

Outstanding 2 Day Absolute Land Auction

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

Elliott Community Building, Elliott, Iowa

Friday, September 7, 2012 @ 10 a.m.

Kanawha Fire Station, Kanawha, Iowa

Note - All 3 parcels are excellent high producing farm land.

Thursday, September 6 • Elliott, Iowa @ 10 a.m.

Legal Description - SE 1/4 section 23 Pleasant Twn., Cass County, Iowa

- Cropland Acres - 152.4 NHEL
- CSR - 85 per Surety Map
- Corn Base - 69.8
- Corn Yield - 116/135
- Bean Base - 80.2
- Bean Yield - 34/40
- Taxable Acres - 156
- Taxes - \$5474.00
- Cass County Farm #1461, information is open to the public
- Farm Location - South of Griswold, IA on Hwy 48 to Wichita Rd. then east 4 miles on north side of road.

Code	Soil Description	Acres	Percent of field	Non-ir Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	
0	Marshall silty clay loam, 0 to 2 percent slopes	70.0	52.3%	I	88	7.8	8.5	205	3.8	112	6.2	69	
9B	Marshall silty clay loam, 2 to 5 percent slopes	53.4	34.9%	Ile	85	7.6	8.4	200	3.8	110	6	67	
431B	Judson-Ackmore-Coro, overwash complex, 1 to 5 percent slopes	19.5	12.7%	IIw	73	7	5.9	184	3.5	101	5.6	62	
Weighted Average						85	7.6	6.4	200.4	3.8	109.8	6	67.3

Friday, September 7 • Kanawha, Iowa @ 10 a.m.

Parcel #1

Legal Description - E 1/2 NE 1/4 & SW 1/4 NE 1/4 section 13 Amsterdam Twn, Hancock County, IA

- Cropland Acres - 116.97 NHEL
- CSR - 81.7 per Surety Map
- Corn Base & Bean Base to be divided by FSA (see below)
- Taxable Acres - 117
- Taxes - \$2582.00
- Drainage Taxes - \$18.00

Parcel #2

Legal Description - W 1/2 NW 1/4 section 18 Twin Lakes Twn., Hancock County, Iowa

- Cropland Acres - 74.59 NHEL
- CSR - 80.2 per Surety Map
- Corn Base & Bean Base to be divided by FSA (see below)
- Surveyed acres (net) - 74.56
- Taxes - \$1458.00
- Drainage Taxes - N.A.

Hancock County Farm #69, information is open to the public.

- Cropland Acres - 191.6
- Corn Base 97.8
- Corn Yield - 134/134
- Bean Base 92.4
- Bean Yield - 30/30
- Farm Location - From Kanawha, 1 1/2 mile north on R35 to 140th St. then east 3 mi. on south side of road. Farms are split by Maple Ave.

Code	Soil Description	Acres	Percent of field	Non-ir Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	
55	Nicollet loam, 1 to 3 percent slopes	45.9	38.7%	I	88	7.7	6.1	207	3.7	83	6.2	56	
138B	Clarion loam, 2 to 5 percent slopes	33.8	28.7%	Ile	80	7.2	6	196	3.5	78	5.7	53	
507	Canisteo clay loam, 0 to 2 percent slopes	18.8	16.0%	IIw	78	6.9	4.1	193	3.3	77	5.5	52	
107	Webster clay loam, 0 to 2 percent slopes	12.2	10.4%	IIw	83	7.3	4.2	200	3.5	80	5.7	54	
6	Okoboji silty clay loam, 0 to 1 percent slopes	6	5.1%	IIIw	57	5.8	3.4	167	2.8	67	4.7	45	
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	0.6	0.5%	Ile	64	6.7	5.6	174	3.3	70	5.4	47	
95	Harpis loam, 0 to 2 percent slopes	0.6	0.5%	IIw	62	6.3	3.7	172	3	69	5	46	
Weighted Average						81.7	7.3	6.4	198.3	3.6	79.3	5.8	53.6

Code	Soil Description	Acres	Percent of field	Non-ir Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	
55	Nicollet loam, 1 to 3 percent slopes	24.6	32.8%	I	88	7.7	6.1	207	3.7	83	6.2	56	
107	Webster clay loam, 0 to 2 percent slopes	16.2	21.7%	IIw	83	7.3	4.2	200	3.5	80	5.7	54	
138B	Clarion loam, 2 to 5 percent slopes	14.5	19.5%	Ile	80	7.2	6	196	3.5	78	5.7	53	
507	Canisteo clay loam, 0 to 2 percent slopes	9.4	12.6%	IIw	78	6.9	4.1	193	3.3	77	5.5	52	
95	Harpis loam, 0 to 2 percent slopes	5.2	7.0%	IIw	62	6.3	3.7	172	3	69	5	46	
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.7	6.3%	IIIw	57	5.8	3.4	167	2.8	67	4.7	45	
Weighted Average						80.2	7.2	5.1	196.4	3.5	78.6	5.7	53

Terms - 10% down day of auction with balance due at closing, approximately 45-60 days @ Billings & Mensen Law Office, Red Oak, IA. Final bid X taxable acres except for surveyed property will be sold X net surveyed acres. Brian Mensen, attorney and closing agent. Farms are not rented for 2013.

Agency - Bergren Real Estate and Auction are seller's agents only.

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.



J.H. Thompson Trust

Clayton Johnson, Trustee

Auctioneer: Steve Bergren 712-789-0847

Office 712-778-2242

<www.bergrenrealestateandauction.com>