

Land Auction

Monday, Sept. 22, 2014 @ 10:30 a.m.

42246 310th St • Russell, IA

5 miles south of Russell on county pavement S-56 to 420th St. then east 1 mile.

350 acres M/L

Lucas County, Iowa

Good Upland Crop Land

Brief Legal Description

S 1/2 NW1/4, SW1/4 and W1/2 SE1/4 section 22 plus NW1/4 NE1/4 section 27 all in Washington Twn., Lucas County, Iowa. Complete legal according to abstract. *Note* - The farm will have a survey for acreage site completed prior to sale day.

- Cropland acres - 293.21
- Corn Base - 49.1
- Corn Yield - 95/95
- Bean Base - 63.8
- Bean Yield - 27/27
- Oat Base - 5.6
- Oat Yield - 44/44
- CSR per NRCS - 45
- Improvements - 40x74 Quonset w/cement, set up for grain
- Taxes - \$6,036, to be adjusted for survey of acreage.
- General Farm Description - Gently rolling upland with several terrace blocks w/tile intakes. This farm has had excellent care & shows lots of eye appeal w/6 dams the 350 acres M/L are contiguous w/no cross fences or road fences, 8 - 10 acres of timber could be cleared. Mr. Shenefield has spent years improving this farm & at one time was a certified organic farm. This farm is currently in compliance with USDA. **If you want to purchase a good row crop farm in this area be here on the 22nd. You will like what you see!**
- Terms - 10% down day of auction w/balance due at closing January 14, 2015. Full possession for the 2015 crop year. Seller does reserve the right to accept or reject final bid, but is very sincere in selling.
- Closing Agent - Goodlow Law Firm, Albia, Iowa
- Agency - Bergren Real Estate and Auction are seller's agent only.

Phillip C. Shenefield Trust

Bergren
Real Estate and Auction

Auctioneers: Steve Bergren 712-789-0847 Cell • 712-778-2242 Office
Verbal announcements on sale day take precedence.

www.bergrenrealestateandauction.com