

Land Auction

Wednesday, September 19, 2012 @ 10 a.m.

Emerson Community Building • Emerson, Iowa

Farm Location: From Red Oak, IA Hwy 48 & 34 intersection, 5 1/2 miles west on 34 to Boxelder Ave. then south 2 miles to Hawthorne or 210th St., then west 3/4 mile on north side of road.

192.35 Acres M/L, Montgomery County, Iowa

Selling in 2 parcels. 34.35 acres & 158 acres

Montgomery County Farm # 295 information open to the public. Note - If sold separately, FSA will determine cropland bases for each Parcel, total cropland acres is 176.2.

Parcel #1 - 34.35 acres M/L - SE 1/4 SW 1/4 sec. 29 Garfield Twn. except for acreage parcel Montgomery County

- Bases to be prorated by FSA after auction
- Cropland acres - (est.) - 34.08
- Corn Base (est.) - 16.6
- Corn Yield - 116/116
- Bean Base (est.) - 15.1
- Bean Yield - 33/33
- CSR 65.7 per Surety Map
- Taxable acres - 34.35
- Taxes - \$830.00

Parcel #1					
Code	Soil Description	Acres	Percent of Field	Non-Irr Class	CSR
9C2	Marshall silty clay loam, 5-9 percent slopes, moderately eroded	11.3	32.3%	IIIe	68
9D2	Marshall silty clay loam, 9-14 percent slopes, moderately eroded	8.2	23.7%	IIIe	58
11B	Ackmore-Colo-Judson Complex, 2-5 percent slopes	6.3	18.2%	Ile	68
9B	Marshall silty clay loam, 2-5 percent slopes	4.4	12.5%	Ile	85
24D2	Shelby loam, 9-14 percent slopes, moderately eroded	3.9	11.2%	IIIe	48
8B	Judson silty clay loam, 2-5 percent slopes	0.7	2.0%	Ile	82
Weighted Average					65.7

Parcel #2 - 158 acres M/L - SE 1/4 sec. 29 Garfield Twn. Montgomery County

- Cropland acres (est.) - 142.12
- Corn Base (est.) - 69.1
- Corn Yield - 116/116
- Bean Base - (est.) 62.8
- Bean Yield - 33/33
- CSR - 69.7 per Surety Map
- Taxable acres - 158
- Taxes - \$4,410

Parcel #2					
Code	Soil Description	Acres	Percent of Field	Non-Irr Class	CSR
9D2	Marshall silty clay loam, 9-14 percent slopes moderately eroded	39.4	26.6%	IIIe	58
11B	Ackmore-Colo-Judson complex, 2-5 percent slopes	32	20.0%	Ile	68
9C2	Marshall silty clay loam, 5-9 percent slopes, moderately eroded	29.5	18.5%	IIIe	68
9B	Marshall silty clay loam, 2-5 percent slopes	22.2	13.9%	Ile	85
8B	Judson silty clay loam, 2-5 percent slopes	16.3	10.2%	Ile	82
133	Colo Silty loam, 0-2 percent slopes	16	10.0%	IIw	80
93D2	Shelby-Adair complex, 9-14 percent slopes, moderately eroded	2.4	1.5%	IIIe	25
24D2	Shelby loam, 9-14 percent slopes, moderately eroded	1.4	0.9%	IIIe	25
99D2	Exira silty clay loam, 9-14 percent slopes, moderately eroded	0.8	0.5%	IIIe	55
Weighted Average					69.7

• Note - This farm is a Century + Family farm and has always been farmed as one unit, if sold separately, seller will provide boundary by survey and terrace split. The Montgomery County Road Department has approved driveway access for 35 acre parcel, if needed. The farm has several terraces installed for many years and has been farmed with conservation practices. NOT rented for 2013. This is a good well cared for upland farm.

• Terms - 10% down day of auction with balance due at closing in approximately 30 days when deed and abstract will be given. Sells subject to seller's approval. Final bid X taxable acres.

• Closing Agent - Brian Mensen @ Billings & Mensen Law Office Red Oak, IA, attorney for the estate.

• Agency - Bergren Real Estate & 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.

Dorothy White Estate

and Connie Hilding, Marjorie Groom, Cheryl Shoemaker, Marcia Schnitker

Bergren
Real Estate and Auction

Auctioneer: Steve Bergren 712-789-0847
<www.bergrenrealestateandauction.com>