

Absolute Land Auction

Thursday, December 5, 2019 @ 10 am

Sale Location - Cass County Fair Grounds • Atlantic, Iowa
Farm Location - From Atlantic, NW on Hwy 83 to Hwy 173 or Elkhorn Rd
then north 1 1/2 miles to Eastland Rd.

Both Parcels lie on the east side of Hwy 173 off of Eastland Rd.

37.37 & 69.68 acres. Brighton Township, Cass County Iowa

Parcel #1

Brief Legal - NW 1/4 NW1/4 & fractional NE 1/4 NW 1/4 & fractional S 1/2 NW 1/4 , all in section 25 Brighton Township, Cass County Iowa

- Net Taxable Acres - 69.68
- Cropland Acres - 69.32
- CSR II per surety - 65.6
- Net Taxes - \$1,990

Parcel #2

Brief Legal - SW 1/4 SW 1/4 section 24 Brighton Township, Cass County Iowa

- Net Taxable Acres - 37.37
- Cropland Acres - 36.41
- CSR II per surety - 71.8

FSA Information

- Total Cropland - 105.73
- Corn Base - 99.09
- Corn PLC Yield - 168
- Bean Base - 6.54
- Bean PLC Yield - 47

Note: Bases will be divided by FSA after the auction.

Sale Method - Parcel #1 will be sold first, then Parcel #2, both tracts will be sold separate, NOT Combined.

- Terms - 10% down day of auction with balance due in full at closing Jan. 10, 2020 when deed & abstract will be given. Taxes will be prorated to closing date.
- Closing Agent - Josiah Wearin at Stamets & Wearin Law Office in Red Oak, IA
- Agency - Bergren Real Estate and Auction, L.L.C. 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.

Paulsen Family

Debra Williams, Dwayne Paulsen, Edward Davis, James Davis

Auctioneer/Broker - Steve Bergren 712-789-0847

Terms: cash or good check; not responsible for accidents or theft;
verbal announcements on sale day take precedence.

<www.bergrenrealestateandauction.com>

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Real Estate & Auction, LLC