

# ABSOLUTE LAND AUCTION

## Tuesday, December 4, 2018 @ 10 am

Mills County Iowa

Sale Location - Emerson, IA Community Building

Farm Location - South of Emerson on Hwy. 59, 1/2 mile on east side of the road.

- Brief Legal - South 3/4 of the NE 1/4 Sec. 25 Indian Creek Twn. Mills Co. except for acreage parcel is exempt.
- Taxable acres - 116
- Cropland acres - 112.11
- Corn base - 45.7
- Corn yield PLC - 128
- Bean base - 24.5
- Bean yield - 43
- CSRII - 72.4
- Planted acres - 102.72
- Grass strip acres - 2.74
- Idle area - 6.65
- No Buildings - Farm has narrow base terraces, most with intakes.
- Taxes - \$3,366, prorated to closing.
- Possession - Full possession at closing.
- Terms - 10% down day of auction with closing December 27, 2018. Abstract and deed will be given at closing.
- Closing Agent - Brian Mensen @ Billings and Mensen Law, Red Oak, IA
- Agency - Bergren Real Estate and Auction, L.L.C. are seller's agents only.

**Note: This is a good upland farm with excellent location on Highway 59.**

*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.*

## David and Deborah Anderson



**Bergren**  
Real Estate & Auction, LLC

**Auctioneer - 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](http://www.bergrenrealestateandauction.com)