

# Absolute Land Auction

## Thursday, August 20 @ 10 am

**Sale Location - Cass County Fairgrounds • Atlantic, Iowa**

**Farm Location - NE. corner of Atlantic, IA on Olive St. north of Olive Street Station 2 miles to Echo Rd, then west 1 mile to Buck Creek Rd, then take first driveway on the west side of Buck Creek Rd., follow the path to the west.**

**Brief Legal** - East of Creek S1/2 NW1/4 and east of Creek N1/2 SW1/4 all in section 30 Pymosa Twn. Cass Co. Ia. There will be an easement given for access where current driveway is now, if necessary. Complete legal according to abstract.

- Taxable Acres - 100.64
- Note: Cass County FSA will split crop bases after the auction. These figures are total acres to be split from the other 80 acres owned by Frisbies.
- Cropland Acres - 153.30
- Corn Base - 78.60
- Corn Yield - 119
- Bean Base - 65
- Bean Yield - 39
- CSR II - 62.5, per Surety Map
- Note: This 2020 crop year there was 76.17 acres of corn planted & 13.14 acres pasture on this parcel. There is an old building site containing approximately 2-3 acres that could be gained for farming.
- Improvements - Good well and 24' grain bin in working condition.
- Net Taxes - \$2,504, prorated to closing.
- Terms - 10% day of auction, balance due October 20 when deed & abstract will be given.
- Closing - October 20, 2020 @ Cambridge Law Office, Atlantic, IA, Jennifer Plumb attorney.
- Possession - Full for 2021 crop year and buyer will be given full possession after 2020 crop is harvested.
- Agency - Bergren Real Estate and Auction, L.L.C. are seller's agents only.

*Information received from sources believed to be reliable. Sellers & Auctioneers do not guarantee their accuracy. Buyers are invited to do their own research prior to sale.*

## Irma R. Frisbie Estate - Terry Frisbie, Exec.



**Auctioneer/Broker - Steve Bergren 712-789-0847**

**Terms: cash or good check; not responsible for accidents or theft; website & verbal announcements on sale day take precedence.**

**<[www.bergrenrealestateandauction.com](http://www.bergrenrealestateandauction.com)>**