

Farmland Auction

Tuesday, November 15, 2016 @ 10 am

Sale Location - Griswold Community Building

Farm Location 13165 520th St. Griswold, IA, Southwest of Griswold, IA

233 Acres M/L

Waveland Township Pottawattamie County

Farm offers good cropland, hay & pasture along w/excellent recreational type ground

- Brief Legal SW1/4 and W1/2 SE1/4 section 14 Waveland Twn.
- Cropland Acres - 148.35
- Pasture, hay ground 78 M/L, balance in draws & pond area
- Corn Base - 92.70
- Corn Yield - 133
- Wheat Base - 28.80
- Wheat Yield - 39
- Grain Sorghum Base - 9.10
- Grain Sorghum Yield - 68
- CSR II on 220 acres - 62.1 - CSR I - 49.9
- Taxes - \$5,642 prorated to closing
- Taxable Acres - 233
- Improvements - 3 bedroom home, steel building open front & enclosed used for dairy, plus quonset type building
- Buyer responsible for septic update if needed
- Terms - 10% down day of auction w/balance due at closing, December 15, 2016 when abstract & deed will be given.
- Possession - Full for 2017 crop year.
- Agency - Bergren Real Estate & Auction are seller's agents only
- Closing Agent - Billings & Mensen law, Red Oak, IA
- Absolute Auction after price reaches \$2,500 per acre or more!!!

Jane M. Perdue

Auctioneers - Steve Bergren 712-789-0847 • Brandon Frey 641-782-0633

Brad Bergren, Ringman - 712-789-0694

Verbal announcements on sale day take precedence.

<www.bergrenrealestateandauktion.com>

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