

ABSOLUTE LAND AUCTION

Friday, January 27, 2017 • 10 a.m.

Sale Location: Creston Livestock Auction, Creston, IA

**Farm Location: from Prescott IA, north 1 1/2 mi on N61 to H33 then east
3 miles to Tulip Ave. Then north 1 mile on east side of road**

156 Acres M/L

Union Township, Adams Co. IA

Brief Legal - SW 1/4 Section 4 Union Twn, Adams Co, IA

Taxable Acres: 156

Farmland Acres: 154.58

Cropland Acres: 58.54

Corn Base: 24.1 Corn Yield: 118

Bean Base: 15.1 Bean Yield: 44

Oat Base: 0.2 Oat Yield: 46

CSR II: 57.2 CSR I: 59.6

Net Taxes: 2422, prorated to closing

Note: This farm could have more croplable acres w/some work. This farm has several acres bottom ground pasture.

Improvements: Newer 3500 bu bin, open cattle shed, dam for water has been cleaned recently.

Possession: full for 2017

Terms: 10% down day of auction w/balance due at closing in 30 days when abstract & deed will be given. Agency: Bergren Real Estate are sellers agents. Closing agent Billings and Mensen Law, Red Oak, IA.

Marlene Preston, Nancy Lynne McKay & Alice Kay Tucker

**Auctioneers - Darwin West 641-344-1958 • Tom Frey 641-344-5082
Steve Bergren 712-789-0847 • Brandon Frey 641-782-0633**

www.crestonlivestock.com

www.bergrenrealestateandauktion.com

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Real Estate and Auction