

McGuire Auction Co., Inc. Public Land Auction Results 2009 RESULTS

Nov. 18, 2009	36.54 A's m/l in Nokomis Twp., BV Co. sold for \$5,950/acre 80 A's m/l in Nokomis Twp., BV Co. sold for \$3,650/acre
Nov. 17, 2009	306.3 A's m/l in Scott Twp., BV Co. sold for \$5,400/acre
Nov. 3, 2009	104 A's m/l in Center Twp., Monona Co. sold for \$4,100/acre
Sept. 15, 2009	100 A's m/l in Eurkea Twp., Sac Co. sold for \$6,300/acre
Sept. 1, 2009	168.06 A's m/l in Roland Twp., Webster Co. sold for \$5,450/acre 120 A's m/l in Roland Twp., Webster Co. sold for \$4,525/acre
June 16, 2009	83.5 A's m/l in Galva Twp., Ida County sold for \$6,500/acre
April 14, 2009	160 A's m/l in Amherst Twp., Cherokee County sold for \$4,325/acre
Feb. 24, 2009	152.15 A's m/l in Bellville Twp., Pocahontas Co. sold for \$5,375/acre
Jan. 27, 2009	80 A's m/l in Washington Twp., Sioux Co. sold for \$5,350/acre

In addition to these auction results 2009 we have sold approx. **750 acres in 2009** in several counties including one parcel in South Dakota privately. Because these sales are private we do not print the results of these sales. However, if you are considering a sale, please contact us as we will be happy to give you a no obligation idea of what your specific piece of farmland might bring at a MACI public auction.

2008 RESULTS

Nov. 25, 2008	148.92 A's m/l in Logan Twp., Calhoun Co. sold for \$4,500/acre 20 A's m/l in Twin Lakes Twp., Calhoun Co. sold for \$5200/acre
Nov. 19, 2008	160 A's m/l in Willow Twp., Cherokee Co. sold for \$2,400/acre
Oct. 21, 2008	80 A's m/l in Logan Twp., Ida Co. sold for \$6,025/acre
Oct. 7, 2008	240 A's m/l in Blaine Twp., Ida Co. sold for \$5,000/acre 160 A's m/l in Galva Twp., Ida Co. sold for \$5,400/acre 120 A's m/l in Corwin Twp., Ida Co. sold for \$4,400/acre 160 A's Silver Twp., Cherokee Co. sold for \$5,850/acre 149.57 A's Silver Twp., Cherokee Co. sold for \$6,175/acre 120 A's in Silver Twp., Cherokee Co. sold for \$6,350/acre
Sept. 25, 2008	39.22 A's m/l in Union Twp., Calhoun Co. sold for \$6,500/acre
Sept. 17, 2008	115 A's m/l in Willow Twp., Cherokee Co. sold for \$2,325/acre
Sept. 11, 2008	160 A's m/l in Lincoln Twp., BV Co. sold for \$3,650/acre
Sept. 9, 2008	240 A's m/l in Rock Twp., Cherokee Co. sold for \$3,950/acre
July 15, 2008	202.26 A's m/l in Henry Twp., Plymouth Co. sold for \$5,600/acre
June 19, 2008	160 A's m/l in Boyer Valley Twp., Sac Co. sold for \$5,950/acre
June 17, 2008	200 A's m/l in Pitcher Twp., Cherokee Co. sold for \$6,120/acre
June 12, 2008	80 A's m/l in Battle Twp., Ida Co. sold for \$5,275/acre
June 10, 2008	80 A's m/l in Coon Twp., BV Co. sold for \$5,510/acre
April 19, 2008	40 A's m/l in Blaine Twp., Ida Co., sold for \$4,275/acre
April 8, 2008	330.8 A's m/l in Miller Twp., Woodbury Co., part sold for \$2,100/acre part sold for \$2,250/acre
Feb. 5, 2008	195.43 A's m/l in Willow Twp., Cherokee Co. sold for \$2,800/acre
Jan. 8, 2008	166.95 A's m/l in Griggs Twp., Ida Co. sold for \$6,970/acre

In addition to these auction results 2008 we have sold approx. **1630 acres in 2008** in several other counties privately. Because these sales are private we do not print the results of these sales. However, if you are considering a sale, please contact us as we will be happy to give you a no obligation idea of what your specific piece of farmland might bring at a MACI public auction.

McGuire Auction Co., Inc.

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PRST STD
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POSTAL PATRON - ECRWSS

2 Logan Twp., Ida Co., Iowa Farms Sell at
PUBLIC AUCTION

10:30 a.m., TUES., MARCH 9, 2010

Actual auction will be held inside the Lohff Schumann Community Center, 301 Lohff Schumann Drive, Holstein, IA. (This address is in extreme southwest Holstein, just north of Hwys. 20/59 & just east of Hwy. 59). Farms are located as described below.

Location of Parcel 1: This unit is located 4 1/4 miles east of the Holstein intersection on Hwy. 20 on the south side of 20 at its junction w/gravelled Jasper Ave. Watch for arrows and signs.

Legal Description Parcel 1: The Fr. NE1/4 of the Fr. NW1/4 of Section 2, Twp. 88 N., R. 40 W. of the 5th P.M., Logan Twp., Ida Co., Iowa containing 69.3 acres m/l.

General Description Parcel 1: This unit has an older set of farm buildings. These improvements do include a 30 x 50 pole/metal machine shed, & the balance of a set of older frame buildings. There is also a frame 1 1/2 story house that has been removed from the tax rolls. (Note: There is a 9300 bu. Chief bin with heat and a 10,000 bu. bin w/no heat as well as personal property which belong to persons other than the seller on this unit. Neither of these grain bins nor any items of machinery and/or personal property are included in the sale and will be removed at the latest prior to 3-1-11.) The farmland has been operated following conservation practices and has approximately 90% tillable acres. It is on Hwy. 20 which allows great access to local grain markets and the ethanol plants at both Galva & Arthur and the various amenities of area communities. Please see the box to the right for FSA, tax, and CSR information.

Location of Parcel 2: This unit is located approximately a half mile south of unit #1 at the junction of Jasper Avenue and 170th St.. Again, watch for the arrows and signs.

Legal Description Parcel 2: The West Half of the Southeast Quarter (W1/2SE1/4) of Section 2, Twp., 88 N., R. 40 West of the 5th P.M., Logan Twp., Ida Co., Iowa containing 80 acres m/l.

General Description Parcel 2: This unit has an older building site and grove which add little to the overall value of the unit but, of course, could be removed adding tillable acres. Terracing and conservation practices have been utilized. This unit is approximately a half mile south of US Hwy. 20 giving it access to all the area grain markets including the ethanol facilities at both Galva and Arthur.

Method of Sale: High bidder the first time has the opportunity to take Parcel 1, Parcel 2 or take both. If the successful bidder takes both parcels and the owner accepts it - the sale is over. If the high bidder only takes one parcel, we will mark the bid and sell the remaining parcel. If sold individually, we then reserve the right to average Parcels 1 & 2 & reoffer the entire 149.3 acres with the winning bid being whichever nets the highest return for the seller.

Terms: Purchaser(s) will be expected to pay 10% of the gross sale price on date of sale and to sign a real estate sales contract agreeing to pay the balance in full on April 9, 2010, at which time full title and possession will be passed to buyers. Neither unit is leased beyond the 2009 crop year. Note that the bins and/or any machinery are not included in sale. Buyer may either negotiate with the owner of the bins separately or the bins will be removed prior to 3-1-11 at their owners' expense. Seller will pay the installment of taxes becoming delinquent Oct. 1, 2010, based on current taxes, and all priors. Sale is subject to the approval of the seller at the auction. Auctioneers/realtors represent the seller in this transaction. There are no contingencies. All bidders are expected to have financial arrangements secured prior to bidding. All announcements made the date of the sale supercede anything printed herein. Sale by order of:

LINDA KENYON, OWNER

1746 - 152ND ST., EARLHAM, IA 50072

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FSA & TAX INFORMATION
Farm #3635 Tract #1370
PARCEL 1

Farmland	69.3 A's
Cropland	61.9 A's
Corn Base	38.9 A's
Yield	114 bu. direct and CC
Soybean Base	23 A's
Yield	27 bu. direct and CC

Average CSR 59.39
2008/09 taxes due in
2009/10 - \$1,194
on 67.2 taxable acres

PARCEL 2

Farm #3625 Tract#9501

Farmland	80 A's
Cropland	71.6 A's
Corn Base	52.6 A's
Yield	112 bu. direct and CC
Soybean Base	13.8 A's
Yield	34 bu. direct and CC

Average CSR - 53.4
2008/09 taxes due in
2009/10 - \$1,074
on 76 taxable acres