

Land Auction

Wednesday, December 18, 2019 @ 10 am

Sale Location - Cumberland, IA Community Building
Farm Location - 71/2 miles south of Cumberland, IA on county road N-28
or 690th St. on the west side of the road.

154.93 M/L Acres Cass County, IA Edna Township

Parcel #1

Brief Legal - SE 1/4 section 33 Edna Township

- Taxable Acres - 154.93
- Cropland Acres - 140.81
- CSR II - 54.8
- CRP acres - 140.81, all of the entire cropland

Previous Crop Bases

- Corn Base - 143.40
- Corn Yield - 101
- Oat Base - 2.3
- Oat Yield - 54

CRP Terms

- Annual Payment - \$33,280
- CRP Period - Expires 9-30-2025
- All mid-term management has been completed
- **Taxes** - \$3,098, prorated to closing
- **Terms** - 10% down day of auction w/balance due in full at closing time being January 14, 2020, when deed and abstract will be given, all 2020 & beyond CRP payments will go to new owner. Seller is very sincere in selling property.

Come prepared to buy!!!

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.

Scott and Terri Thielen

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>

Bergren
Real Estate & Auction, LLC