

Good, Well Located, Unimproved 149.6 Acres in  
Battle Twp., Ida Co., Ia. Sells At

## PUBLIC AUCTION

### 10:30 A.M., FRI., DEC. 16, 2011

Farm is located 1 mi. east of Cushing on D22 (Old Hwy. 20) and 3 1/2 mi. south on Co. L51 (Alpine Ave.); or 8 1/2 mi. NW of Battle Creek on L51; or 5 1/2 mi. west of the Jct. of Hwys. 59 & 20 (Holstein) on Hwy. 20 and 4 1/2 miles SW on L51. Watch for signs and arrows.

**Note:** Actual auction will be held in the Lohff-Schumann Comm. Bldg. in south Holstein.

**Legal Description:** The SW 1/4, Section 20, T88N, R41W of the 5th p.m., Battle Twp., Ida Co., Ia. minus 10.4 acres and all buildings thereon, thus containing 149.6 acres, m/l

**General Description:** This unit has been in the Schuttler family for many years and has been operated by an excellent tenant. The farm is well terraced and assumed to be in total compliance w/applicable conservation practices. The farm was all in corn in 2011 and weed control and production appear excellent. The location on hard-surfaced Co.L51 gives it excellent access to both the area grain markets and beyond. The 10.4 acres & buildings thereon are being retained by the family.

**Terms:** Purchaser will be expected to pay 10% of the gross sale price on date of sale and sign a real estate contract agreeing to pay the balance in full as of Jan. 20, 2012 at which time full title will be passed to buyers. Tenants have been terminated and thus full possession will be granted on 3/1/12. However, the current tenant is willing to continue his lease for the 2012 crop year if buyer so desires. For further information on this, please contact auctioneers. Sellers will pay the installment of taxes becoming delinquent 10/1/12 based on current taxes and all prior taxes. There are no contingencies of any kind. All bidders are expected to have adequate financing in place prior to bidding. Sale is subject only to the approval of the owners at the auction. All announcements made the day of the sale supersede anything printed herein. Sale by order of:

**BRADLEY SCHUTTLE & BARBARA VOS,** Owners

**McGuire Auction Co., Inc.**

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#### FSA Information Farm #90, Tact #64

|               |                     |
|---------------|---------------------|
| Farmland      | 149.6 A's           |
| Cropland      | 145.1 A's           |
| Corn Base     | 65.7 A's            |
| Corn Yield    | 101 bu. direct & CC |
| Soybean Base  | 73.5 A's            |
| Soybean Yield | 30 bu. direct & CC  |

**'10/'11 real estate taxes due in '11/'12  
are \$3,242 on 156 taxable acres. A  
split will have to be done by Ida  
County after the 149.6 acres are sold.  
Average CSR of 53.66  
(Map & Soils breakdown available  
upon request)**