

Land Auction

Thursday, Sept. 4 @ 10 a.m.

Auction Location - 11410 490th St • Griswold, IA

From Red Oak, IA - 8 miles north on Hwy. 48 to 110th St. or H-12 then west 1 mile to G Ave. then north 2 1/2 miles. G Ave. turns into 490th St at Pottawattamie County line.

156.05 Taxable Acres

Brief legal - SE1/4 section 30 Waveland Township Pottawattamie County Iowa except for a parcel of ground located in the SE, SE complete legal according to abstract.

- Taxable acres - 156.05
- Cropland acres - 145.04, including CRP acres
- Current CRP acres expiring 9-30-2014, 61.9 acres
- Other CRP acres and payments - 1.5 acres expires 9-30-2016 (waterway)-\$251.00, 13.41 acres expires 9-30-2021 (filter strip)-\$3,299.00
- Corn Base - 68.2 plus expiring CRP acres of 61.9
- Corn Yield - 102/103
- CSR II per Surety map - 70.4
- Improvements - Single story home built in 1933 with 960 sq. ft., 2 - 24' steel grain bins, 24 x 42 open shed, 24 x 30 shed, 16 x 32 pole barn plus other older buildings
- Taxes - \$4,340 prorated to closing
- Terms - 10% down day of auction with balance due at closing on or about October 3, 2014 when deed and abstract will be given. Buyer will receive all 2015 CRP payments with full possession of farm March 1, 2015. Seller will retain all 2014 payments. Buyer will be responsible for septic update, if needed. Farm is NOT rented for 2015 crop year.
- Closing Agent - Peter Goldsmith, Attorney for Trust
- Agency - Bergren Real Estate and Auction are seller agents only.

The Good Irrevocable Trust

United Bank of Iowa, Trustee



Auctioneer: Steve Bergren 712-789-0847

Cell or 712-778-2242 Office

Terms: Cash or Good Check; Not Responsible for Accidents or Theft; Verbal Announcements on Sale Day Take Precedence. Restrooms Available. Lunch on Grounds.

www.bergrenrealestateandauktion.com