

Land Auction

Tuesday, February 28, 2023 @ 10 am

at Elliott, Iowa Community Building

Land Location - 48294 Pioneer Trail, Griswold, IA.

West of Elliott, IA on Pioneer Trail.

79 Acres M/L

- Brief Legal - E 1/2 SW 1/4 Section 30, Waveland Township, Pottawattamie County, Iowa.
- Taxable Acres - 79
- Farmland Acres - 79.91
- Cropland Acres - 77.46
- CSR II - 67.8
- Corn Base - 34.10
- Corn PLC Yield - 165
- Bean Base - 33.70
- Bean PLC Yield - 46
- Taxes - \$3,166 prorated to closing.
- Possession - Full farming rights for 2023.
- Improvements - Older 2 story home, currently occupied. In need of repair, sold "AS IS", possession May 1, 2023. Septic system was installed in 2005 and should pass inspection. Time of transfer will be done prior to auction date.
- Terms - 10% down day of auction with balance due in full at closing, March 28, 2023, when deed and abstract will be given at Billings and Mensen Law, Red Oak, IA.
- Agency - Bergren Real Estate and Auction are seller's agents only.

Information received from sources believed to be reliable.

Sellers & Auctioneer do not guarantee their accuracy. Buyers are invited to do their own research prior to sale.

Shirley D. Woods Estate Doug Lembke, Executor

Auctioneer - Steve Bergren 712-789-0847

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

www.bergrenrealestateandauction.com

Bergren
Real Estate & Auction, LLC