

Public Land Auction

Allison Township – Osceola County

80 acres, more or less

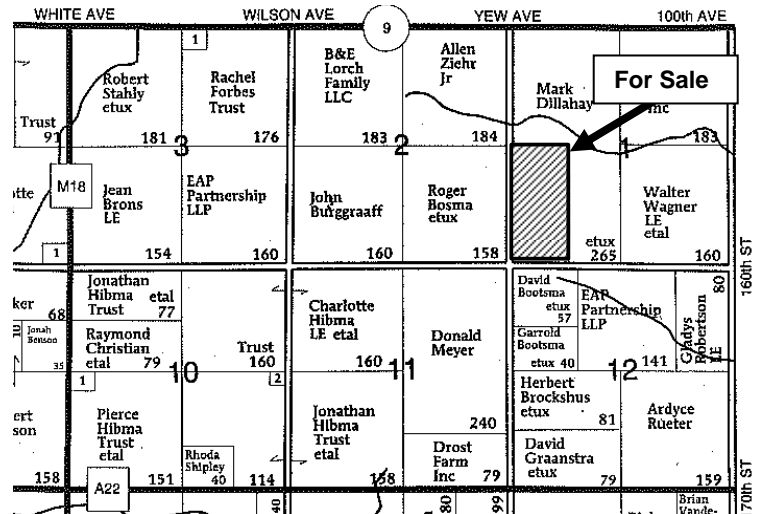
Tuesday, October 28, 2008 – 2:00 p.m. at the farm

The farm includes one wind turbine in the Osceola Windpower, LLC

Location – 1 mile east of Harris on Highway 9 and ½ mile south at the corner of 160th Street and Yew Avenue.

Legal Description – W½ SW¼ of Section 1-99-39, Allison Twp., Osceola Co., IA

- Cropland Acres – 78.1 acres
- Corn Base – 39 acres
- DP Yield; CC Yield – 111 bu/ac; 124 bu/ac
- Soybean Base – 39 acres
- DP Yield; CC Yield – 33 bu/ac; 39 bu/ac
- Real Estate Taxes – \$1,300/year
- Lease – Open for 2009
- Cropland CSR* – 67.4*
- Primary Soil – Nicollet, Webster & Clarion



*Digitally mapped with AgriData software

We are offering an opportunity to purchase the easement on the farm for one wind turbine. Annual minimum rent is \$1,000 per year or 2% of the electricity generated at \$35.24622/Mwh through year 15. The payment increases to 4% of the electricity generated for years 16-35. The easement ends on August 30, 2042. The conveyance will be by bill of sale and assignment of the easement.

Terms

- The wind turbine easement will be offered first. The 80 acres excluding the easement will follow. The consideration for both will be added together on a per acre basis and then offered together as one unit. The farm and easement will sell on whichever basis produces the highest total price.
- The buyer(s) will be expected to pay 10% cash down payment the day of the auction and the balance at closing when clear and merchantable title will be given.
- Closing is scheduled for December 1, 2008.
- Real estate taxes will be prorated to date of closing.
- Possession subject to farm lease effective until March 1, 2009 will be given at closing.
- Announcements the day of sale will supersede all other announcements.
- The seller will retain the right to refuse any or all bids.
- Stalcup Agricultural Service and its representatives are agents for the Sellers.

Zinn Testamentary 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.