

Absolute Land Auction

Saturday, Feb 13, 2016 @ 10 am

Sale Location at the Villisca, IA Community Building
Farm Location - 14 miles north of Villisca on Hwy. 71 or
2 miles south of Grant on east side of Hwy. 71

Outstanding Gently Rolling to Upland Farm 110.65 acres M/L

- Legal Description: S 1/2 N 1/2 SW 1/4 and the S 1/2 SW 1/4, except for Lot 2 of the SW 1/4 SW 1/4 of Section 15 Douglas Twn. Montgomery County Iowa
- Taxable acres - 110.65
- Farmland acres - 110.10
- Cropland acres - 107.88
- Planted acres - 103.42
- Corn base - 66.70
- Corn Yield - PLC yield 143
- Bean base - 32.9
- Bean Yield - PLC yield 46
- CSR II - 72.3 CSR - 69.9
- Taxes - \$3,684 prorated to closing
- Closing - March 14, 2016
- Terms - 10% down day of auction with balance due at closing
- Closing Agent - Bergren Real Estate & Auction, Griswold, IA
- Agency - Bergren Real Estate & Auction are seller's agents only
- General Description: This farm has had excellent care with 29,036 feet of narrow base terraces & tile installed. Approximately 50 acres of bottom to gentle rolling land. Balance in well improved upland.
- This farm also has 2 grain bins, 1 - 30' and 1 - 15'.

Come Prepared to Buy a Good Farm!!!

All info received from sources believed to be reliable, but buyers are encouraged to do their own research.

Verbal announcements day of auction take precedence.

Dorothy Stickler Trust

Auctioneer/Broker - Steve Bergren 712-789-0847

Ringman - Brad Bergren 712-789-0694

TERMS: cash or good check; not responsible for accidents or theft.

Go to <www.bergrenrealestateandauction.com>