

Absolute Land Auction

Monday, October 22, 2012 @ 10 a.m.

Sale Location - Nodaway Community Building Nodaway, Iowa

Farm Location: 1 1/2 south of Nodaway on Birch Ave. then west 1/2 mile on 270th St.

79.50 Taxable Acres - Adams County, Iowa
High Quality Second Bottom Farm Land

Brief Legal Description: SE1/4 SE1/4 and E1/2 SW1/4 SE1/4 section 30 and W1/2 SW1/4 SW1/4 section 29 all in Nodaway Township, Adams County, Iowa

- Cropland acres - 77.2 NHEL
- Corn Base - 32.1
- Corn Yield - 96-138
- Bean Base - 32.1
- Bean Yield - 36-43
- CSR - 82.22 per Adams Co. Assessor
- Taxable acres - 79.50
- Taxes \$2,312, prorated to closing
- Farm is not rented for 2013
- Terms - 10% down day of auction with balance due at closing in approximately 30 days.

Final bid x 79.50 acres

- General Description: This is a choice piece of farm land that would be desirable by anyone wanting a good 80 acre parcel.
 - Agency - Bergren Real Estate & Auction are seller's agents.
 - Closing Agent - Brian Mensen @ Billings & Mensen Law Office, Red Oak, IA
- 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.*

James L. & Helen R. Carlson

Bergren
Real Estate and Auction

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