

Absolute Real Estate Auction

Thursday, August 25, 2016 @ 10 a.m.

Emerson Community Building • Emerson, IA

Farm Location - 2 Miles West of Emerson on Old Hwy 34, or Jameson Rd on
South Side of Road

Indian Creek Twn., Mills County IA

24 Acres M/L

- Brief Legal Description - Part of the W 1/2 SW 1/4 of Section 22 Township 72 North, R. 40 West of the 5th P.M. Mills Co., IA, Complete Legal According to Abstract.
- Farmalndn Acres - 24.28 NHEL
- Cropland Acres - 18.26
- Net Taxes - \$798, Prorated to Closing
- Current DCP Cropland - 9.56
- Corn Base - 9.5
- PLC Corn Yield - 168
- CRP Acres - 8.7
- CRP Terms - Annual Payment of \$1,379.00 Expires 9.30-2017
- CSR Per Surety Map CSRII - 80.3 CSRI - 82.9
- General Description - Level Cropland That is Divided by R.R. Property is Located on Old Hwy 34 West of Emerson.
- Terms - 10% Down Day of Auction & Balance Due at Closing Sept. 28, 2016 When Deed and Abstract Will be Given.
- Possession & CRP Terms - Full Possession Will be Given after 2016 Crop is Harvested. Buyer Will Receive All 2017 CRP Payment.
- Not Rented for 2017
- Agency - Bergren Real Estate and Auction 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.

Corrine M. Lees Revocable Trust
Joe Lees, Trustee

Bergren
Real Estate and Auction

Auctioneers - 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