

Absolute Land Auction

Thursday September 6, 2012 @ 10:30 a.m.

Elliott Community Building, Elliott, Iowa

Farm Location: 1/2 mile east of Elliott to Lumber Ave. then south 1/4 mile on east side of road.

Note: This farm has been split with Coe Creek being the divide, farm selling lies south of creek.

204.37 Acres M/L, Montgomery County, Iowa

- Brief Legal Description: E 1/2 section 7 Pilot Grove Township, except for Parcel A of NW 1/4 NE 1/4, SE 1/4 NE 1/4, NE 1/4 SE 1/4 and all of NE 1/4 NE 1/4, complete legal according to abstract.
- Montgomery County Farm #1536 information is open to the public. Note - these are estimated crop acres.
Cropland acres (est.) 176.9 including CRP acres. CRP acres are 3.1 acres @ \$398.00 expiring 9-30-2014 and 9.9 acres @ 1,198 expiring 9-30-2012
- Pasture and Timber acres - 24.6
- Crop Bases to be prorated by FSA
- Corn Base - 143.8
- Corn Yield - 103/103
- Bean Base - 5.4
- Bean Yield - 34/34
- CSR 60.6 per Surety Map
- Taxable acres - 204.37
- Taxes - \$3675.00
- Grain Bins - 5 older bins with approx. 35,000 bu. total capacity.
- Farm is not rented for 2013
- Terms - 10% down day of auction with balance due at closing in approximately 45 days when abstract and deed will be given. Final bid X 204.37.
- Note - This is a Century Farm. 2/3 of this farm has been in CRP for 19 years with 2012 being the first year farmed
- Agency - Bergren Real Estate and Auction are seller's agent
- Closing Agent - Brian Mensen @ Billing & Mensen Law Office Red Oak, IA, attorney for estate.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	51.7	25.2%	IIIe	48
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	49	24.0%	Ile	68
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	41.4	20.3%	IIIe	55
9C2	Marshall silty clay loam, 5 to 9 percent slopes, moderately eroded	33.8	16.5%	IIIe	68
9B	Marshall silty clay loam, 2 to 5 percent slopes	21.4	10.5%	Ile	85
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	7.2	3.5%	IIIe	25
Weighted Average					60.6

Information received from sources believed to be reliable. Auctioneer and sellers do not guarantee their accuracy. Buyers are invited to do their own research prior to auction.

Jenelia Copenhaver Estate

Lela Bergren, Executor

Bergren
Real Estate and Auction

Auctioneer: Steve Bergren 712-789-0847
<www.bergrenrealestateandauction.com>