

# **Absolute Land Auction**

## **Tuesday, October 9, 2012 @ 10 a.m.**

**Sale Location - Kretzinger Auction Building, Corning, Iowa**  
**1/2 Mile East of 148 & 34 Intersection**

**Farm Location:** 1 1/2 south of Nodaway Corner on Hwy 34 on North Side of Road.  
**130 Acres M/L Adams County, Iowa**

**Brief Legal Description:** NW 1/4 Section 3 Nodaway Township, Adams County, Iowa

- Cropland acres - 120.56
- Pasture Area Acres - 5.29
- Note: 115.3 Acres of This Farm Has Been in CRP & Expires 9-30-2012, Therefore the Crop Bases Were Reduced & Should be Reinstated According to Adams County F.S.A., Bases Were as Listed
- Corn Base - 37.7
- Oats Base - 11.4
- Wheat Base - 4.8
- Current Corn Base of 5.3
- CSR - 59.13 per Adams Co Assessor
- Taxable Acres - 129.9
- Taxes \$2,072, Prorated to Closing
- Terms - 10% Down Day of Auction w/Balance Due at Closing in Approximately 30 Days. Final Bid x 130 Acres.
- Farm Not Rented for 2013.
- General Description: This Farm Has Rural Water Line Running by Farm, Currently Not Hooked Up. Sells w/Older Farmhouse & Buildings, Has Not Been Lived in for Years. Sells "AS IS" Condition. This Would Make an Ideal Building Location for Anyone Wanting a Choice Location Off Hwy 34. This Farm Has Been in CRP for Several Years & Therefore Should be an Excellent Producing Farm w/Some Conservation Work.
- Agency - Bergren Real Estate & Auction are seller's agents.
- Closing Agent - Ann Nielsen, Nielsen Law Office, Corning, 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.*

**Sellers: Harold Walter Revocable Trust**  
**and Deane & Darlene Brees**

**Auctioneers: Jack Kretzinger 712-621-0135**  
**Steve Bergren 712-789-0847**