

Absolute Land Auction

Thursday December 5, 2019 @ 10 am

Sale Location - Cass County Fair Grounds Atlantic, Iowa
 Farm Location - From Atlantic, NW on Hwy 83 to Hwy 173 or Elkhorn Rd
 then north 1 1/2 miles to Eastland Rd.

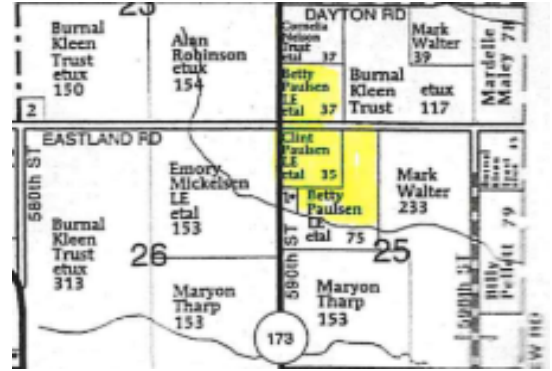
Both Parcels lie on the east side of Hwy 173 off of Eastland Rd.

37.37 & 69.68 acres. Brighton Township, Cass County Iowa

Parcel #1

Brief Legal - NW 1/4 NW1/4 & fractional NE 1/4 NW 1/4 & fractional S 1/2 NW 1/4 , all in section 25 Brighton Township, Cass County Iowa

- Net Taxable Acres - 69.68
- Cropland Acres - 69.32
- CSR II per surety - 65.6
- Net Taxes - \$1,990



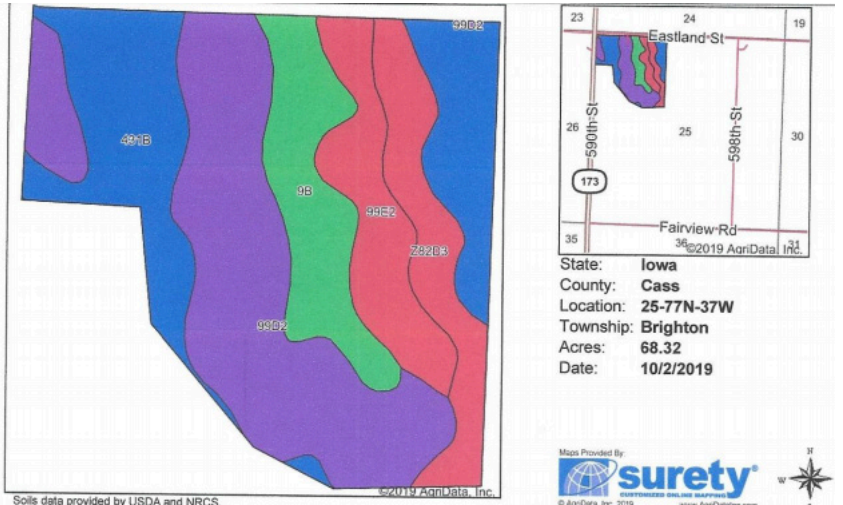
Parcel #2

Brief Legal - SW 1/4 SW 1/4 section 24 Brighton Township, Cass County Iowa

- Net Taxable Acres - 37.37
- Cropland Acres - 36.41
- CSR II per surety - 71.8

FSA Information

- Total Cropland - 105.73
- Corn Base - 99.09
- Corn PLC Yield - 168
- Bean Base - 6.54
- Bean PLC Yield - 47



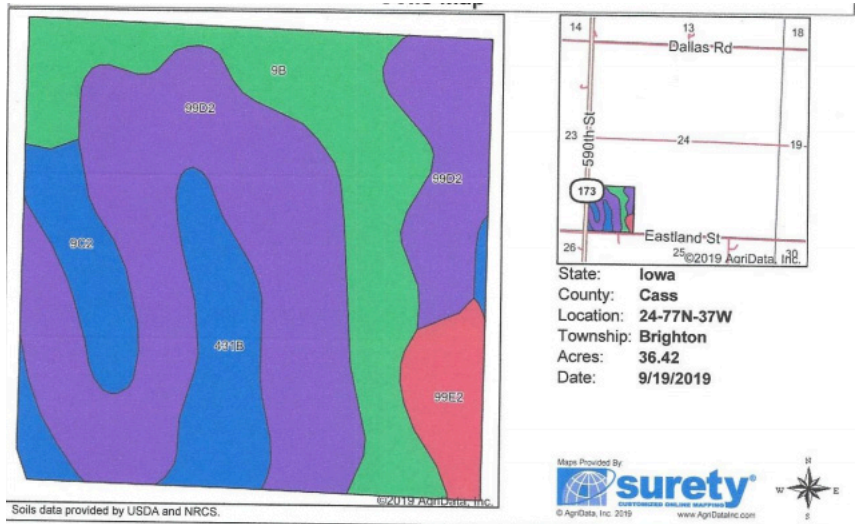
Area Symbol: IA029, Soil Area Version: 26

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	24.74	36.2%		Ille	59	53	63		
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	18.34	26.8%		Ille	81	73	77		
9B	Marshall silty clay loam, 2 to 5 percent slopes	9.29	13.6%		Ille	95	85	74		
99E2	Exira silty clay loam, 14 to 18 percent slopes, eroded	8.05	11.8%		IVe	50	44	57		
ZB2D3	Adair-Shelby complex, MLRA 107B, 9 to 14 percent slopes, severely eroded	7.90	11.6%		Vle	32	31	28		
Weighted Average								65.6	59.1	*n 63.5

Note: Bases will be divided by FSA after the auction.

Sale Method - Parcel #1 will be sold first, then Parcel #2, both tracts will be sold separate, NOT Combined

- Terms - 10% down day of auction with balance due in full at closing Jan. 10, 2020 when deed & abstract will be given. Taxes will be prorated to closing date.
- Closing Agent - Josiah Wearin at Stamets & Wearin Law Office in Red Oak, IA
- Agency - Bergren Real Estate and Auction, L.L.C. are seller's agents only.



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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	18.70	51.3%		Ille	59	53	63		
9B	Marshall silty clay loam, 2 to 5 percent slopes	8.87	24.4%		Ille	95	85	74		
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	4.38	12.0%		Ille	81	73	77		
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	2.41	6.6%		Ille	87	77	63		
99E2	Exira silty clay loam, 14 to 18 percent slopes, eroded	2.06	5.7%		IVe	50	44	57		
Weighted Average								71.8	64.3	*n 67

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.

Paulsen Family

Debra Williams, Dwayne Paulsen, Edward Davis, James Davis

Auctioneer/Broker - Steve Bergren 712-789-0847



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