

Land Auction

Monda, January 10, 2022 @ 10 am

Red Oak, Iowa Gold Fair Building
Farm Location - 1/2 mile north on Hwy 48, from the Hwy 48 & 34 intersection
on the east side of the Highway.

69.49 Acres M/L

Brief Legal - Frcl SW 1/4 NW 1/4 & NW 1/4 SW 1/4 all in section 16, Red Oak township, Montgomery County Iowa.

Taxable Acres - 69.49

Cropland Acres - 61.23. Note: To be adjusted by FSA, estimated that a few tenths of an acre will be subtracted for acreage survey. Will be announced day of sale.

CSR II rating - 68.1

Current Bases

Corn Base - 29

Corn Yield - 161

Bean Base - 29

Bean Yield - 49

Net Taxes Estimated - \$2,190, prorated to closing.

Terms: 10% down day of auction and balance due in approximately 30 days, when deed and abstract will be given.

Possession: at closing subject to 2022 cash rent agreement as follows, \$14,500 payable March 1 & November 1, 2022. This is a one year lease only.

Note: This is a well terraced and tiled upland farm, that has been taken care of. This farm also has an excellent location for anyone.

Closing Agent - Billings and Mensen Law, Red Oak, Iowa.

Agency - Bergren Real Estate and Auction are seller's agents only.

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.

Ronald C. Rolenc, Revocable Trust and Judith C. Rolenc, Revocable Trust

Auctioneer - Steve Bergren 712-789-0847

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

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Real Estate & Auction, LLC