

# Absolute Land Auction

## Full Possession for 2015 Crop Year

### Tuesday, February 17, 2015 @ 10 a.m.

Sale Location - Villisca Community Building, North Side of Square

411 acres M/L, Montgomery County Farmland

Selling in 2 Parcels - 205 acres M/L & 206 acres M/L.

Located north of Villisca, IA approximately 10 miles on Highway 71

#### General Descriptions:

Parcel #1 Nodaway River bottom ground with approximately 19 acres of timber.

Parcel #2 Upland cropland with terraces, tile and pasture land with good fences. This parcel has a 4000 bu. bin and older open front hog confinement building located on the south side of the farm, the acreage site on the north side of the property is exempt. The has been in the Bashaw family for many years and has been well cared for.

Parcel #1 - Brief Legal: Fractional NE1/4 and N1/2 SE1/4 section 4 Washington Township, Montgomery County, IA. Complete legal according to abstract.

- Taxable acres - 205.5
- Cropland acres - 182.52 (Non Hel)
- Crop Bases & Yields - See Below
- CSR II - on entire farm 67.6 / on crop acres 70.2 / CSR I - on entire farm 69.6
- Net Taxes - \$6,454

Parcel #2 - Brief Legal: S1/2 SW1/4 except Parcel A, and S1/2 NW1/4 SW1/4 section 34 Douglas Township and north 62.16 acres of S1/2 fractional NW1/4 and N1/2 fractional NW1/4 section 3 Washington Township, Montgomery County, IA. Complete legal according to abstract.

- Taxable acres - 206.02
- Cropland acres - 137.69 M/L
- Pasture acres - 60 M/L
- Crop Bases & Yields - See Below
- CSR II - on entire farm 67.2 / Cropland CSR 68.8
- Pasture CSR - 63.7
- Net Taxes - \$5,488

FSA Info - Note to be split according to FSA rules after auction and new program. Terms to be announced at auction.

- Cropland - 320.21
- Pasture land - 60
- Corn Base - 163.60
- Corn Yield - 102/102
- Bean Base - 127.60
- Bean Yield - 34/34

Terms - 10% down day of auction with balance due at closing on March 17, 2015 when abstract and deed will be given, taxes will be prorated to closing. Full possession at closing time.

- Closing Agent - Deborah Peterson, Att., Council Bluffs, IA
- Agency - Bergren Real Estate & Auction are seller's agents only

Auctioneer & Seller Disclosure - The information has been received by sources believed to be reliable. Seller and Auctioneer make no guarantees to their accuracy.

## Bashaw Family Living Trust