

# Absolute Land Auction

## 353 acres M/L Nodaway Twn. Taylor Co., Iowa Selling in 2 parcels, 158 acres and 195 acres

### Tuesday, Dec 1, 2015 @ 10 a.m.

Sale Location - Villisca, Iowa Community Bldg.

Farms Located - South of Villisca on Hwy. 71 to J20 then east 7 miles to Elk Ave. then north 3/4 mile on the east side of road & north of the curve.

**Parcel #1 - 158 Acres - taxable** SE 1/4 section 10 Nodaway Twn. Taylor Co. Consisting of good pastureland with good water supply and good to average fences. The pasture is mostly open with a few scattered trees for shade. This is a very well cared for pasture.

Net Taxes - \$1,328 prorated to closing

**Parcel #2 - 195 Acres - taxable**

SW 1/4 SW 1/4 section 11 and NW 1/4 section 14 all in Nodaway Twn. Taylor Co. consisting of 70.08 cropland acres and balance is good pasture. 52 acres of cropland is terraced and tiled and 18 acres is good ridge land. Farm is enrolled in the ARC program. The pasture is mostly open with few scattered trees for shade and good water supply. The interior fences are very good and exterior fences are good to average.

• Corn Base - 69.3 acres • Bean Base - 0.7 acres

• Corn Yield - 135 • Bean Yield - 39

CSR II 72.7 and CSR I 64.2 on crop acres per surety map

Net Taxes - \$1,970 prorated to closing

• Bins - (2), 5,000 bu. & 6,000 bu., one with aeration floor

• Note - Both of these farms have had cattle on them for years & fences have been well maintained. Both have good dams for water. Legals about fences will be announced the day of auction, most are right hand rule with some exceptions.

• Terms - 10% day of auction with balance due in approximately in 30 days, when deed & abstract will be given. Full possession March 1, 2016

• Closing Agent - Sanford Turner @ Turner, Jones & Biting Law, Clarinda, Iowa

• Agency - Bergren Real Estate & Auction are seller's agents only.

Information received from sources believed to be reliable. Sellers & Auctioneer do not guarantee their accuracy. Buyers are invited to do their own research prior to sale.

## Bonnie Garey Estate

for more info to drive over farms call Allan Garey @ 712-370-1871.

Note both farms currently have cattle on them.

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Auctioneer - Steve Bergren 712-789-0847

Ringman - Brad Bergren 712-789-0694

TERMS: Cash or good check. • Not responsible for accidents or theft.

Verbal announcements on sale day take precedence.

Go to <[www.bergrenrealestateandauction.com](http://www.bergrenrealestateandauction.com)>