

Absolute Land Auction

Saturday, March 19, 2016 @ 10 am

Sale Location - Villisca, Iowa Community Bldg.

Farm Location - From Nodaway, IA - South 1/2 mile to Birch Ave. then south 1/2 mile to 265th St. then east 1 1/4 mile to N26 then south 1/2 mile to 270th St. then east 3/4 mile to 275th St. then south, land lays on the south and the north side of 275th St. - acreage site is exempt.

369.93 Taxable Acres

Selling in 2 Parcels - 117 Acres and 252.93 Acres

Nodaway Township, Adams Co., IA

Parcel #1

- Legal Description: S1/2 SE1/4 and NE1/4 SE1/4 section 34 Nodaway Twn. Adams Co., IA
- Taxable acres - 117
- Taxes - \$1,052 prorated to closing
- CRP - 34.32
- CRP Terms - 176.27 per acre expires 9-30-2022, payment will be prorated
- General Description - Heavy timber ground w/some open pasture & pond. Whitetail & Turkey Paradise!!!
- CSRII - 46

Parcel #2

- Legal Description: S1/2 SW1/4 section 26 SE1/4 NE1/4 and NE1/2 NE NE except wood lot in section 34, S1/2 SW1/4 and W1/2 NW1/4 NW1/4 acreage site is exempt in section 35 all in Nodaway Twn. Adams Co., IA
 - Taxable acres - 252.93
 - Taxes - \$2,798 prorated to closing
 - CRP - 14.61
 - CRP Terms - 176.27 per acre expires 9-30-2022, payment will be prorated
 - Crop planted 2015 - 22.91 acres corn - 56.93 acres alfalfa, balance pasture ground
 - General Description - Good stock farm with lots of new fence. 2 - 24' grain bins, 3 ponds
 - CSRII - 46
 - FSA info on both parcels to be split by FSA
 - Farmland Acres - 365.33
 - DCP cropland acres - 164.02
 - DCP effective cropland acres - 114.62
 - Oats Base - 29.5 - PLC yield 44
 - Corn Base - 67.4 - PLC yield 102
 - CSRII - 49.92
- Terms - 10% down day of auction with balance due at closing April 20, 2016
 - Possession will be given day of auction to fertilize or spraying practices only w/full possession at closing.
 - Closing Agent - Brian Mensen, Billings & Mensen Law, Red Oak, IA
 - Auctioneer - Bergren Real Estate and Auction are seller's agents only.

Dolores "Mrs. Calvin" Haley Estate

Bergren
Real Estate and Auction

Auctioneer/Broker - Steve Bergren 712-789-0847
Ringman - Brad Bergren 712-789-0694
TERMS: Cash or good check. • Not responsible for accidents or theft.
Verbal announcements on sale day take precedence.

Go to <www.bergrenrealestateandauktion.com>