

Absolute Land Auction

Tuesday December 5, 2017 @ 10 am

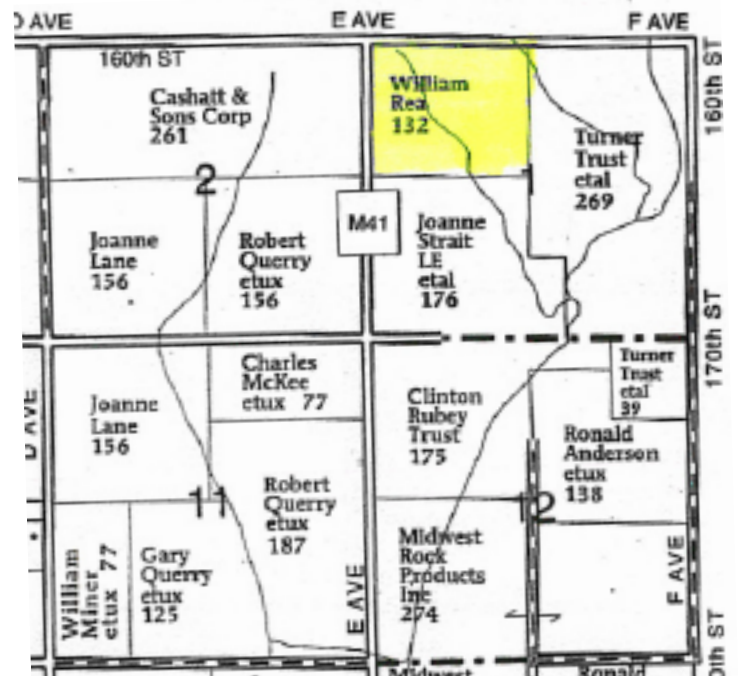
Sale Location - Fair Building - Red Oak, IA

Farm Location - From Red Oak, IA, 2 1/2 miles west on Hwy. 34 to E. Ave. then north 3 miles on east side of road.

128.94 Taxable Acres

Garfield Township, Montgomery County, Iowa

- Brief Legal - frcl. NW 1/4 section 1 Garfield tw., complete legal according to abstract.
- Farmland Acres - 129.97
- Taxable Acres - 128.94
- Cropland Acres - 115.69
- CSR II per Surety - 77.2 on crop acre, 77.5 on entire farm
- Corn Base - 53.80
- Corn Yield, PLC - 142
- Bean Base - 53.80
- Bean Yield - 45
- Taxes - \$4,426, prorated to closing

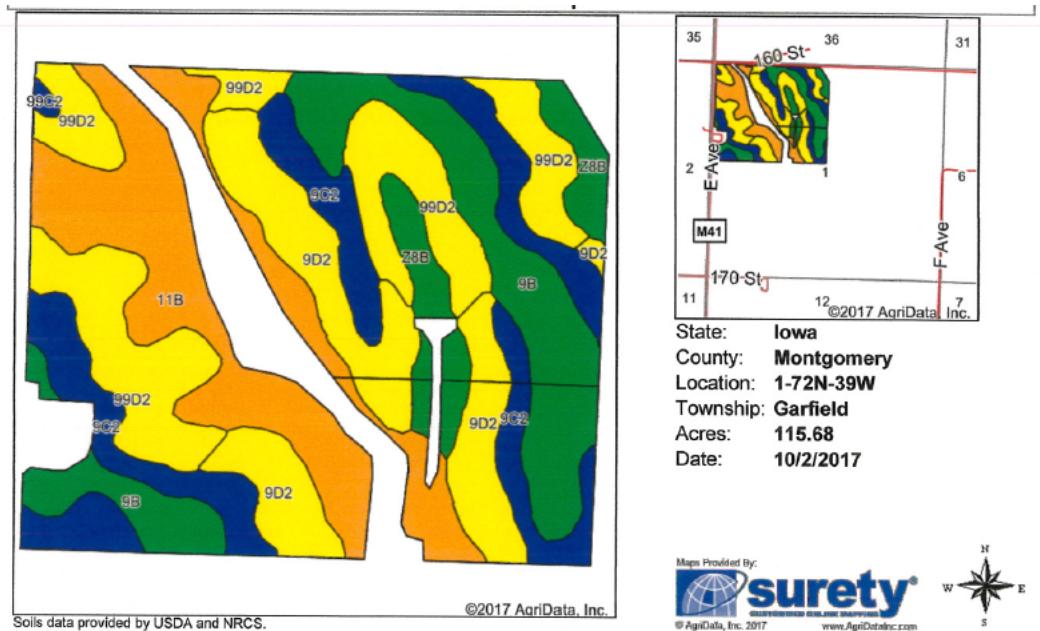
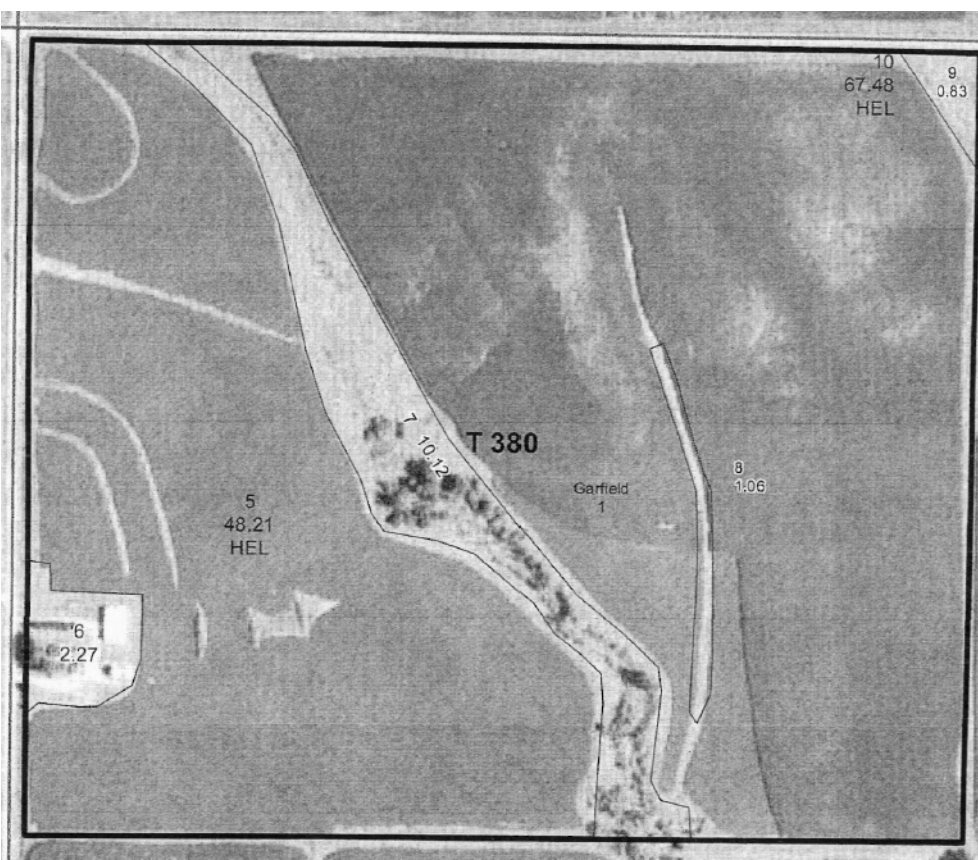


Note: This is a very good Montgomery County upland farm that has had excellent care for many years! There are no buildings on the property, as the acreage has been sold off. The farm has some terraces and tile.

Come Prepared to Buy a Good Farm!

- Possession - Full for 2018 crop year
- Terms - 10% down day of auction with balance due in 30 days when abstract and deed will be given.
- Closing Agent - Swanson Law Office, Red Oak, Iowa

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.



| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|-----------|
| 11B | Ackmore-Colo-Judson complex, 2 to 5 percent slopes | 24.87 | 21.5% | | IIw | 79 | 68 |
| 99D2 | Exira silty clay loam, 9 to 14 percent slopes, moderately eroded | 24.09 | 20.8% | | IIIe | 61 | 55 |
| 9C2 | Marshall silty clay loam, 5 to 9 percent slopes, eroded | 20.42 | 17.7% | | IIIe | 87 | 68 |
| 9B | Marshall silty clay loam, 2 to 5 percent slopes | 19.75 | 17.1% | | IIe | 95 | 85 |
| 9D2 | Marshall silty clay loam, 9 to 14 percent slopes, eroded | 19.33 | 16.7% | | IIIe | 61 | 58 |
| Z8B | Judson silty clay loam, deep loess, 2 to 5 percent slopes | 6.91 | 6.0% | | IIe | 92 | |
| 99C2 | Exira silty clay loam, 5 to 9 percent slopes, moderately eroded | 0.31 | 0.3% | | IIIe | 87 | 65 |
| Weighted Average | | | | | | 77.2 | 61 |

William Carl Rea Estate

Auctioneer/Broker - Steve Bergren 712-789-0847 Office - 712-778-2242

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

www.bergrenrealestateandauktion.com