

# Land Auction

**Thursday, November 1, 2012 @ 10 a.m.**

**Sale Location - Stanton Community Building, Stanton, Iowa**

**Farm Location:** South of Stanton, IA 5 miles on M63 or O Ave. to County Road M-54 or 270th St. then west 3 miles to L. Ave. then south 1/2 mile on east side of road

**139.12 Acres, Montgomery County  
High Quality Upland Farm**

**Brief Legal Description:** Fractional S1/2 NW1/4 section 31 and fractional N1/2 SW1/4 section 31 all in Scott Township, Montgomery County Iowa. Acreage is excluded from sale.

- Cropland acres - 122.9
- Pasture area acres - 9.59
- CSR - 77.6 per Surety Map
- Corn Base - 44.3
- Corn Yield - 109-109
- Bean Base - 38.1
- Bean Yield - 34-34
- Wheat Base - 1.4
- Wheat Yield - 39-39
- Improvements - 27' grain bin, 40x50 Astro metal building, rural water
- Terraces - 15,950 feet
- Tile - 11,245 feet
- Taxable Acres - 139.12
- Taxes - \$4,488, prorated to closing
- Terms - 10% down day of auction with balance due at closing December 3, 2012.  
Sells subject to seller's approval, who are very sincere in selling
- Note: This is an excellent upland farm with good soils and has had excellent care for many years
- Agency - Bergren Real Estate & Auction are seller's agents.
- Closing Agent - Bergren Real Estate and Auction, Griswold, Iowa

*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.*

**Clayton Palmquist Revocable Trust**

**Bergren**  
Real Estate and Auction

**Auctioneer: Steve Bergren 712-789-0847**

**<[www.bergrenrealestateandauktion.com](http://www.bergrenrealestateandauktion.com)>**