

Public Land Auction

East Orange Township – Sioux County

250 acres, more or less

Wednesday, March 26, 2008 – 10:30 a.m.

At the Granville Event Center – 532 Main Street, Granville, IA

Farm Location – 2 miles west of Granville or 3 miles east of Alton on the north side of Highway 10 between Larch Avenue and Lily Avenue.

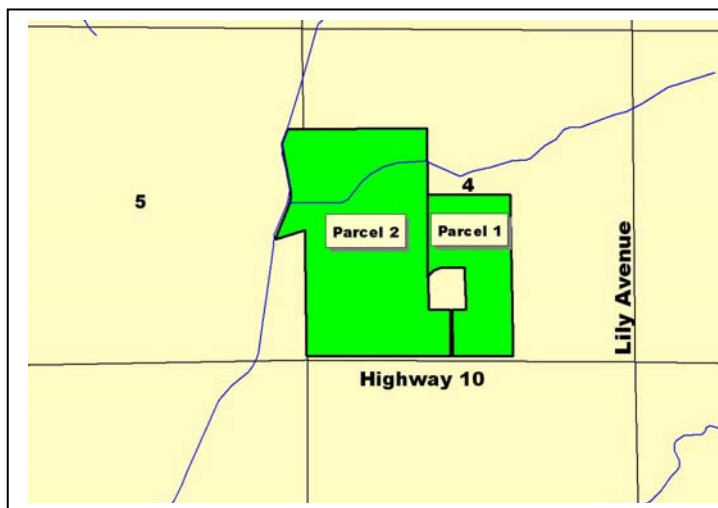
Legal Description

Parcel 1: W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ & Pt of the E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 4-94-43, containing 65 acres more or less.

Parcel 2: Pt of SW $\frac{1}{4}$ excluding building site, the South 36 acres of the Frl. SW $\frac{1}{4}$ NW $\frac{1}{4}$, the Frl. W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, that pt of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5 lying north of RR ROW and east of the waterway, and that pt of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 5, lying east of the waterway, all in Township 94 North, Range 43 West of the 5th P.M., containing 185 acres more or less.

*Actual acres will be adjusted to survey acres when available to determine the actual total sale price for each parcel at closing.

FSA Cropland Acres	–	244.0 acres (est.)
Parcel 1	–	64.0 acres, m/l
Parcel 2	–	180.0 acres, m/l
Corn Base	–	123.0 acres (est.)
Parcel 1	–	32.0 acres (est.)
Parcel 2	–	91.0 acres (est.)
DP Yield; CC Yield	–	99 bu/ac; 151 bu/ac
Soybean Base	–	123.0 acres (est.)
Parcel 1	–	32.0 acres (est.)
Parcel 2	–	91.0 acres (est.)
DP Yield; CC Yield	–	39 bu/ac; 47 bu/ac
Taxes	–	\$3,596/year
Parcel 1	–	\$950/year (est.)
Parcel 2	–	\$2,646/year (est.)
Cropland CSR		
Parcel 1	–	69.7*
Parcel 2	–	69.9*
Predominant Soils		
Parcel 1	–	Galva, Primghar, Marcus
Parcel 2	–	Galva, Primghar



*Digitally Mapped with AgriData mapping software

This is a highly productive farm with excellent location along Highway 10.

Terms

- The farm will be offered as a choice of parcels. The highest bidder will have a choice of either parcel, or the entire farm. If only one parcel is chosen by the high bidder, the remaining parcel will then be auctioned. If the farm is sold as two parcels a survey will determine actual acres for each parcel that will be used to determine total sales price.
- The buyer(s) will be expected to pay 10% cash down payment day of auction and the balance at closing when clear and merchantable title will be given.
- Closing is scheduled for June 30, 2008.
- Real estate taxes will be prorated to date of closing.
- Possession subject to farm lease effective until 3-1-09 will be given at closing. Existing lease has been terminated and the farm is available for operation in 2009.
- Buyer receives all the 2008 cash rent of \$180 per acre at closing.
- Announcements the day of the sale will supersede all other announcements.
- Seller reserves the right to reject any or all bids.
- Stalcup Agricultural Service and its representatives are agents of the sellers.

VFH Family Investments, L.P., Owner

For more information contact Kent Smith or Rex Wilcox at Stalcup Ag Service 712-732-4813
or evenings at 712-299-2091 (Kent) Email: kksmith@stalcupag.com

Brian Drzycimski – Auctioneer/Broker Associate

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The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owners or broker.