

Land Auction

Tuesday, June 18, 2019 @ 10 am

Sale Location - Villisca, IA Community Building

Land Location - 3284 200th St. Villisca, IA

North of Villisca on Hwy. 71 to Tenville then east 2 mi. on old Hwy. 34 to Vine Ave. then north 1/2 mile to 200th St., then east 1/2 mile and it lies on the south side of road.

39 Taxable Acres

- Prime recreation farm or good pasture.
- Brief Legal - NW 1/4 NW 1/4 section 25 Washington Township
- FSA & CRP information - Split from balance of farm will be completed by FSA, estimated a few acres of crop bases will be retained by this parcel.
- CRP Acres & Terms - 11.7 @ \$170 per acre, expires fall 2020
- Pasture Acres - 27.73 has very nice dam for water, has been mowed for hay last few years and is a clean pasture.
- Fences - Fair, will need repair, west boundary fence will be installed and cost will be split between buyer and seller.
- Possession - Full at closing.
- Terms - CRP payment will be prorated until closing date, 10% down day of auction and balance to be paid in full at closing on or about July 18, 2019 when deed and abstract will be given.
- Taxes \$770 will be prorated.
- Additional Terms - This will be an Absolute Auction when the price reaches \$3,150 per acre or more.
- Closing Agent - Brian Mensen @ Billings and Mensen Law, Red Oak, IA.
- Agency - Bergren Real Estate and Auction, L.L.C. 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.

Marie E. Jacobsen - Collette Whalen, POA

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