

Land Auction

Tuesday, September 14, 2021 @ 9 am

Auction Location - Villisca, IA Community Building
Land Location - From Nodaway, IA, South on Birch Ave. 1 mile to 270th, then west
Signs will be posted.

2 Parcels - 19.50 acres & 133 acres - Both Highly Productive, Non HEL land.

Parcel #1 - E 1/2 SW1/4 SW1/4 section 29, Nodaway Township, Adams County Iowa.

- Cropland - 18.27
- CSR II - 81.9
- Taxable acres - 19.5
- Taxes - \$626, prorated to closing.

Parcel #2 - Frcl SE 1/4 SE 1/4 section 30, W 1/2 SE 1/4 NE 1/4, SW 1/4 NE 1/4, Frcl NE 1/4 NW 1/4 & Frcl SE 1/4 NW 1/4 all in section 31 and all in Nodaway Township, Adams County Iowa.

- Cropland - 111.50
- CSR II - 69.1
- Taxable acres - 133
- Taxes - \$3,438, prorated to closing.
- FSA Info - Total cropland 159.25
- Corn Base - 90.1
- Corn Yield - 165
- Bean Base - 56.3
- Bean Yield - 43
- Note - FSA will split bases on 3 farms after auction, sellers are retaining 80 acres with home which included approximately 30 acres cropland.
- Possession - Full for 2022 crop year
- Terms - 10% down day of auction and balance due in full at closing November 15, 2021, when deed and abstract will be given.

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

Closing Agent - Brian Mensen @ Billings & Mensen Law Office, Red Oak, IA

Information received from sources believed to be reliable. Sellers & Auctioneers do not guarantee their accuracy. Buyers are invited to do their own research prior to sale.

Phyllis Northup, Revocable Trust

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

Bergren
Real Estate & Auction, LLC