

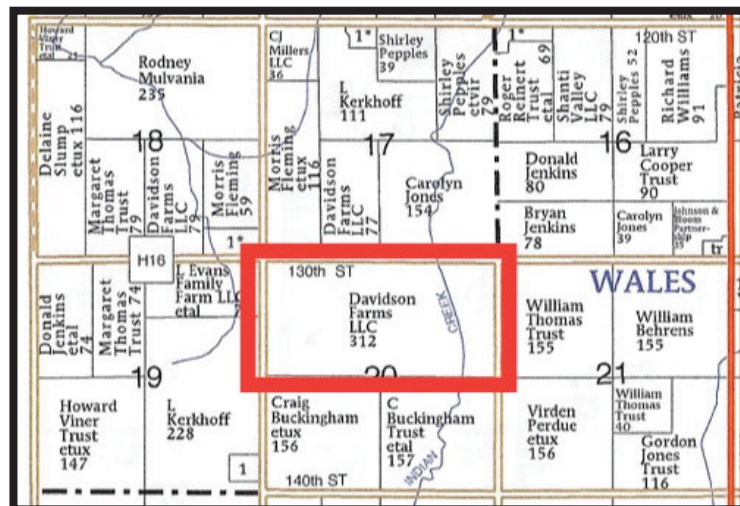
Absolute Land Auction

Friday December 15, 2023 @ 10 am Gold Fair Building - Red Oak, IA
Farm Located NW of Red Oak, 1 mile west of Wales on south side of the road.

310 Acres M/L

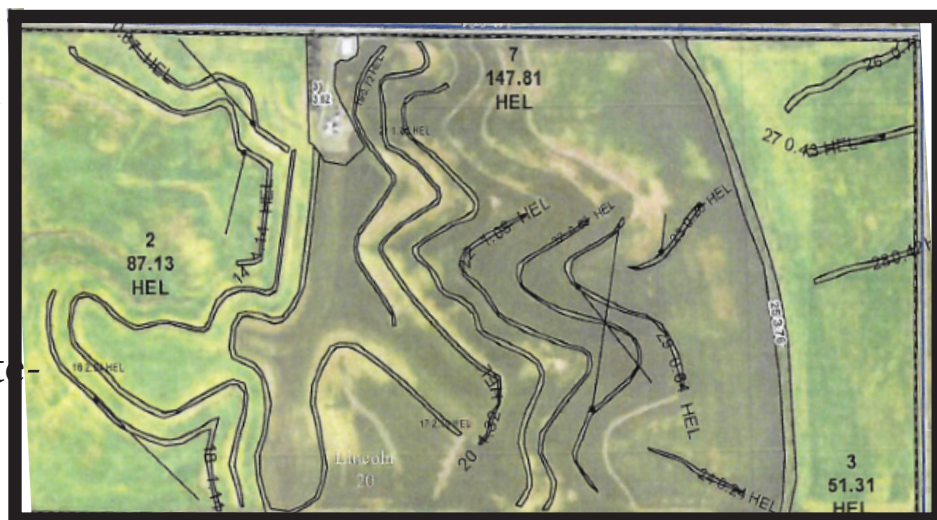
Note: To be offered in 2 Parcels, 217 acres M/L and 95 acres M/L

- Brief Legal - N 1/2 section 20 Lincoln Twn. Montgomery Co. IA, except for the building site.
- Farmland Acres - 309.78
- Cropland Acres - 302.40
- CSR II - 73.5 on 312 acres / 73.9 on 95 acres & 73.5 on 217 acres, estimated.
- Corn Base - 174.42
- Corn PLC Yield - 156
- Bean Base - 95.63
- Bean PLC Yield - 46
- Note: Bases will be split by F.S.A. if sold separate. Survey will be completed before closing by the seller, if sold separate before closing. The bin site will stay with the 217 acre parcel.



See website for map of the survey.

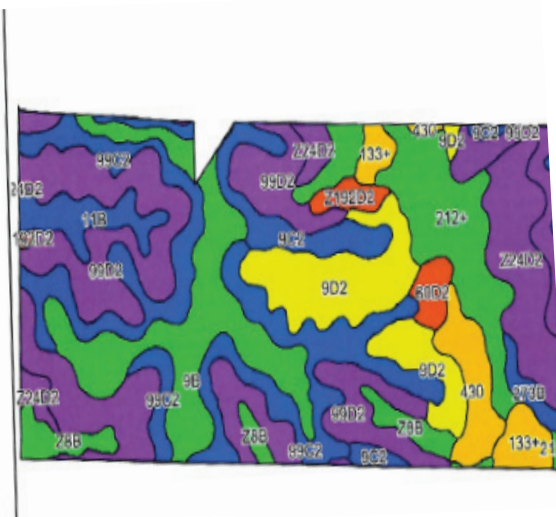
- Improvements - 2 - 9,000 bu. bins and older silo structures. The farm has established narrow base terraces with tile.
- Taxable Acres - 312 minus surveyed acreage site.
- Taxes - \$11,752, prorated to closing date.
- Closing date subject to survey if needed or approximately Jan. 15, 2024.
- Terms - 10% down day of auction. Deed and abstract will be given at closing.
- Possession - Full 2024 farming rights.
- Closing Agent - Billings & Mensen Law Office, Red Oak, IA.
- Agency - Bergren Real Estate & Auction, L.L.C. are seller's agent only.
- Auctioneer's Note: This is a high quality Montgomery Co. upland farm that has lots of conservation work and has always been well cared for! Sells with full farming rights for 2024.



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.

| Area Symbol: IA137, Soil Area Version: 31 | | | | | | | | | |
|---|---|-------|------------------|-------------|------------------|-------------|-------------|-------------------|----------------|
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | *n NCCPI Soybeans | |
| 99D2 | Exira silty clay loam, 9 to 14 percent slopes, eroded | 81.34 | 25.9% | | IIIe | 59 | 55 | 64 | |
| 99C2 | Exira silty clay loam, 5 to 9 percent slopes, eroded | 50.23 | 16.0% | | IIIe | 87 | 65 | 68 | |
| 9B | Marshall silty clay loam, 2 to 5 percent slopes | 37.61 | 12.0% | | Ile | 95 | 85 | 77 | |
| 9D2 | Marshall silty clay loam, 9 to 14 percent slopes, eroded | 29.45 | 9.4% | | IIIe | 61 | 58 | 65 | |
| 212+ | Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded, overwash | 25.40 | 8.1% | | Iw | 91 | 86 | 91 | |
| Z24D2 | Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded | 24.55 | 7.8% | | IIIe | 52 | | 55 | |
| 9C2 | Marshall silty clay loam, 5 to 9 percent slopes, eroded | 14.09 | 4.5% | | IIIe | 87 | 68 | 70 | |
| Z8B | Judson silty clay loam, deep loess, 2 to 5 percent slopes | 13.92 | 4.4% | | Ile | 92 | | 80 | |
| 430 | Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded | 10.30 | 3.3% | | IIw | 77 | 83 | 86 | |
| 11B | Ackmore-Colo-Judson complex, 0 to 5 percent slopes | 8.43 | 2.7% | | IIw | 81 | 68 | 79 | |
| 133+ | Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded | 7.89 | 2.5% | | IIw | 78 | 85 | 85 | |
| Z192D2 | Adair clay loam, deep loess, 9 to 14 percent slopes, eroded | 3.80 | 1.2% | | IVe | 14 | | 45 | |
| 60D2 | Malvern silty clay loam, 9 to 14 percent slopes, moderately eroded | 3.78 | 1.2% | | IVe | 5 | 25 | 73 | |
| 273B | Olmitz loam, 2 to 5 percent slopes | 3.00 | 1.0% | | Ile | 89 | 72 | 82 | |
| Weighted Average | | | | | | 2.60 | 73.5 | *- | *n 70.5 |



Davidson Farms, L.L.C.

Auctioneer: Steve Bergren 712-789-0847

Terms: cash or good check; not responsible for accidents or theft; verbal announcements on sale day take precedence. *Lunch and port-a-pots on grounds.*

www.bergrenrealestateandauction.com

