

# Land Auction

Wednesday December 18, 2019 @ 10 am  
 Sale Location - Cumberland, IA Community Building  
 Farm Location - 7<sup>1/2</sup> miles south of Cumberland, IA on county road N-28  
 or 690<sup>th</sup> St. on the west side of the road.

## 154.93 M/L Acres Cass County, IA Edna Township

**Brief Legal-** SE 1/4 section 33 Edna Township

- Taxable Acres - 154.93
- Cropland Acres - 140.81
- CSR II - 54.8
- CRP acres - 140.81, all of the entire cropland

**Previous Crop Bases**

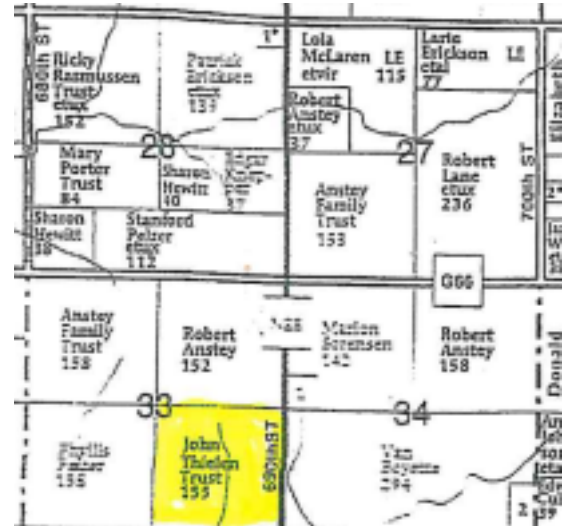
- Corn Base - 143.40
- Corn Yield - 101
- Oat Base - 2.3
- Oat Yield - 54

**CRP Terms**

- Annual Payment - \$33,280
- CRP Period - Expires 9-30-2025
- All mid-term management has been completed
- Taxes - \$3,098, prorated to closing
- Terms - 10% down day of auction with balance due in full at closing time being January 14, 2020, when deed and abstract will be given, all 2020 & beyond CRP payments will go to new owner. Seller is very sincere in selling property.

***Come prepared to buy!!!***

- Agency - Bergren Real Estate and Auction, L.L.C. are seller's agents



**Farm 5813**  
**Tract 1642**  
**EDNA 33**

Prepared by Cass County FSA  
 November 21, 2016

Legend  
 ^ crp\_8\_1629  
 National Wetland SDE wetlands  
 Wetland Determination Identifiers  
 [Symbol] Restricted Use  
 [Symbol] Limited Restrictions  
 [Symbol] Exempt from Conservation Compliance Provisions

### Soils Map

Soils data provided by USDA and NRCS.

State: Iowa  
 County: Cass  
 Location: 33-74N-35W  
 Township: Edna  
 Acres: 154.79  
 Date: 11/8/2019

Map Provided By  
**surety**  
CUSTOMER ONLINE SUPPORT  
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Area Symbol: IA029, Soil Area Version: 27								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °C	CSR2**	CSR	^n NCCPI Soybeans
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	57.68	37.3%		IIIe	57	47	59
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	32.68	21.1%		Ile	63	57	7
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	31.03	20.0%		IVe	16	28	39
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	28.26	18.3%		IIIe	83	69	62
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	2.62	1.7%		IVe	27	35	42
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	2.38	1.5%		Ile	91	80	77
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	0.14	0.1%		IIIe	35	35	46
<b>Weighted Average</b>						<b>54.8</b>	<b>49.6</b>	<b>^n 44.5</b>

*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.*

## Scott and Terri Thielen



**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](http://www.bergrenrealestateandauction.com)>