

Land Auction

Tuesday, December 6, 2022 @ 10 am

Gold Fair Building, Red Oak, Iowa

*Note: Land is all located NW of Red Oak, Lincoln Township, Montgomery County, Iowa.
This land is all well terraced and tiled. It has had good farming practices used for many years.*

Parcel #1 - Brief Legal

S1/2 NE1/4 & NW1/4 SE1/4, Sec. 7, Lincoln Township.

- Taxable Acres - 119
- Taxes - \$4,634
- Farmland Acres - 117.87
- Cropland Acres - 117.87
- CSR II - 81.7
- FSA Info - *See Below

*Complete Surety Map and FSA Information for
all parcels may be viewed on our website.
bergrenrealestateandauktion.com*

Parcel #2 - Brief Legal

E1/2 NW1/4 Section 15, Lincoln Township.

Note - This farm legal, is all lying on the west side of the creek, along the east side of the property.

- Taxable Acres - 79
- Taxes - \$2,444
- Farmland Acres - 80.75
- Cropland Acres - 75.18
- CSR II - 66.1

FSA Info

- Corn Base - 34 Acres
- Corn Yield - 147
- Bean Base - 34 Acres
- Bean Yield - 42

Parcel #3 - Brief Legal

E1/2 SW1/4 Section 17, Lincoln Township,
except for Parcel A in SE1/4 SW1/4.

- Taxable Acres - 76.56
- Taxes - \$2,762
- Farmland Acres - 79.34
- Cropland Acres - 76.43
- CSR II - 76.5
- FSA Info - *See Below

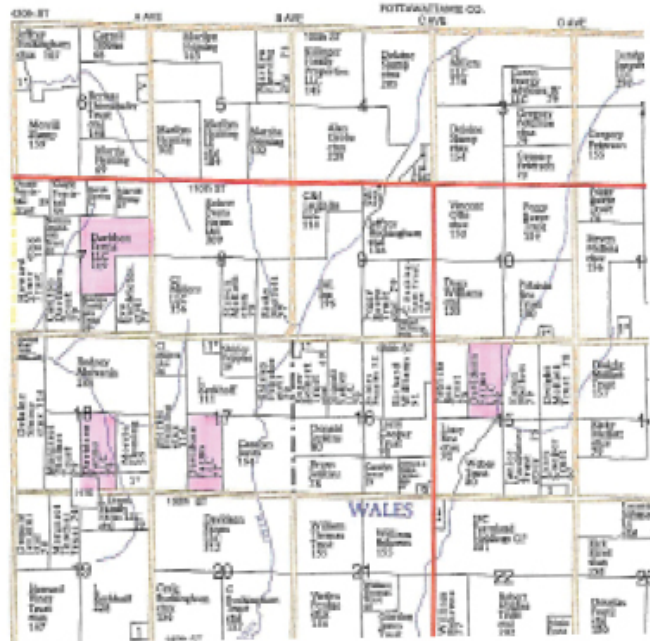
Parcel #4 - Brief Legal

W1/2 SE1/4 Section 18, Lincoln Township.

- Taxable Acres - 79
- Taxes - \$2,518
- Farmland Acres - 77.47
- Cropland Acres - 49.92
- Pasture Acres - 27.55.
Note - CSR II on pasture is 79.
- CSR II - 70.8 on total acres.
- FSA Info - *See Below

*FSA Info for Parcels, 1, 3 & 4

- Total Farmland Acres - 274.68
- Cropland Acres - 244.22
- Corn Base - 135.28
- Corn Yield - 156
- Bean Base - 88.57
- Bean Yield - 46
- Wheat Base - 2
- Wheat Yield - 41



- *Possession - Full for 2023 Crop Year*
- *Pasture Possession - Lease was not terminated with current tenant on pasture acres for 2023.*
- *Terms - 10% down day of auction with balance due in full at closing time when deed & abstract will be given.*
- *Note - Parcels #1 & #4 will close the end of Dec. 2022. Parcels #2 & #3 will close in Jan. 2023.*
- *Taxes will be prorated to closing.*
- *Closing - Brian Mensen @ Billings & Mensen Law, Red Oak, IA is closing agent.*
- *Agency - Bergren Real Estate and Auction, L.L.C. are seller's agents only.*
- *Bergren Real Estate and Auction L.L.C. is licensed in the State of Iowa.*

Davidson Farms, L.L.C.



Auctioneer and Broker - Steve Bergren, 712-789-0847

www.bergrenrealestateandauktion.com

