

Good Douglas Twp., Ida County, Iowa land sells in 2 - 80 acre tracts at

# PUBLIC AUCTION

## 10:30 A.M., FRI., NOV. 4, 2011

Auction to be held in the Lohff - Schumann Community Center, 301 Lohff Schumann Drive, Holstein, Iowa. (The community center is in the southwest corner of Holstein and is visible from the Jct. of Hwys. 59 & 20) Watch for signs and arrows.

Location of the farms are 6 miles straight west of downtown Holstein (Heritage Bank corner) on paved/gravelled 150th St., thence 1 mile north on Woodbury Avenue to 140th. Farms are northeast and northwest of the intersection. Or, 1.5 miles east of Cushing on Hwy. 20, 2 miles north on L51(Alpine Ave.), thence west one mile on 140th. Watch for arrows and signs.

### Legal Descriptions:

Parcel 1 - The East Half of the Southeast Quarter (E1/2SE1/4) of Section 22, Twp. 89 N., R. 41 W., Douglas Twp., Ida County, IA containing 80 acres m/l.

Parcel 2 - The West Half of the Southwest Quarter (W1/2SW1/4) of Section 23, Twp. 89 N., R. 41 W., Douglas Twp., Ida County, IA containing 80 acres m/l.

**General Description:** These 2 - 80's are across the road from each other. Parcel 1 is unimproved. It is approximately 96% tillable, is terraced and well farmed and in a very good state of production. It is 1 mile from a paved road which gives it excellent access to the grain markets and amenities of Holstein, Quimby, Washta, and beyond. Parcel 2 does have a set of frame buildings which add little to the overall value of the farm. The CSR on this unit is quite good and the unit does have some terracing. The crop this year appears good. The pasture has a creek and the building site has a well. With some work, the buildings could be removed and a generous amount of pasture could be converted to tillable acres. The dwelling and all improvements on this unit sell "as is where is". The septic and well systems have not been inspected and any such inspection along with any code standards for sewer and water systems needed if the buyer should decide to inhabit the building site will be borne by the new buyer alone and the buyer will sign a contract agreeing to these terms. Please feel free to inspect the property keeping in mind the rights of the current tenants. **These units will NOT be combined. Each unit will sell separately.** Please see FSA facts for each unit on the back of this salebill.

**Terms:** Purchaser will be expected to pay 10% of the gross sale price on the date of the sale and sign a real estate sales contract agreeing to pay the balance in full as of Dec. 19, 2011 at which time full title will be passed to the buyers. Tenants have been notified and thus full possession will be granted 3/1/12. Sellers will pay the installment of taxes becoming delinquent 10/1/12 and all priors based on current 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 executors at the auction. All announcements made the day of the sale supersedes anything printed herein. Sale by order of the:

## The Florence Dreeszen Estate, Owners

Steve Volkert and Lori Cam, Co-Executors

Richard J. Barry, Spencer, IA, Attorney for the Estate

## McGuire Auction Co., Inc.

712/368-2635 • P.O. Box 309 • 126 N. Main • Holstein, IA 51025

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

FSA Information	
<b>PARCEL 2 - SEC. 23</b>	
Farmland	80 A's
Cropland	52.8 A's
Corn Base	19.8 A's
Corn Yield	106 bu. direct & CC
Soybean Base	15.2A's
Soybean Yield	36 bu. direct & CC
'10/'11 real estate taxes due in '11/'12 are \$1,296 on 77 taxable acres.	
Average CSR of 61.64	

FSA Information	
<b>PARCEL 1 - SEC. 22</b>	
Farmland	80 A's
Cropland	76.6 A's
Corn Base	48.2 A's
Corn Yield	106 bu. direct & 138 bu. CC
Soybean Base	28.1A's
Soybean Yield	30 bu. direct & 36 bu. CC
'10/'11 real estate taxes due in '11/'12 are \$1,180 on 77 taxable acres.	
Average CSR of 59.81	

## The Florence Dreeszen Estate Auction

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**TAKING CONSIGNMENTS NOW FOR A MACHINERY CONSIGNMENT AT OUR NEW AUCTION LOCATION ON SOUTH HWY. 59 IN HOLSTEIN ON NOV. 26, 2011. MARTHA - 712-229-9164 • JIM - 712-229-9183 • MARTY - 712-210-3138**

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

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POSTAL PATRON - ECRWSS