

ABSOLUTE LAND AUCTION

Monday, January 29, 2018 @ 10 am

Sale Location - Gold Fair Building - Red Oak, IA

Farm Location - From Red Oak, IA, west on old Hwy 34 2 miles to Evergreen Ave. then south 2 miles to 220th St. then west 1/2 mile to E. Ave. then south, both farms lie west side of E. Ave.

312.75 Acres M/L

West Township, Montgomery County Selling in 2 Parcels

156.25 acres & 156.5 acres

Parcel #1 - SE 1/4 section (2) West Twn.

- Taxable Acres - 156.25 acres
- FSA Info is estimated, see all figures below
- Estimated crop land - 125.57 acres
- CSR II - 70
- Net Taxes - \$4,610 prorated to closing
- Buildings - Old house, non-liveable, plus other old farm buildings.

Parcel #2 - NE 1/4 section 11 West Twn.

- Taxable Acres - 156.50
- FSA Info is, see all figures below
- Estimated crop land - 129.41
- CSR II - 71.3
- Net Taxes - \$4,686 prorated to closing
- FSA Info - Crop bases will be divided by Montgomery Co. FSA Office after auction if sold separate.

Note - These 2 farms are adjoining properties as the old road way between them has been abandoned. This land has never been abused & still has many assets whether your a hunter or crop farmer, many acres could be gained with dozer work.

- Total Farmland Acres - 315.77
- Total Crop land Acres - 254.98
- CRP Acres are now expired
- Corn Base - 125
- Corn PLC Yield - 123
- Bean Base - 39.80
- Bean PLC Yield - 42
- Terms - 10% down day of auction w/balance due in 30 days when deed & abstract will be given.
- Additional Terms - Parcel #1 will be sold first, will be sold w/first right of refusal to tenant on this parcel only. Parcel #2 sells without any right of refusal.
- Possession- Full for 2018 crop year.
- Agency - Bergren Auction, LLC are seller's agents only
- Closing Agent - Tom Stamets, Stamets & Wearin Law Office, Red Oak, Iowa

Information received from sources believed to be reliable. Sellers & Auctioneer do not guarantee their accuracy. Buyers are invited to do their own research prior to sale.

James Frederick Roach Estate

Bergren
Real Estate and Auction

Auctioneer/Broker - Steve Bergren 712-789-0847 Office - 712-778-2242
Terms: cash or good check; not responsible for accidents or theft; verbal announcements on sale day take precedence.

<www.bergrenrealestateandauction.com>