

Land Auction

Monday, May 16, 2016 @ 5 p.m.

Sale Location at the Stanton, IA Community Building

Farm Location - From south end of Stanton 4 miles south on County Pavement M-63 to 270th St, then east 1/2 mile on north side of road, acreage is exempt.

77.5 Taxable Acres in Montgomery County, Iowa

- Brief Legal - E1/2 SW1/4 section 27 Scott Twn., except for acreage site
- Taxable acres - 77.5
- Cropland acres - 72.44
- CSR II - 59.3 CSRI - 53.6
- Corn Base - 34.5
- Corn PLC Yield - 124
- Bean Base - 34.2
- Bean PLC Yield - 42
- Net Taxes - \$1,850 prorated to closing
- Terms - 10% down day of auction with balance due in approximately 30 days from auction when deed and abstract will be given, at closing time buyer will receive a credit for \$6,125 for first half 2016 rent and balance to be paid in the fall by tenant.
- This will be an ABSOLUTE AUCTION when bid reaches \$270,000 or more!!!
- General Description - Rolling farmland that has had chicken liter applied the last few years. This property has an area that would be a prime area for building a large dam. Come prepared to Buy!
- Closing agent - United Group Red Oak, Iowa
- NOTE: Info received from sources believed to be reliable. Auctioneer, agent, and seller do not guarantee their accuracy, buyers are encouraged to do their own inspection before the auction.

Travis Grammer & Amy Grammer

Bergren
Real Estate and Auction

Auctioneer/Broker - Steve Bergren 712-789-0847
Agent/Broker - United Group, Marty Barnett 712-330-3075
TERMS: Cash or good check. • Not responsible for accidents or theft.
Go to <www.bergrenrealestateandauction.com>
<unitedgroupia.com>