

Land Auction

Tuesday February 26, 2013 @ 10:30 a.m.

Sale Location - Nodaway Iowa Community Building

Farm Location: From Hwy 34, Nodaway, IA corner go east on Hwy 34 1/2 mile to Cherry Ave.
then south 3/4 mile on west side of road.

78 acres M/L Adams County, Iowa

Brief Legal Description: SW1/4 NW1/4 & NW1/4 SW1/4 section 9 Nodaway Township
Adams County, Iowa

- Cropland acres - 56.11
- Corn Base - 15.7
- Corn Yield - 91-91
- Bean Base - 8.5
- Bean Yield - 28-28
- CSR per Surety Map - 46.6
- Taxable acres - 78
- Taxes \$936 prorated to closing
- Note - This farm has been in alfalfa/grass mixture for several years. Full possession for 2013 crop year.
- Terms - 10% down day of auction with balance due at closing in approximately 30 days when abstract and deed will be given.
- Agency - Bergren Real Estate & Auction are seller's agents.
- Closing Agent - Engel & Maharry Law Office, Corning, Iowa

Information received from sources believed to be reliable. Auctioneer and sellers do not guarantee their accuracy. Buyers are invited to do their own research prior to auction.

Don and Norma Scanlan
Steve Scanlan, POA

Bergren
Real Estate and Auction

Auctioneer: Steve Bergren 712-789-0847
<www.bergrenrealestateandauction.com>