

LAND AUCTION

Saturday September 9, 2017 @ 10 am

Sale Location - Elliott Community Building - Elliott, IA
Farm Location - 1 mile west of Elliott on Hwy. 48 to Juniper Ave.,
then north 2 1/4 miles on both sides of the road.

172 acres M/L in Pottawattamie County Iowa Will be sold in 2 Parcels

- Brief Legal - NE 1/4 NE 1/4, E 1/2 SE 1/4 NE 1/4, N 1/2 SE 1/4 and NE 1/4 SW 1/4 all in section 26 Waveland Twn. Pott. Co, IA except for acreage site, located in the NW 1/4 SE 1/4. Complete legal according to survey and abstract.
- Farmland Acres - 170.72
- Cropland Acres - 144.58. currently 120.73 acres are in CRP, 23.85 in crop and balance in grass hay and timber area.
- CRP Term expires 9-30-2020
- CRP Payment - \$30,601.00 all 2018 and payments beyond go to buyer
- Taxable Acres - 171.96
- Net Taxes - \$5,132, prorated to closing
- Cropland rent for 2018 has been terminated.
- Current Corn Base - 23.85
- CRP Corn Base reduction - 51.30
- Corn PLC Yield - 137
- CRP Bean Base reduction - 69.40

Parcel #1 East of Road

- 130 Acres M/L, subject to survey
- CRP Acres - 120.73 Non HEL
- CRP Payment - \$30,601
- CSR II - 70.2
- Improvements - Barn, 4,000 bu grain bin

Parcel #2 West of Road

- 42 Acres, subject to survey
- Crop Acres - 23.85
- Hay and Pasture Acres - 18.59
- CSR II - 61.1
- Improvements - 2 story farm house w/steel roof, foundation appears good, buyer will be responsible for the septic update. Sells "AS IS" condition.

- FSA Note - FSA will prorate bases after auction is complete.
- Terms - 10% down day of auction with balance due October 9, 2017 when deed & abstract will be given
- Closing Agent - Otto & Lawrence Law, Atlantic, Iowa
- Agency - Bergren Real Estate and Auction are sellers' 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.

Arlene Petty, Lora Oster and Michael Bush
