

FARMLAND AUCTION

80 Acres M/L

Friday, October 26, 2012 @ 1 pm

Directions: Located 6 mi N of Kalona, IA on Hwy 1, 1 mi W on 500th St then 1.7 mi N of Frytown on Cosgrove Rd or 4 mi S of Iowa City, IA on Hwy 1, 6 mi W on Black Diamond Rd (F52) then 1 mi S on Cosgrove Rd (watch for signs).

Tract consists of 80 acres m/l w/68 acres cropland and 12 acres timber. Tract has 45 acres corn and soybeans and 23 acres pasture w/small creek. Property has an average CSR of 59.2 and is enrolled in the Counter Cyclical Program, Johnson County. Tract has a corn base of 35.9 w/ yield of 113 bu. & soybean base of 7.5 w/ yield of 35 bu. Soil types include: Ely, Ladoga, Ladoga Benches, Coppock, Clinton, Chelsea-Lamont-Fayette, Lawson Channeled, Colo Overwash and Bertrand.

Legal Description: See website for legal description.

Terms: Buyer must have pre-approved financing, 10% down day of sale w/signing of a purchase agreement. Balance to be paid in full at closing Nov 27, 2012 at which time the deed and abstract will be delivered and possession will be given. Taxes to be prorated to date of closing. There will be no prorating of rent payments. Not responsible for the accuracy of all information. It is the buyer's responsibility to verify information.

**Owners: Raymond Venzke, Dale Venzke
& Janet Pierce**

Sellers' Attorney: Michael J Brenneman

Yoder Auction Service

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Statements made day of sale take precedence over advertising.