

McGuire Auction Co., Inc. would like to say thanks for making 2011 such a great year. We are looking forward to working with you in 2012!

Here are 2011 AUCTION results:

Webster Co., IA, Jackson Twp., 194.83 acres	sold for \$8,675/acre
Webster Co., IA, Jackson Twp., 40 acres	sold for \$9,325/acre
Buena Vista Co., IA, Maple Valley Twp., 150.18 acres	sold for \$8,700/acre
Buena Vista Co., IA, Maple Valley Twp., 80 acres	sold for \$9,325/acre
Buena Vista Co., IA, Hayes Twp., 63.12 acres	sold for \$7,200/acre
Buena Vista Co., IA, Hayes Twp., 59.89 acres	sold for \$6,000/acre
Buena Vista Co., IA, Brooke Twp., 200 acres	sold for \$4,700/acre
Cherokee Co., Pitcher Twp., 80 acres	sold for \$8,600/acre
Cherokee Co., Afton Twp., 78.22 acres	sold for \$10,600/acre
Webster Co., IA, Deer Creek Twp., 76 acres	sold for \$7,475/acre
Webster Co., IA, Deer Creek Twp., 127 acres	sold for \$6,975/acre
Webster Co., IA, Deer Creek Twp., 80 acres	sold for \$7,125/acre
Lyon Co., IA, Rock Twp., 89.42 acres	sold for \$9,200/acre
Buena Vista Co., IA, Maple Valley Twp., 156 acres	sold for \$12,200/acre
Sac Co., IA, Eden Twp., 80 acres	sold for \$11,800/acre
Cherokee Co., IA, Pilot Twp., 209.52 acres	sold for \$6,050/acre
Webster Co., IA, Clay Twp., 151.25 acres	sold for \$9,150/acre
Ida Co., IA, Douglas Twp., 80 acres	sold for \$10,600/acre
Ida Co., IA, Douglas Twp., 80 acres	sold for \$8,500/acre
Ida Co., IA, Battle Twp., 149.6 acres	sold for \$6,900/acre

Excellent 74.68 Acres of Unimp. Elk Twp., Buena Vista Co., Ia. Farmland Sells At

PUBLIC AUCTION

10:30 A.M., TUES., MARCH 6, 2012

Farm is located on the SE corner of the intersection of County Road M27 & US Hwy. 3. This is also 5 miles north of Alta on M31 and 3 miles west on Hwy. 3; or 3 miles NW of Alta on Hwy. 7 & 4 miles north on M27. Watch for signs and arrows. Note: Actual auction will be held in the Alta Community Center at 409 Hwy. 7, Alta.

Legal Description: The North Half of the Northwest Quarter (N1/2NW1/4), Section 32/92/38, Elk Township, Buena Vista County, Iowa, minus the deeded highway right of way and thus containing 74.68 acres.

General Description: This tract has been a part of a larger unit. This farm gives every appearance of being well farmed and in a high state of production. The location at the jct. of both M27 & Hwy. 3 gives excellent access to the markets and amenities of Alta, Aurelia, Albert City, Storm Lake, and beyond.

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 April 6, 2012 at which time full title and possession will be passed to buyers. 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:

PHYLLIS J. STARK ESTATE

Evelyn E. Stark, Executor

4321 A St., Lincoln, NE 68510-4714

Mark T. Cornish, Atty., 533 Erie St., St. Lake, IA 50588

McGuire Auction Co., Inc.

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

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Estimated FSA Information

Farmland	74.68 A's
Exact acres to be determined by survey before auction.	
Cropland	72.23 A's
Corn Base	36.3 A's
Corn Yield	123 bu. direct & 141 bu. CC
Soybean Base	36.2 A's
Soybean Yield	39 bu. direct & 47 bu. CC

'10/'11 real estate taxes due in '11/'12 are \$1,334 on 73.84 taxable acres. Average CSR of 77.42 via Surety Agri Data Inc.

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

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