

Well-located Pilot Twp., Cherokee Co. 209.52 Acres will be offered
in 2 Tracts Of 141.78 Acres & 67.74 Acres At

PUBLIC AUCTION

10:30 A.M., TUES., SEPT. 20, 2011

Farm is located at the junction of Hwy. 59 & Linden St. (North Star Comm.. Credit corner) in Cherokee, proceed east 2 mi., then south on hard-surfaced S Ave. one mi. to the SE corner of the farm; or from the junction of Hwy. 7 & 550th St. in extreme NW Aurelia, proceed west 3 mi. on 550th (hard-surfaced) to the SE corner of the farm. Watch for signs.

Note: Actual auction to be held in the Aurelia Comm. Center at 235 Main St., Aurelia, Iowa

Legal Description:

#1) The SE1/4, Section 1, T91N, R40W, Pilot Twp., Cherokee Co., minus 18.22 acres and all improvements thereon, thus containing 141.78 acres, m/l

#2) The S1/2SW1/4 lying south and east of the RR ROW & a small fraction of the S1/2SW1/4 lying N. of the RR ROW, Section 1, T91N, R40W, Pilot Twp., Cherokee Co. containing 67.74 acres, m/l

General Description:

These two tracts of land join and neither has buildings (existing buildings on E. side of SE1/4 are surveyed off & have a different owner.) Tract #1, 141.78 acres, will be offered first with the 67.74 acres being offered second. The two tracts total bids will be added and divided by 209.52 acres. If the last bid for the 209.52 acres is higher than the last bid on the individual tracts the land will sell as a 209.52 acre unit. If said bid does not exceed the high bid on the individual tracts, the land will be sold as two individual tracts. The farm land has been operated by a good tenant who has been notified and terminated as of 3/1/12. The location is excellent within approx. 3 miles to downtown Cherokee and approx. 5 miles to downtown Aurelia. The FSA figures are enclosed within the box on this advertising. Please feel free to inspect the farm while respecting the tenants' right to the growing crops.

Terms: Purchaser(s) will be expected to pay 10% of the gross sale price on date of sale and to sign real estate contracts agreeing to pay the balance in full as of Dec. 13, 2011 at which time clear title will be granted to purchaser(s). Possession in full will be granted on 3/1/12. Sellers will also pay the installment of taxes becoming delinquent 10/1/12 (based on current taxes) and all prior taxes. In the event the property sells in two tracts any necessary surveying and abstracting will be done w/no expense to buyers. 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. Please contact auctioneers w/questions.

Lorna Faye Clark, Owner
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

Excellent Eden Twp., Sac Co. 80 Acres To Be Offered At

PUBLIC AUCTION

10:30 A.M., THURS., SEPT. 15, 2011

Farm is located one mile north of Schaller, Iowa on Hwy. 110 and east on Co. D15 1 1/2 miles; or from the jct. of Hwy. 71 (north of Early & south of St. Lake) & Co. Rd. D15, west 5 1/2 miles. Watch for signs.

Note: Actual auction to be held in the Jaycees Shelter House, 206 N. Berlin, Schaller, Iowa

Legal Description: The W1/2NE1/4, Section 19, T89N, R37W of the 5th p.m, Eden Twp., Sac Co., Iowa, containing 80 acres, m/l

General Description: The location of this farm on hard surfaced D15 gives access to the amenities and grain markets of Schaller, St. Lake, and beyond including the ethanol plants at Galva and Arthur. The farm has been operated by an excellent farmer and has a very good crop growing in 2011. The principal soil types are Galva, Marcus and Primghar with minor amounts of Sac Clay Loam Sub and Afton. There are no improvements and the east and south lines are fenced. The west line is marked only by a power line but will be established and marked by a licensed Iowa surveyor after the removal of current crops at no expense to buyer. Please feel free to inspect the farm while respecting the tenants' right to the growing crops.

Terms: Farm will be offered as one 80 acre farm by the acre. Purchaser(s) will be expected to pay 10% of the gross sale price on date of sale and to sign real estate contracts agreeing to pay the balance in full as of Jan. 10, 2012 at which time clear title and full possession (subject to existing lease which expires 3/1/12) will be granted to purchaser(s). 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 owners at the auction. All announcements made the day of the auction shall supersede anything printed herein. Auctioneers/realtors represent the sellers in this transaction.

**MARY ANN CLINTON &
JOHN W. BRINKMAN,** Owners
Kevin L. Murray, 114 N. 6th, Sac City, Iowa, Attorney for Owners

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FSA Figures	
Parcel 1 - 141.78 acres Farm #888, Tract #2127	
Total acres	141.78 acres
Cropland	112 acres
Corn base	53.6 est. acres
Corn Yield	119 bu. direct & 132 bu. CC
Soybean base	55.9 acres
Soybean yield	34 bu. direct & 41 bu. CC
Avg. CSR 53.16.	
2010/11 real estate taxes due in	
2011/12 - \$3212. on 156 taxable acres	
Taxes on the 141.78 acres will be calculated at a later date	
Parcel 2 - 67.74 acres Farm #888, Tract #2127	
Total acres	67.74 acres
Cropland	26.99 acres
Corn base	13.67 acres
Corn yield	119 bu. direct & 132 bu. CC,
Soybean base	14.27 acres
Soybean yield	34 bu. direct & 41 bu. CC,
Avg. CSR 34.17.	
2010/11 real estate taxes due in	
2011/12 - \$824. on 65.26 taxable acres	

FSA Figures	
Total acres	80 acres
Cropland	78.8 acres
Corn Base	40.7 acres
Corn Yield	113 bu. direct & CC
Soybean Base	34.1 acres
Soybean Yield	38 bu. direct & CC
Average CSR of 73.49	
2010/11 real estate taxes due in	
2011/12 - \$1,686. on 78.47 taxable acres	