

Unimproved 130.17 Acres in Grant Twp., Ida Co., Ia. Sells At

PUBLIC AUCTION 10:30 A.M., WED., FEB. 8, 2012

Farm is located 4 1/2 miles south of the Jct. of 175 & 59 (Ida Grove Airport Corner) on Hwy. 59, and 1/2 mile west on graveled 300th Street. Watch for signs and arrows.

Note: Actual auction will be held in the Ida Grove Community Building at 403-3rd Street (1 blk. S. of Main Square).

Legal Description: All that part of the NW 1/4, Section 13, T86N, R34W of the 5th p.m., Grant Twp., Ida Co., Ia. lying north and west of the creek, and thus containing 130.17 acres, m/l (tract is surveyed and flagged)

General Description: This unit has no buildings. It is terraced and farmed in total compliance with Ida County conservation practices. The location on a good graveled road only 1/2 mile west of Hwy. 59 gives it excellent access to the markets and amenities of all of the surrounding communities including Ida Grove, Schleswig, the ethanol plant at Arthur and beyond. It has been well farmed and appears to be in an excellent state of production.

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 March 8, 2012 at which time full title and possession will be passed to buyers. Fertilizer and chemicals have been applied. Bills/statements for same will be furnished to buyer and buyer will be required to reimburse sellers for same at closing. 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

BUMANN FARMS CORP.,

Ida Grove, Iowa - Owners

McGuire Auction Co., Inc.

712/368-2635 • 126 N. Main • Holstein, IA 51025

e-mail - mcgauco@ruralwaves.us • www.mcguireauction.com

Estimated FSA Information

Farmland	130.17 A's
Cropland	119+/- A's

includes waterways & terraces but no roads

Corn Base	70.31 A's
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Corn Yield	110 bu. direct & CC
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Soybean Base	41.18 A's
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Soybean Yield	34 bu. direct & CC
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There are 2.46 acres of Marginal Pasture (CRP) @ \$212.05 total per year and runs until 9/30/15 and 3.6 acres of CRP @ \$601.20 total per year and runs to 9/30/15. Thus the MP and CRP comprise 6.06 acres and pay a total of \$813.25 per year through 9/30/15. The difference in the two contracts is that the MP is not and never was tillable ground. CRP of 3.6 acres is cropland.

'10/'11 real estate taxes due in '11/'12 are \$1,841 on 125.36 taxable acres.

Average CSR of 57.8