

Land Auction

Friday, December 16, 2016 • 10 a.m.

Sale Location: Creston Livestock Auction, Creston, IA

Farm Location: 3 miles west of Creston on Adams St. on south side of road

79 Acres M/L

Douglas Township, Union Co. IA

Brief Legal - E1/2 NW 1/4 Section 8, Douglas Township

Taxable Acres: 79

Cropland Acres: 71.71

Wetland acres included in cropland are 10.8 acres

Corn & Bean Base will be prorated by F.S.A. from balance of farm

current corn base 74.99 & bean base 73.01 on 219.66 cropland acres

Corn Yield: 143

Bean Yield: 44

CSR II: 73.2 CSR I: 61.9

Taxes: 1366, prorated to closing

Possession: Full farming rights for 2017 crop year

Terms: 10% down day of auction with balance due at closing in approx. 30 days from auction.

Buyer will cooperate for sellers 1031 exchange. Seller is sincere in selling but does reserve right to accept or reject final bid.

Agency Bergren Real Estate & Auction are sellers agents only.

Note: This is a high producing 80 acre parcel with good location and good soil. Wetland acres are farmable. Tile has been installed where possible, see map for areas affected.

Jane Wolfe & Patricia Williams

Auctioneers - Tom Frey 641-344-5082 • Steve Bergren 712-789-0847

Brandon Frey 641-782-0633 • Darwin West 641-344-1958

Verbal announcements on sale day take precedence.

www.crestonlivestock.com

www.bergrenrealestateandauction.com

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