

Land Auction

Monday September 23, 2019 @ 10 am

Sale Location - Atlantic, IA Community Building at the Cass Co. Fair Grounds

Farm Location - 4 miles south of Atlantic to Lansing Rd. then east on county road G-30 to 640th St. then south. 40 acres lays on the east side of the road and 80 acres lays on the west side.

111.56 Acres Cass County, IA Sold in 3 Parcels

Parcel #1 - NW 1/4 NW 1/4 except for acreage site located in the NW corner, section 35 Grove Township Cass County, IA.

- Taxable Acres - 34.97
- Cropland Acres - 34.54
- CSR II - 76.4 per Surety, see maps on website
- Net Taxes - \$1,074

Parcel #2 - SE 1/4 NE 1/4 section 34 Grove Township Cass County, IA.

- Taxable Acres - 39.40
- Cropland and Pasture Acres to be determined by FSA, estimated at 3.27 balance bottom land pasture and building site containing a 928 sq. ft. ranch house in need of repair, 18' x 27' grain bins, barn & other older farm buildings.
- CSR II - 78.4 per Surety
- Net Taxes - \$1,182

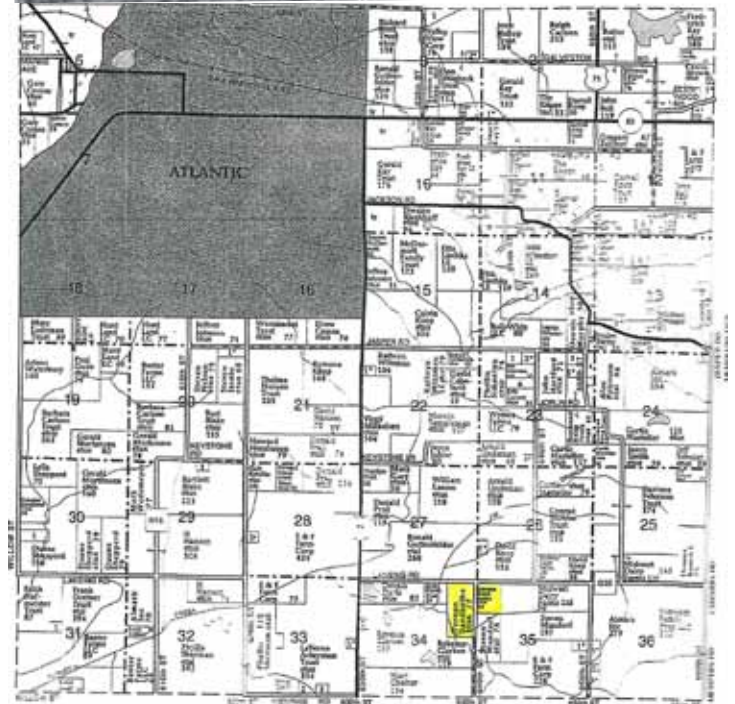
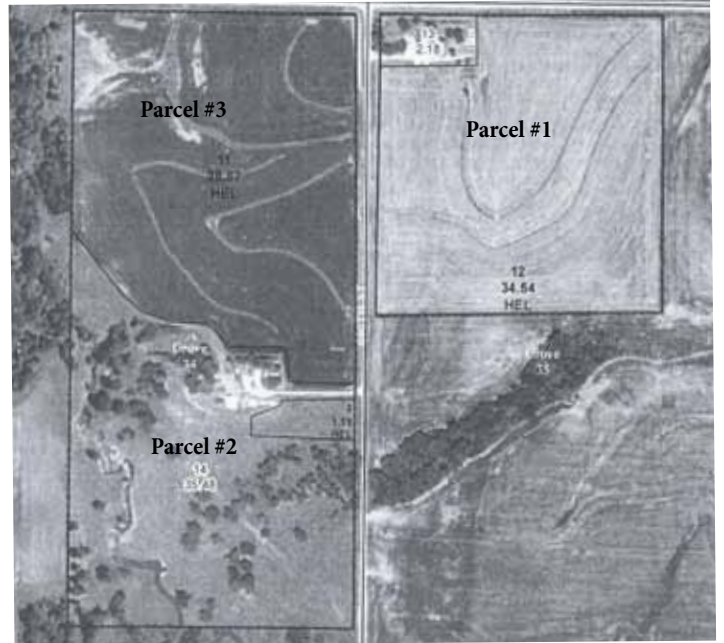
Parcel #3 - NE 1/4 NE 1/4, section 34 Grove Township Cass County, IA.

- Taxable Acres - 37.19
- Cropland and Pasture Acres- 35.37 crop acres, 1.44 pasture acres, no buildings.
- CSR II - 77.4 per Surety, see maps on website
- Net Taxes - \$1,138
- Possession - Full at closing time March 1, 2020, current lease will be terminated
- Terms - 10% down day of auction with balance due in full at closing March 1, 2020
- Closing Agent - Justin Hockenberry at Cambridge Law Atlantic, IA
- Agency - Bergren Real Estate and Auction, L.L.C. are seller's agents
- Boundary between Parcel 2 & 3 will be flagged by the surveyor, any fence needed will be between the owners of Parcel 2 & 3.
- **Note: Sellers are sincere in selling to settle the estate but do retain the right to accept or reject any or all bids.**

FSA Info - Farm #2991 - Records are released to the public @ Cass Co. FSA & NRCS

Total Cropland - 78.65, Corn Base - 38 acres, PLC Yield -127, Bean Base - 37.50 acres, PLC Yield - 38
This farm will be split by FSA after the auction.

*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.*



Mary Ann Sandbothe Estate, James Mailander, Executor

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>

