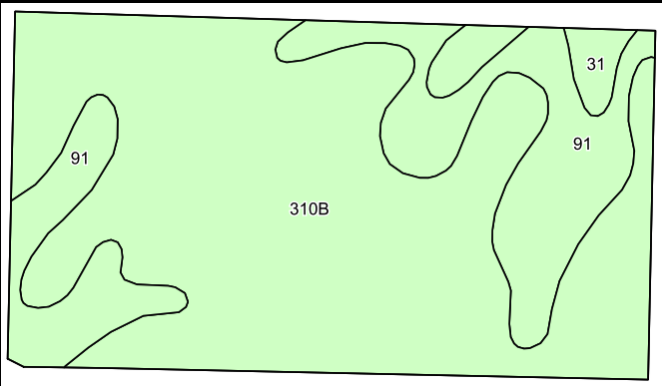
Thursday, December 28, 2017

Sale Time @ 10:30 AM

Location: From Archer, IA go 1 mile south on blacktop L-40. Auction signs will be posted.



John & Anna Denhartog 196.53	114.44 Randall VanderSluis	Aryce Oosterhuis Trust 20 311.58	Esther VandenHull Central Summit 116.58 193.56
Dorothy Morris 19	Galen & Patrice Vollink 79	Jim & Pamela Thornton 154.87	Todd Schwartz 21 154.86
Esther & Donald VandenHull 191.46	Shirley Thornton 66.96	Mark DeBoer 101.10	Stanley Schwartz 28 154.27
Jon Proehl 130.63	Gary VanMeeteren 89.73	Timothy DeBoer 39.34	Anna Shea 225.09
Marlys 30	Vernon & Betty Storm 60.99	John DeBoer 39.39	
	Edward Storm 39.50	Donald DeBoer 44.40	
	Vernon & Betty Storm 39.50	Esther VandenHull LE 29 111.09	
	Jerry & Glen VandenHull 76.58	124.89	
Laurens Blankers 175.52	Folkers Ltd. 31 152.19	Zelda Busch 25.30	James Oldenkamp 33 76.02
Leroy & Shirley Thornton 68.83	Richard Evenson 79	Gary Testroete Rev Trust 152.91	Daniel & Janice VanBeek 113.81
	Ruth Bonnama 77	Patricia Cain 120.45	Sandra Kreykes
		Mary Bjork 79	
		Ardith Evenson 76.28	
		Christa Wagner 76.22	
		Doyle Wilson 76.02	



**Auction to be held at the Archer Coop Grain Meeting Room!
5268 370th St, Archer, IA 51231**

*****Please use north entry to access the basement meeting room**

General Description: Selling will be an excellent 72.57 +/- acres of Summit Township, O'Brien County farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Galva, Primghar, and Afton series. The farm has an excellent average CSR 1 of 82.3 and a CSR 2 of 97.3. According to the FSA office the farm has 69.12 cropland/tillable acres, the remainder is roads and ditch.

Brief Legal Description: The S 1/2 of the fractional SW 1/4 in Section 30-96-41, O'Brien County, Iowa. Property contains 72.57 +/- acres.

Farm Corn Base/Corn Yield: The corn PLC yield is 185 bushels and the soybean PLC yield is 49 bushels. The corn base is 35 acres and the soybean base is 34.1 acres.

Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2018, as well as all prior taxes. The estimated net real estate taxes are \$2,226 per year.

Method of Sale: 72.57 +/- acres times the bid price per acre.

Terms: 10% down on the day of the auction. The balance will be due on February 1, 2018. A late charge will apply for buyers delaying the closing. The abstract will be continued to date. The buyers will have 10 days from receipt of abstract to have the abstract examined. The sellers guarantee a clear and marketable title on the property. The owners reserve the right to reject any and all bids.

Lease Terms: The buyers will receive \$400 per tillable acre for the 2018 crop year lease from the sellers at the time of closing. The original lease agreement will remain with the sellers.

Possession: February 1, 2018 (Subject to current lease which will expire February 28, 2019).

Auctioneer's Note: We THANK Dr. Lee and the Trustees of the California Graduate School of Theology for the opportunity to sell this excellent farm at auction. If you are looking for a good one, HERE IT IS! Great soil types! Great location adjacent to a paved country road. This farm lays well and has great natural drainage. Go to our website for an aerial video of the farm. Remember the farm sells from the Archer Coop Grain Co. meeting room, use the north entry! Thanks for your interest in this great farm and give us a call if we can assist you further. Rich, Todd, Brent, and Kurt

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 seller or their agents concerning condition of the property, the corn bases, corn yields or other supplied information. Property is being sold subject to any easements, including road, drainage, utility or other easements of record. All prospective purchasers are encouraged to inspect and verify information provided herein. Vander Werff & Associates Inc., represent the sellers for this transaction. Any announcements made the day of the auction will supersede this advertisement.

VIEW OUR WEBSITE FOR THIS AUCTION AT [WWW.VW72.COM](http://www.vw72.com)

California Graduate School of Theology - Owner

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