

FARM FOR SALE AT PRIVATE TREATY

Woodbury CO., IA Wolf Creek Twp. - 155 acres
m/l. Cropland 125.1. CSR is 50. Contact Don Ha-
mann, listing agent at 712-373-5230

UPCOMING FARM AUCTION

Ida CO., IA Galva Twp. - 80 acres sells 10:00 a.m.,
Friday, July 9, 2010 from the farm. Older line of
farm machinery to sell immediately following the
land.

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 79 acre, Willow Twp., Cherokee Co., Iowa unimproved farm sells at

PUBLIC AUCTION

10:30 A.M., TUES, JULY 6, 2010

Please Note: The actual auction will be held in the Washta, IA
Community Building.

Location of the subject farm is on the northeast corner of the
intersection of Co. Hwys. C-66 and L51. This location is 3 1/2
miles south of Quimby on L51, 3 1/2 miles east of Washta on
C-66, or 5 miles west of Hwy. 59 on C-66. Watch for signs and
arrows.

Legal Description: The South Half of the
Southwest Quarter (S1/2SW1/4) of Section
25, Twp. 90 N., R.41 W. of the 5th P.M.,
Willow Twp., Cherokee Co., Iowa minus
1 acre and thus containing 79 acres m/l.

General Description: This unit has been
and is being well-farmed. At this writing
the crops appear excellent. It is all in corn
for the current crop year. The unit is being
farmed on the contour and has a minimal
amount of terraces. Farm has access to
the south off C-66 and to the west off L51.
This gives excellent access to the markets
and amenities offered by Washta, Quimby,
Cherokee, Holstein, & beyond. Please feel free to inspect while, of course,
respecting the rights of the current tenant. Pertinent information regarding
the FSA, CSR's, taxes, etc. are contained in the box on this salebill.

Terms: Purchaser will be expected to pay 10% of the gross sale price on
date of sale and sign a real estate contract agreeing to pay the balance on
Dec. 15, 2010, at which time merchantable title will be given. Possession
will be given on March 1, 2011. Sellers will be retaining the income from
the 2010 crop year. Sellers will pay the installment of real estate taxes
becoming delinquent 10/1/11 and all prior taxes. Sale is subject only to
the approval of the seller(s) at the auction. Auctioneers/realtors represent
the seller in this transaction. All bidders are expected to have secured fi-
nancing prior to bidding. All announcements made the day of the auction
shall supersede anything printed herein. There are no contingencies of
any kind. For additional information please contact auctioneers/brokers.
Sale by order of:

FSA Information

Farmland	79 A's
Cropland	72.5 A's
Corn Base:	36.8 A's
Corn Yield	114 bu. direct & CC
Soybean Base	33.8 A's
Soybean Yield	36 bu. direct & CC
'09/'10 real estate taxes due in '10/'11 are \$1,426 on 73.82 taxable acres. Average CSR of 59.29	

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126 N. Main St.
Holstein, IA 51025

POSTAL PATRON - ECRWSS

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Gladys M. Rupp Trust, ^{Owner}

Ruth Schomaker, Trustee, 121 Tuxedo Court, Petaluma, CA

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