

Land Auction

Tuesday, December 6, 2022 @ 10 am

Gold Fair Building • Red Oak, Iowa

Note: Land is located NW of Red Oak, Lincoln Township, Montgomery County, Iowa. This land is all well terraced & tiled. It has good farming practices used for many years.

Parcel #1 - Brief Legal

S1/2 NE1/4 & NW1/4 SE1/4, Sec. 7, Lincoln Township.

- Taxable Acres - 119
- Taxes - \$4,634
- Farmland Acres - 117.87
- Cropland Acres - 117.87
- CSR II - 81.7
- FSA Info - *See Below

Complete Surety Map & FSA Information for all parcels may be viewed on our website
[bergrenrealestateandauktion.com](http://www.bergrenrealestateandauktion.com)

Parcel #2 - Brief Legal

E1/2 NW1/4, Sec 15, Lincoln Township.

- Taxable Acres - 79
- Taxes - \$2,444
- Farmland Acres - 80.75
- Cropland Acres - 75.18
- CSR II - 66.1
- FSA Info
- Corn Base - 34 Acres
- Corn Yield - 147
- Bean Base - 34 Acres
- Bean Yield - 42

- Possession - Full for 2023 Crop Year
- Pature Possession - Lease was not terminated w/current tenant on pasture acres for 2023.
- Terms - 10% down day of auction w/balance due in full at closing time when deed & abstract will be given.
- Note - Parcels #1 & #4 will close the end of Dec 2022. Parcels #2 & #2 will closes in Jan 2023.
- Taxes will be prorated to closing.
- Closing - Brian Mensen & billings & Mensen Law, Red Oak, IA is closing agent.
- Agency - Bergren Real Estate & Auction, L.L.C. are seller's agents only.
- Bergren Real Estate & Auction L.L.C. is licensed in the State of Iowa.

Parcel #3 - Brief Legal

E1/2 SW1/4, Sec. 17, Lincoln Township.

Except for Parcel A in SE1/4 SW1/4.

- Taxable Acres - 76.56
- Taxes - \$2,762
- Farmland Acres - 79.34
- Cropland Acres - 76.43
- CSR II - 76.5
- FSA Info - *See Below

***FSA Info for Parcel 1, 3 & 4**

- Total Farmland Acres - 274.68
- Cropland Acres - 244.22
- Corn Base - 135.28
- Corn Yield - 156
- Bean Base - 88.57
- Bean Yield - 46
- Wheat Base - 2
- Wheat Yield - 41

Parcel #4 - Brief Legal

W1/2 SE1/4, Sec. 18, Lincoln Township.

- Taxable Acres - 79
- Taxes - \$2,518
- Farmland Acres - 77.47
- Cropland Acres - 49.92
- Pasture Acres - 27.55

Note - CSR II on pasture is 79.

- CSR II - 70.8 on total acres.
- FSA Info - *See Below

Davidson Farms, L.L.C.

Auctioneer - Steve Bergren 712-789-0847

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Bergren
Real Estate & Auction, LLC