

Land Auction

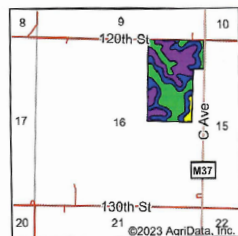
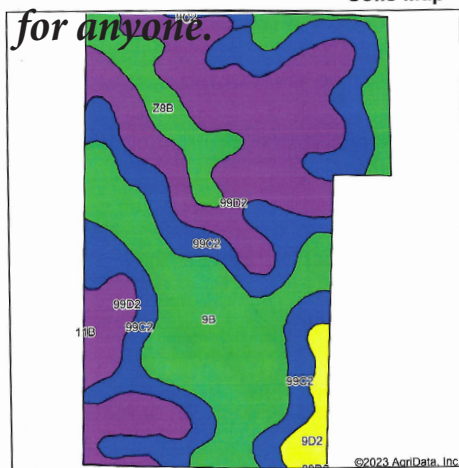
Monday February 13, 2023 @ 10 am

Sale Location - Gold Fair Building, Red Oak, Iowa

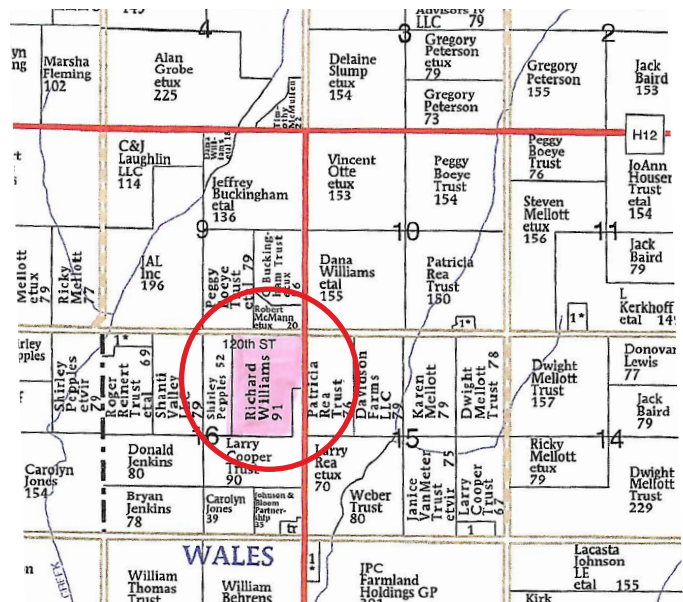
Land Location - NW of Red Oak, North of Wales.

91.12 Acres M/L

- Brief Legal Description - Located NE 1/4 Sec. 16, Lincoln Twn., Montgomery Co.
- Cropland acres - 91.56
- Taxable acres 91.12
- CSR II - 79.2
- Corn Base - 45.37
- Corn PLC Yield - 150
- Bean Base - 45.37
- Bean PLC Yield - 43
- Taxes - \$3,597, prorated to closing.
- Rented - Yes for 2023 crop year only @ \$21,000.
- Terms - 10% down day of auction with balance due in full March 13, 2023 when deed and abstract will be given at Billings & Mensen Law, Red Oak, Iowa.
- Agency - Bergren Real Estate and Auction, L.L.C. are seller's agents only.
- **Note - This is a good piece of upland ground with good soils and no buildings. This would be a nice small parcel with excellent location for anyone.**



State: Iowa
 County: Montgomery
 Location: 16-73N-39W
 Township: Lincoln
 Acres: 91.23
 Date: 1/16/2023



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class ^c	CSR2**	CSR	ⁿ NCCPI Soybeans	
99D2	Extra silty clay loam, 9 to 14 percent slopes, eroded	31.38	34.4%		IIIe	59	55	64	
99C2	Extra silty clay loam, 5 to 9 percent slopes, eroded	25.44	27.9%		IIIe	87	65	68	
9B	Marshall silty clay loam, 2 to 5 percent slopes	25.19	27.6%		IIe	95	85	76	
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	6.05	6.6%		IIe	92		80	
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	2.66	2.9%		IIIe	61	58	64	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.51	0.6%		IIIe	87	68	69	
Weighted Average						2.66	79.2	-	ⁿ 69.5

**IA has updated the CSR values for each county to CSR2.
^c: CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
ⁿ: The aggregation method is "Weighted Average using all components"
^c: Using Capabilities Class Dominant Condition Aggregation Method

**Come Prepared
 to Buy**



Richard and Brenda Williams

Auctioneer - Steve Bergren 712-789-0847