

# Land Auction

**Thursday February 27, 2020 @ 10 am**

Sale Location - Montgomery County White 4-H Building, Red Oak, IA

1 block south of JD on 4th St.

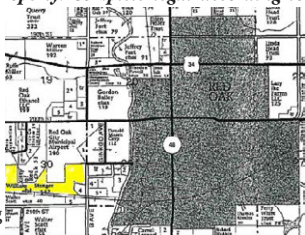
Farm Location - Take Ginkgo Ave. east of the National Guard Armory in Red Oak south 1/2 mile to stop sign, then west 1/4 mile and you are there, at the NE corner of farm.

**156.16 Taxable Acres**

**Brief Legal** - Located in the S 1/2 section 30, Red Oak Township, Montgomery County, Iowa.

**Note** - All hog buildings are exempt from this property. Complete legal according to survey.

- Taxable Acres - 156.16
- Cropland Acres - 155.80 N.Hel
- CSR II - 84.1
- Corn Base - 116.85
- Corn Yield - PLC 126
- Bean Base - 38.95
- Bean Yield - PLC 53
- Improvements - Newer 36 ft. grain bin, some tiling since 2008, more info on tiling by sale day.
- Note - There is an easement on this property for hog manure, easement will be sold w/property. Terms will be announced.
- **Taxes** - \$6,464, prorated to closing
- **Possession** - Full for 2020 crop year
- **Terms** - 10% down day of auction with balance due in full April 2, 2020.
- Closing Agent - Brian Mensen @ Billings & Mensen Law Office, Red Oak, IA
- Auction by - Bergren Real Estate and Auction L.L.C. are seller's agents only.



*Seller is very sincere in selling.*

*Come Prepared To Buy! Excellent Location.*

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

**Bernice E. Stenger**

**Auctioneers - Mark Venteicher 712-779-0169**

**Steve Bergren 712-789-0847**

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

<[www.massenalivestock.com](http://www.massenalivestock.com)> <[www.bergrenrealestateandauction.com](http://www.bergrenrealestateandauction.com)>

