

# PAGE COUNTY LAND AUCTION

Friday, August 24, 2018 @ 10 am

Stanton, Iowa Community Building

Farm Location - From Stanton south on county pavement M-63 8 miles to 130th St. then west 1/2 mile on the south side of the road.

## 74.04 Acres M/L

- Brief Legal - W1/2 NE1/4 section 21 except for Parcel A NW1/4 NE1/4 Douglas Twn., Page Co. IA
- Taxable Acres - 74.04
- Cropland Acres - current 74.21, estimated to 71.79, subject to FSA figures from survey
- CSR II - 59.1
- Note - Corn and Bean base will be adjusted by FSA according to survey.
- Current Bases
- Corn Base - 37.28
- Corn Yield (PLC) - 157
- Bean Base - 35.29
- Bean Yield (PLC) 39
- Net Taxes Estimated - \$1,288, prorated
- Possession Full at Closing
- Improvements - Approximately 3,475' of new terraces and 1,171' of tile, no buildings
- Terms - 10% down day of auction and balance due at closing, Sept. 24, 2018 when deed and abstract will be given
- *Other Terms - Buyer will receive all 2018 bean crop except for 2.42 acres retained by seller. Buyer will assume a soybean contract with U.F.C., Villisca, IA for 1200 bushel beans @ \$9.60 per bushel. Buyer will be responsible for harvest, trucking and the harvest of the seller's 2.42 acres. Sellers have every intent to sell this property, but reserve the right to accept or reject the final bid.*
- Closing Agent - Billings and Mensen Law, Red Oak, Iowa
- Agency - Bergren Real Estate and Auction are seller's agents only.

**Come Prepared to Buy!**

*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.*

## Matthew and Carla Erickson

*Bergren*  
Real Estate & Auction, LLC

Auctioneer - 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](http://www.bergrenrealestateandauction.com)