

# Land Auction

Friday February 2, 2018 @ 10 am

Sale Location - Creston Livestock Creston, Iowa

Farm Location - One mile North of Diagonal, IA to J23 (County Pavement)  
then East & Northeast on pavement 3 1/2 miles,  
lies on the Northwest corner of the intersection of 140<sup>th</sup> St. & 200<sup>th</sup> Ave.  
(Follow Signs)

## 156 Acres M/L Good Pastureland

- Brief Legal - SE 1/4 section 22 Jefferson Township, Ringgold County, IA
- Taxable Acres 156
- Net Taxes \$2,106 prorated to closing
- CSRII rating 49.8
- Farm Information - This pastureland has been very well maintained, with good to excellent fences, steel coral with good headgate, and water system. The property has 2 good dams, one which supplies water to the 4 different paddocks that are very well fenced. Dave has had good management practices such as being sprayed for weed and brush control. If you need additional pasture, here is a property you sure want to take a look at! The property would appeal very well to anyone for pasture or possible recreational potential.
- Terms - 10% down day of auction with balance due at closing March 2, 2018 when deed and abstract will be given.
- Possession - Full possession at closing time
- Agency - Bergren Real Estate and Auction are seller's agents only
- Closing Agent - Billings & Mensen Law Office, Red Oak, IA

*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.*



## David & Kathy Rieck