

Auction

Saturday, Sept. 21, 2013 @ 10 a.m.

1653 Elm Ave • Corning, IA

West of Carbon, IA 1/2 mile to Elm Ave. then north 3/4 mile

Note: If You are in Need of a "Like New" Acreage, Tractor or Would Like to Add a Few Acres to Your Operation, Don't Miss This Auction! Good Upland & Creek Bottom Farm w/Some Terracing and Tile. Sale Will Not Last Long - One Hour Maximum.

Tractor & Equipment: JD 5075E, 2011, 314 Hrs, 2WD, No Cab, Like New; JD LX5 Shredder, 5', 3 Pt, Like New; Ford 8N, Less Than 100 Hrs, on OH, New Rubber, New Paint, Very Nice; Ford 5' 3 Pt Blade.

Household: Small Amount of Older but Very Clean Furniture & Household Items.

Real Estate

87 Acres M/L w/Home & Morton Building

to View the Property Call Steve @ 712-789-0847

- Brief Legal Description - NE 1/4 SW 1/4, NW 1/4 SE 1/4, and North 8 Acres NE 1/4 SE 1/4 All in Section 2 Douglas Township Adams Co, IA. Complete Legal According to Abstract.
- Cropland Acres - 63.8
- Corn Base - 44.1
- Bean Base - 19.7
- Bean Yield - 32-32
- CSR Per Surety Map - 48.1
- Taxable Acres - 87
- Net Taxes - \$1,494 Prorated to Closing
- Home - 2 Story Home that Has Had Many Major Updates. New Gas Furnace, Rewired, New Kitchen Cupboards & Countertop, New Siding & Steel Roof, Double Pane Windows, Insulation, New Plumbing & Newer Septic System, Property Has Rural Water. Septic System Believed to Acceptable.
- Morton Building - 24x24' w/2 Large Doors, All Concrete & Concrete Approach. This Would Make a Nice Weekend or Permanent Residence for Someone Who Wants a Home w/Lots of Character, The Home Has Original Woodwork.
- Farm is NOT Rented for 2014.
- Terms - 10% Down Day of Auction w/Balance Due at Closing in Approximately 30 Days When Deed & Abstract Will be Given. Seller is Very Sincere in Selling but Does Reserve the Right to Accept or Reject Final Bid.
- Closing Agent - Engel & Maharry Law Office, Corning, IA
- Agent - Bergren Real Estate and Auction are Sellers Agent Only

Information Received from Sources Believed to be Reliable but Sellers & Auctioneers do not Guarantee Their Accuracy. Buyers are Invited to do Their Own Research Prior to Auction.

Garvis Houck

Auctioneers: Steve Bergren 712-789-0847 • Tom Frey 641-344-5082

Darwin West 641-344-1958 • Todd Crill 712-621-1453

Terms: Cash or Good Check; Not Responsible for Accidents or Theft; Verbal Announcements on Sale Day Take Precedence. Restrooms Available. Lunch on Grounds.

Bergren
Real Estate and Auction

<www.bergrenrealestateandauction.com>