

Public Land Auction

Lincoln Township – O'Brien County 222.11 acres, more or less in 3 separate parcels Tuesday, October 28, 2008

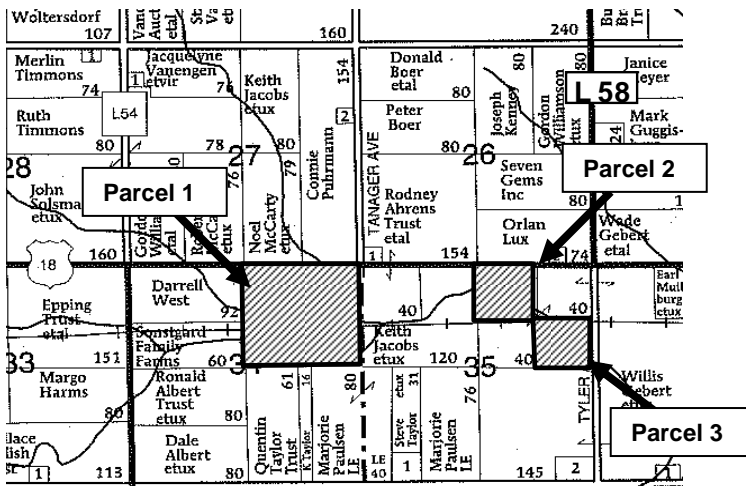
10:00 a.m. at the Hartley Community Center

Farm Locations – Farms are located 2 miles west of Verasun Ethanol Plant at Hartley, IA on Highway 18 - Taft Avenue to Tyler Avenue on 320th St. (Hwy 18).

Parcel 1 – Fri. NE¼ of Section 34-97-40, 145.15 acres, more or less

Parcel 2 – NW¼ NE¼ of Section 35-97-40, 40 acres, more or less

Parcel 3 – SE¼ NE¼ of Section 35-97-40, 36.96 acres, more or less



Parcel 1 – 145.15 acres m/l (Sec. 34)

Cropland	135.3 acres
Corn Base	63.5 acres (est.)
Corn DP & CC Yield	119 bu/ac; 151 bu/ac
Soybean Base	65.6 acres (est.)
Soybean DP & CC Yield	41 bu/ac; 50 bu/ac
Real Estate Taxes	\$2,324/year
Lease	Open for 2009
Cropland CSR*	71.7
Primary Soils	Galva, Sac, Colo & Primghar

CRP (Parcel 1)

1.1 ac @ \$190/ac. through 9-30-2017
0.6 ac @ \$190/ac. through 9-30-2018

Parcel 2- 40 acres m/l (Sec. 35)

Cropland	23.2 acres
Convertible Cropland/Pasture	14.0 acres (est. cropland)
Corn Base	14.0 acres (est.)
Corn DP & CC Yield	119 bu/ac
Soybean Base	1.6 acres
Soybean DP & CC Yield	37 bu/ac
Real Estate Taxes	\$606/year
Lease	Open for 2009
Cropland CSR*	72.6
Total Farm CSR	72.3
Primary Soils	Galva, Sac & Primghar

Parcel 3– 36.96 acres m/l (Sec.35)

15.2 acres
18.0 acres (est. pasture)
7.3 acres
119 bu/ac
1.1 acres
37 bu/ac
\$550/year
Open for 2009
71.1
68.0
Galva, Sac & Primghar

Terms

- Parcels will be sold separately starting with Parcel 1, and will not be offered in combination.
- Buyer will be expected to pay 10% down the day of the sale and the balance at closing when clear and merchantable title is given.
- Closing is scheduled for December 1, 2008.
- Real Estate taxes will be prorated to closing
- Full possession will be given at closing subject only to the lease expiring the last day of February 2009.
- Announcements the day of the sale will supersede all other announcements
- The sellers will retain the right to refuse any or all bids

Margaret Zinn Revocable Trust, Owner

For more information contact Kent K. 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.