

**Beef Facilities Tour & BQA Training**  
**August 25, 2011 – 1:30 to 8:30 p.m. – Rain or Shine**  
**Beginning at Alan Friedrichsen, Holstein IA**

From the intersection of Hwy 59 and Hwy 20 (east of Holstein 1 mile): 2 mi. S on Hwy 59 to 180th St. and 3/4 mi. E on 180th St.

- 1:30 p.m. – Registration
- 2 p.m. – Alan Friedrichsen – 500-hd wide mono-slope barns
- 3 p.m. – Bob & Andrew Butcher – 650-hd gable-roofed barn
- 4 p.m. – Brian Friedrichsen – 1000-hd wide mono-slope barns
- 5 p.m. – Brett Friedrichsen – 500-hd wide mono-slope barns
- 6 p.m. – Dinner at Brett Friedrichsen
- 7 p.m. – Beef Quality Assurance Training to certify or re-certify

**There is no cost to attend**  
**Please call 712-364-3003 by August 22 to register**

Coordinated by Ida County Cattlemen's Association and ISU Extension Extension programs are available to all without regard to race, color, age, religion, national origin, sexual orientation, gender identity, genetic information, sex, marital status, disability or status as a U.S. veteran.

**McGuire Auction will be on site at the 3 p.m. stop handing out snacks for those attending this Ida County Cattlemen event. Make sure to contact the Extension at the number above to reserve your spot on this tour!**

McGuire Auction Co., Inc.  
 126 N. Main St.  
 Holstein, IA 51025

POSTAL PATRON - ECRWSS

PRST STD  
 U.S. POSTAGE PAID  
 HOLSTEIN, IA  
 PERMIT NO. 2

**Excellent Maple Valley Twp., Buena Vista Co. approximate 156 acres to be offered in a possible two tracts at**

**PUBLIC AUCTION**  
**10:30 A.M., TUES., AUG. 16, 2011**

Farm is located two miles south of the SW corner of Alta on M31 to the intersection w/C63, west one mile on C63 to the SE corner of the farm: or from the intersection of M27 north of Hnover w/C63, proceed east 1.5 miles on C63 to the SW corner of the farm.

**Note: The actual auction to be held in the KC Hall at 1507 East Lakeshore Drive in SE Storm Lake, Iowa (across north from King's Pointe Resort)**

**Legal Description:** The SE1/4, Section 4, T90N, R38W of the 5th P.M., Maple Valley Twp., Buena Vista Co., Iowa, containing approximately 156 acres, m/l, subject to a survey of the building site prior to the auction.

**General Description:** The farm has been in the current owners' name for around 50 years. It was farmed by the owners for the majority of those years and in recent years by excellent area tenants. It is not terraced and does not need to be. There is a small area in the extreme SW coner that has a small waterway that does not create an access nor farming problem. With its location on hard-surfaced roads, there is excellent access to Alta, Storm Lake, and area markets and amenities. Please feel free to inspect the farm while respecting the tenants' right to the growing crops.

**Terms:** The building site and all buildings are not part of this sale. It will be surveyed prior to the auction date with exact remaining acres calculated and described. This farm will be offered as two tracts - a north 80 acres minus the building site, and a south 80 acres minus building site. High bidder on the first offering can choose between the north tract and the south tract or take both tracts. If he takes both tracts, the sale is over. If he takes one tract, we will sell the remaining tract and reserve the right to add them together and re-offer as a 156 acre unit with the bidding starting at the average price achieved through the individual offerings.

Purchaser(s) will be expected to pay 10% of the gross sale price on the date of the sale and to sign real estate contracts agreeing to pay the balance in full a of March 1, 2012 at which time clear title and full possession will be granted to the purchaser(s). Sellers will retain all of the 2011 income. They will also pay the installment of taxes becoming delinquent 10/1/12 (based on current taxes) and all prior taxes. There are no contingencies. All prospective bidders are to have financing arranged before bidding. Sale is subject only to the approval of the executor at the auction. All announcements made the day of the auction shall supersede anything printed herein. Auctioneers/realtors represent the sellers in this transaction.

FSA Information	
Farmland	156 A's
Cropland	152.7 A's
Corn Base	74.7 A's
Corn Yield	116 bu. direct & CC
Soybean Base	72.1 A's
Soybean Yield	72.1 bu. direct & CC
<b>'09/'10 real estate taxes due in '10/'11 are \$4,520 on 155.58 taxable acres. Average CSR of 74.3</b>	

**CHARLENE M. MINARD ESTATE,** Owner

John L. Minard, Executor

**McGuire Auction Co., Inc.**

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