

Absolute Land Auction

Thursday, May 19, 2016 @ 5 pm

Sale Location - Stanton, IA Community Building

Farm Location - 4 miles south of Stanton on M63 to 270th then west 1 mile to N. Ave. then south 1/2 mile on the east side of road

48.66 Surveyed Acres

Scott Twn., Montgomery County, Iowa

Full Possession Day of Auction

- Brief Legal - part of SW1/4 NW1/4 and part of SE1/4 NW1/4 all in section 33 Scott Twn.
 - Net Acres - 48.66
 - CSRII - 72.2 CSRI - 62.6
 - Cropland Acres - Currently according to map` 32.67 acres
 - Note: Montgomery Co. F.A. will prorate the corn and bean base from balance of farm. Current total corn base - 32.7 bean base - 13.30, oat base - 2.6 and PLC yields corn - 115 bu., beans - 42 bu., oats - 46 bu.
 - General Farm Description - Cropland is NHEL with balance of pasture HEL. This farm could be a prime recreational piece or good cropland with tile. The bottom ground is split by a creek that needs a crossing established. Rural water is only a few yards away.
 - Taxes (estimated) - \$1.126 prorated to closing
 - Terms - 15% down day of auction with balance due June 17, 2016 when deed and abstract will be given
 - Possession - Full Possession day of auction
 - Closing Agent - Bergren Real Estate and Auction are seller's agent 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.

Leroy M. & Kathy A. Sorensen

Bergren
Real Estate and Auction

Auctioneer/Broker - Steve Bergren 712-789-0847 Office 712-778-2242

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

Go to <www.bergrenrealestateandauction.com>