

Land Auction

Monday, June 10, 2013 @ 10 a.m.

Sale Location - Griswold Community Building Griswold, Iowa

Selling 2 parcels - 158 acres cropland and 68.69 acres pasture land.

Parcel #1 - 158 acres cropland

Brief Legal Description: SE 1/4 section 7 Wright Township, Pottawattamie County, Iowa, complete legal according to abstract.

- Cropland acres - 155
- Corn Base - 72.8
- Corn Yield - 104-104
- Bean Base - 44.4
- Bean Yield - 36-36
- CSR per Surety Map - 66.5
- Improvements - 24 ft. grain bin, corn crib,. Farm is well terraced & has had excellent care for many years.
- Taxable acres - 158
- Taxes \$3,526
- Farm Location - 6 mi. west of Griswold on Hwy. 92 to 490th St. then north 5 mi. on west side of road.

Parcel #2 - 68.69 acres pasture land

Brief Legal Description: W 1/2 NE 1/4 section 11 Waveland township, Pottawattamie County, Iowa, complete legal according to abstract.

- Note - This farm has been used as pasture for many years but has 6.5 acres of excellent farmland.
- Taxable acres - 68.69
- Net Taxes \$1,552
- Improvements - Older farm house, that is being sold AS IS, buyer responsible for septic update if necessary, 2 good dams, corral for loading cattle, fences are average to near new.
- Farm Location - 2 3/4 miles west of Griswold on Hwy 92 to 525th St. lays on east side of road around cemetery
- Terms - 10% down day of auction with balance due in approximately 30 days, when deed and abstract will be given. Buyer will receive last half cash rent according to current lease. Buyer will be responsible for terminating the 2014 lease if desired. Sells subject to seller's approval.
- Agency - Bergren Real Estate & Auction are sellers agents
- Closing Agent - Richard C. Schenck Attorney, Harlan, Iowa

Sellers: Dean E. & Velma Bates Family



Auctioneer: Steve Bergren 712-789-0847

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<www.bergrenrealestateandauction.com>