

Volz Land Auction

80 Acres ± Pottawattamie County Land

28164 Dogwood Rd., Treynor, Iowa

Saturday, July 10, 2010 • 11 A.M.

Auction held on site at 28164 Dogwood Road, Treynor, Iowa

Directions: From Council Bluffs, Iowa, take Exit 8 (Iowa Western/Highway 6 exit) on I-80 on the east edge of Council Bluffs, then go approximately 5 miles east on Hwy. 6 to Quick, then south on 270th St. for 2 miles, then east on Dogwood Rd. 1.5 miles. Signs will be posted.

Offered in 3 Tracts

Legal Description - Entire Farm: N $\frac{1}{2}$ SW $\frac{1}{4}$ Section 26, Township 75, Range 42, Pottawattamie County, Iowa. **Taxes:** \$2,742 per year.

TRACT I - 40 Acres with Improvements

Legal: NWSW, Section 26, Township 75N, Range 42W, Pottawattamie County, Iowa.

Gross Acres: 40 acres

Taxable Acres: 39 acres

Taxes: \$2,064.00 prorated to the date of closing.

FSA Info: Farm #3176

Cropland: Estimated at 30.02 acres

See FSA info below. Balance in building site and small pond.

Improvements Tract I...

Home: 2-story frame home approximately 1,126 sq. ft. on main floor,

3 bedrooms, 1 bath. Lester Pole Building,

40'x80' built in 1983, excellent condition.

Grain Bins: 6,907 Bu. (1985); 7,270 Bu. (1985); 7,270 Bu. (1985)

Garage: 24'x30', 2-car garage

Plus numerous other older buildings

TRACT II - 40 Acres - 100% Tillable

Legal Description: NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 26, Township 75, Range 42W, Pottawattamie County, Iowa

Gross Acres: 40 acres

Taxable Acres: 39 acres

Taxes: \$678.00 per year, pro-rated to date of closing.

Cropland: 40 acres

FSA Information: See FSA info under entire farm

TRACT III - COMBINATION OF TRACTS I AND II

FSA Info: Farm #: 3176

Farmland: 76.4 acres

Cropland: 70 acres

Corn Base: 35.4 acres DY: 109 CCY: 109

Soybean Base: 37.6 acres DY: 37 CCY: 37

CSR Rating: Estimated at 57.29

Note: Bases will be pro-rated by Pottawattamie County FSA if sold in 2 tracts.

Method of Auction: Farm will be offered in 3 tracts and will be sold in the manner that realizes the most total dollars.

Tract 1: 40 gross acres, 39 taxable acres. Will be offered 40 acres times bid.

Tract 2: 40 gross acres, 39 taxable acres. Will be offered 40 acres times bid.

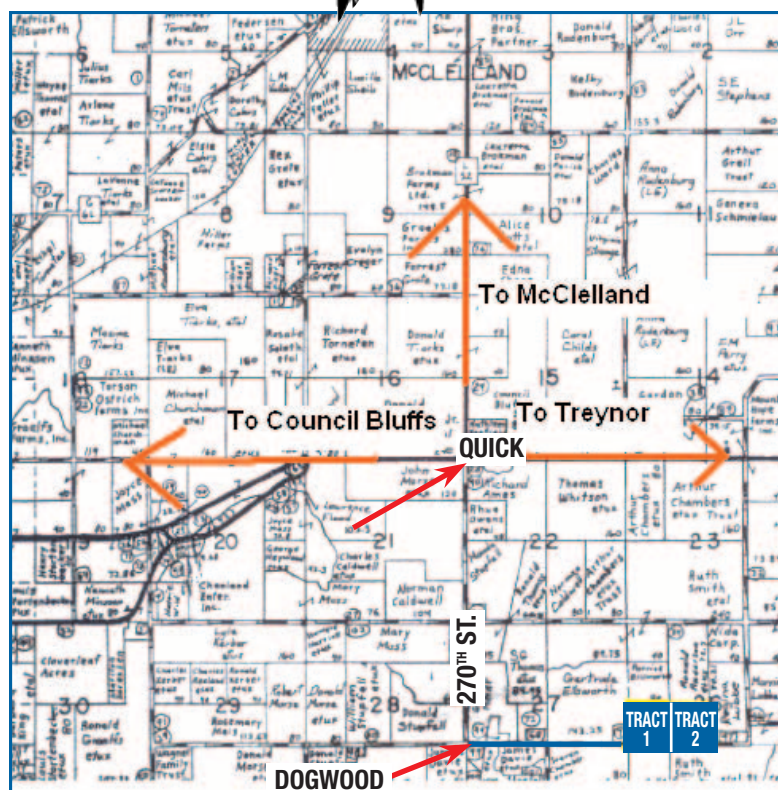
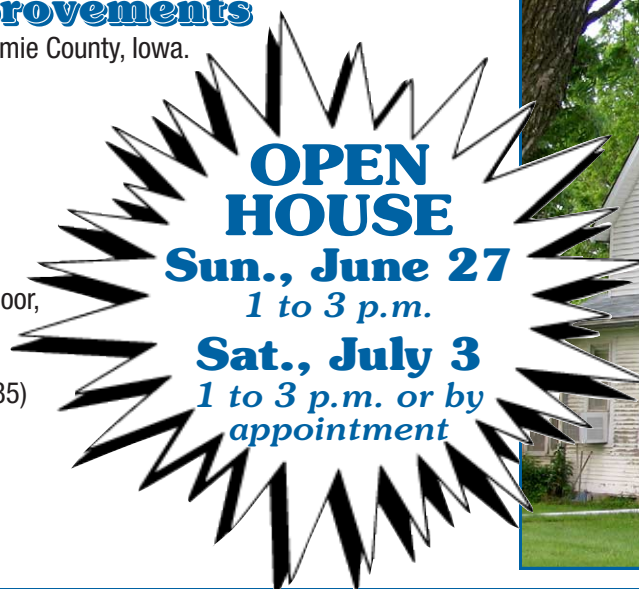
Tract 3: Entire farm, 80 gross acres, 78 taxable acres. Will be offered 80 acres time bid.

Terms: 10% down day of auction with the balance due at closing on or before August 10, 2010. Successful buyer will be required to sign a purchase contract on the day of the auction. Seller will provide abstract showing clear title and Trustees Deed at closing.

Acceptance of Bids: Successful bidders will enter into a purchase contract at the auction site immediately following the auction. All bids are subject to the trustee's approval. Your bidding is not subject to financing so your financing must be arranged prior to auction.

Possession: Farm sold subject to a cash rent lease for 2010 crop year. Buyer will receive 100% of the 2010 cash rent, 1/2 at closing with balance in the fall. Buyer will have full possession of home and improvements at closing. Buyer will have full possession of the crop land for the 2011 crop year.

Auctioneer's Note: This is an absolutely outstanding opportunity to purchase an improved 40 or an 80 acre tract. Excellent location, beautiful farmstead and a high percentage of tillable. This farm has it all!!!!



Disclaimer: Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any other oral statements made. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "as is - where is" basis, and no warranty or representation, either expressed or implied concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on aerial photographs. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

Jeannette A. Volz Living Trust, Owners

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