

# Auction

**Saturday, January 26, 2013 @ 10:00 a.m.**

**1067 160th St • Villisca, Iowa**

13 miles NW of Corning, IA west of the Strand Lutheran Church.

**285 acres M/L Adams County, Land w/home, Machinery & Personal Property**

**Land sells at 12 noon.**

**Brief Legal Description:** S1/2 section 31 Lincoln Township, Adams County Iowa

- Cropland Acres - 224.3 including CRP acres, balance is pasture & draws, currently approximately 10 acres farmed
- Taxable Acres - 285
- Corn Base - 80.3 acres
- Corn Yield - 87/87
- Oat Base - 1.6 acres
- Oat Yield - 42/42
- CRP acres - 48.6 acres included in cropland acres
- CRP Terms - \$90 per acre until Sept. 30, 2014, payment will be prorated to buyer for the 2013 year
- Improvements - 3 bedroom ranch style home with 2 car attached garage, built in 1982, full basement, electric heat, rural water, septic system installed in 1998. Two approximately 5,000 bushel grain bins, older open front shed, and other older buildings.
- CSR - 45.2 per surety maps
- Net Taxes - \$3,926 prorated to closing
- Terms - 10% down day of auction with balance due at closing in approximately 30 days when abstract and deed will be given, at Nielsen Law Office, Corning, Iowa. Final bid X 285 acres.
- Ann Nielsen, Closing Agent
- Buyer will receive full possession for 2013, buyer must pay for approximately 10 acres of anhydrous already applied.
- Neighbor has easement for use of well.
- Agency - Bergren Real Estate and Auction are sellers agent only

*Information received from sources believed to be reliable. Auctioneer and sellers do not guarantee their accuracy. Buyers are invited to do their own research prior to auction.*

## **Machinery & Farm Miscellaneous**

- IH 966 tractor, diesel, turbo, 3 pt cab, 50% rear rubber, low hours on O.H.
  - IH M tractor, N.F.
  - IH 470 disc, 14'
  - IH 4-16 steerable plow
  - IH 800 planter, 4-38, shedded
  - Bradford #240 gravity wagon
  - F&H 165 bu gravity wagon
  - 5x10 barge wagon w/new tires, very good
  - 3 pt 6' shredder
  - 3 pt bale carrier w/hog & calf carrier
  - 3 pt Britten MFG chisel plow
- Shaver post driver; 4-IH stamped frt wts; 6-Stroberg cattle panels; misc gates; Poulan 18HP 42" riding mower; port air comp; misc farm tools & items; slide-in pickup rack; 2-JD Sulky plows, other misc older machinery.

**Olin Lovig, Dean Lovig, Monte D. Lovig Revocable Trust**

**Auctioneers: Steve Bergren 712-789-0847 Darwin West 641-344-1958**

**Clerks: Bergren Real Estate and Auction**

**Terms:** cash or good check; not responsible for accidents or theft; verbal announcements on sale day take precedence. Restrooms available. Lunch on grounds.

**<www.bergrenrealestateandauktion.com>**

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Real Estate and Auction