

Bergren Real Estate & Auction

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75.77 Taxable acres-Nodaway River Bottom Ground.

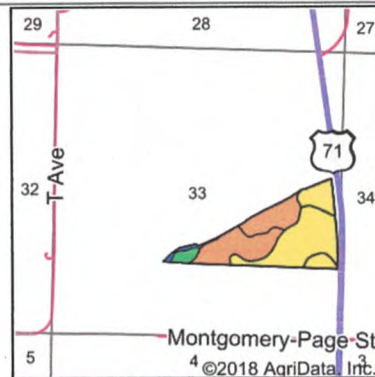
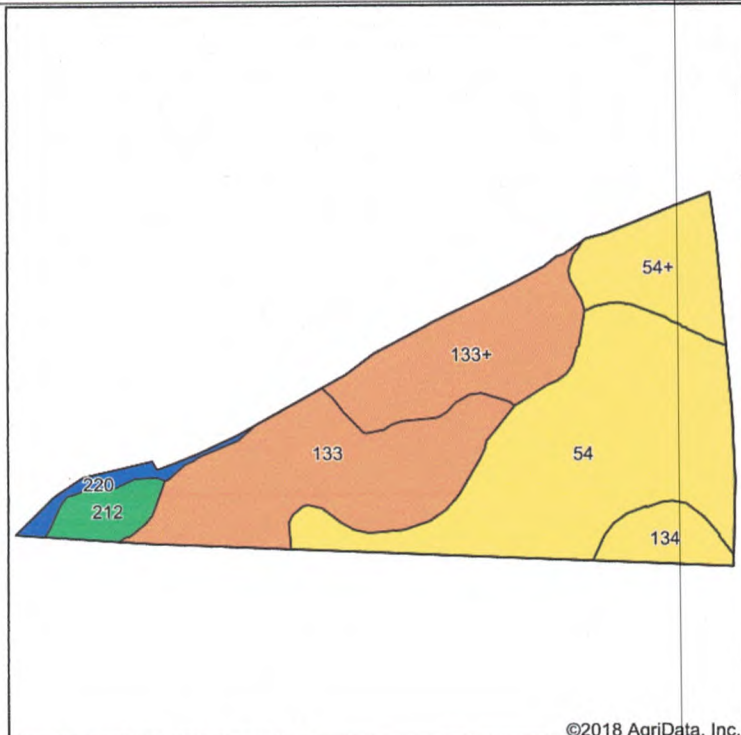
Brief Legal: Located in Section 33 East Township, Montgomery County, IA.
(located South of Villisca on HWY 71, West side of the HWY South of the river)

- Cropland Acres-65.54 including 1.90 acres in CRP
 - CRP Terms-Total payment \$484 & expires in 2022
 - Corn yield-118
 - Corn base-34.5
 - Bean yield-37
 - Bean base-29.1
 - CSRII-72.8 on cropland
 - Taxes-\$2028
-
- List Price; \$453,274.00

Steve Bergren/Broker @ (712)-789-0847
Jim Sifford/Agent @ (712)-370-2560
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**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.

Soils Map



State: **Iowa**
 County: **Montgomery**
 Location: **33-71N-36W**
 Township: **East**
 Acres: **63.64**
 Date: **10/11/2018**

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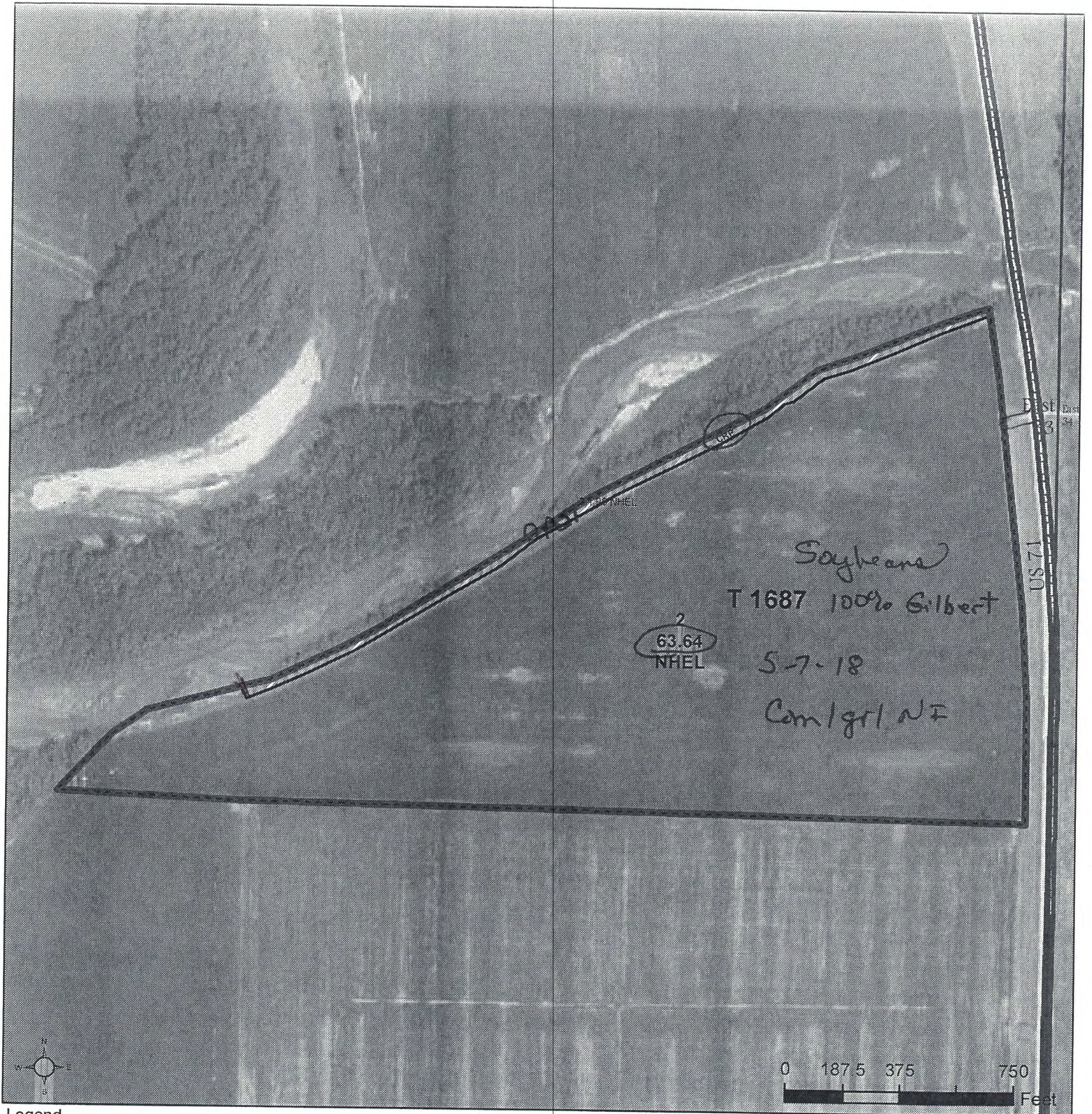


Soils data provided by USDA and NRCS.

Area Symbol: IA137, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Soybeans
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	24.53	38.5%		IIw	67	70	62
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	15.86	24.9%		IIw	78	80	78
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	10.32	16.2%		IIw	78	85	83
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	6.49	10.2%		IIw	69	75	60
134	Zook silty clay, 0 to 2 percent slopes	2.89	4.5%		IIIw	65	65	57
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	2.28	3.6%		Iw	91	86	89
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	1.27	2.0%		IIw	82	85	92
Weighted Average						72.8	76.1	70.5

**IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Iowa PLSS
 - Tract Boundary
 - Iowa Roads

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 65.54 acres

2018 Program Year
Map Created April 12, 2018

Farm 2727
Tract 1687

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