

ABSOLUTE LAND AUCTION

Monday, January 30, 2017 @ 10 am

Sale Location - Stanton Community Building Stanton, Iowa

Farm Locations - South of Stanton south side of town 1 mile south to 240th St. then east 1 1/2 mile on south side of road #1 farm. #2 farm - continue on east for 1/2 mile to Q Ave. then the farm lays on the east side of Q Ave. and north side of 240th St.

Note: This is choice Montgomery County farmland, is nearly 100% farmland after survey with a CSRII of 83 !! also selling feedlot/pasture farm.

Farm #1 108 acres M/L subject to survey

Brief Legal - E1/2 NW1/4 except acreage site and NW1/4 NE1/4 all in section 14 Scott Twn.

- Cropland acres 103.97, before survey
- Corn Base - 87.99
- Corn PLC yield - 143
- CSRII - 83.4 estimated with acreage off
- Taxable acres - 108 subject to survey
- Taxes estimated - \$3,569
- Improvements - several narrow base terraces w/tile
- Note - This is one of the good farms in this area.

Farm #2 62.53 acres M/L

Brief Legal - a piece of land located south R.R. in the S1/2 SW1/4 section 12 Scott Twn.

- Cropland acres - 18.79 currently seeded
 - Corn Base - 15.91
 - Corn PLC yield - 143
 - Taxable acres - 62.53
 - Taxes - \$928 prorated to closing
 - Note - This farm has been used for a pasture and feedlot facility for many years. The feedlot has approximately 400' fence line cement bunks, cement bunker silage pit, 5000 bu. grain bin & older concrete silo not currently used. The pens have automatic waters w/water supply from large dam on property.
- Terms - 10% down day of auction and balance due at closing in 30 days from auction when deed and abstract will be given
 - Possession given March 1, 2017
 - Closing Agent - Paul Jones of Turner, Jones & Bitting Law Office, Clarinda, Iowa
 - Agency - Bergren Real Estate and Auction are seller's agents only

Nadine E. Johnson Estate
Kit C. Johnson, Executor

Auctioneers - Steve Bergren 712-789-0847 Tom Frey 641-344-5082
Brandon Frey 641-782-0633

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

www.bergrenrealestateandauction.com