

Creston Livestock Auction
201 North Cherry Street
Creston, IA 50801

**We will continue
having cattle
auctions right up
to the time of
closing to serve
our outstanding
customers and to
introduce and
welcome the
new owners!**

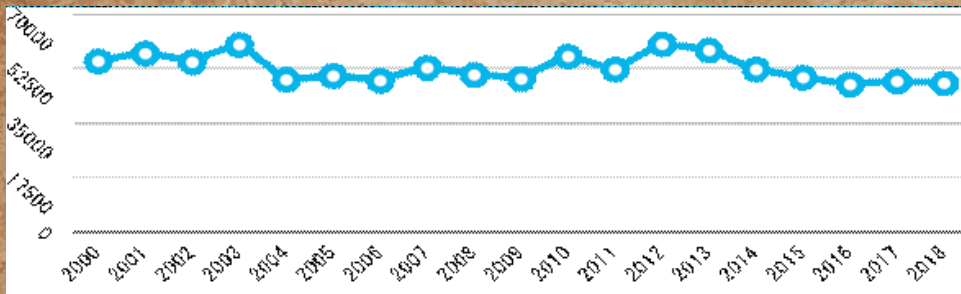


BUSINESS OPPORTUNITY
AUCTION

WEDNESDAY, MAY 1, 2019
10:00 AM

Auction will be held in the sale ring of
Creston Livestock Auction
201 North Cherry Street • Creston, IA

**Due to failing health and the boys
wanting to pursue other opportunities,
after 20 years, the Frey Family has decided to offer the
Creston Livestock Auction Inc. at Public Auction!**



Since purchasing the Creston Livestock Auction in 1999, we have averaged over 51,000 head of cattle annually.

In January 2019 we sold our 1,000,000th head.

The all steel pens and facilities will hold 1500 head of cattle on feed and automatic waterers, along with sale day pens for another 1500 head.

- 30,000 lb. computerized ring scale •
- Hydraulic sliding ring doors •
- Covered loading/unloading facilities •
- Covered vet working area •
(Formost hydraulic chute owned 50/50 with Vets)
- View Track auction computer system •
- Café and kitchen area (leased) •
- Recently remodeled 60' x 35' heated shop •
with shower and bathroom

A portion of the permanent pens in the SW portion of the property are on ground leased from BNSF Railroad. The large brick building and vacant land it sits on south of yards is also part of railroad lease, transferable to the new buyer.



Covered loading and unloading facility

Our loyal, local customer base is outstanding and has remained loyal for many years, therefore making our decision to sell the market very hard.

This market sits in the heart of SW Iowa cattle country, with really good producers and top cattle!

In their hearts humans plan their course, but the LORD establishes their steps.

Proverbs 16:9

Interested and qualified buyers can request more specific information by contacting Tom Frey 641-344-5082 or the auction company

AUCTION CONDUCTED BY:
Bergren Real Estate & Auctions, LLC
Steve Bergren, Auctioneer
712-789-0847

TERMS – At the conclusion of the auction, the buyer/buyers will deposit 20% non refundable earnest money down, payable to Nielson and Green Law firm and enter into a contract to purchase. Closing shall be on or about June 15th 2019. Taxes will be prorated to date of closing. Todd Nielsen attorney at law will handle all closing transactions. Buyer will agree to assist sellers in a successful 1031 tax free exchange if necessary. Sellers are very sincere in selling but reserve the right to accept or reject any or all bids.

Livestock Marketing Association can assist buyer in helping meet federal and state licensing, bonding, and other regulatory requirements. For assistance, contact LMA's legal team at 800-821-2048."



recently remodeled sale arena



covered chute and north pen