

Absolute Land Auction

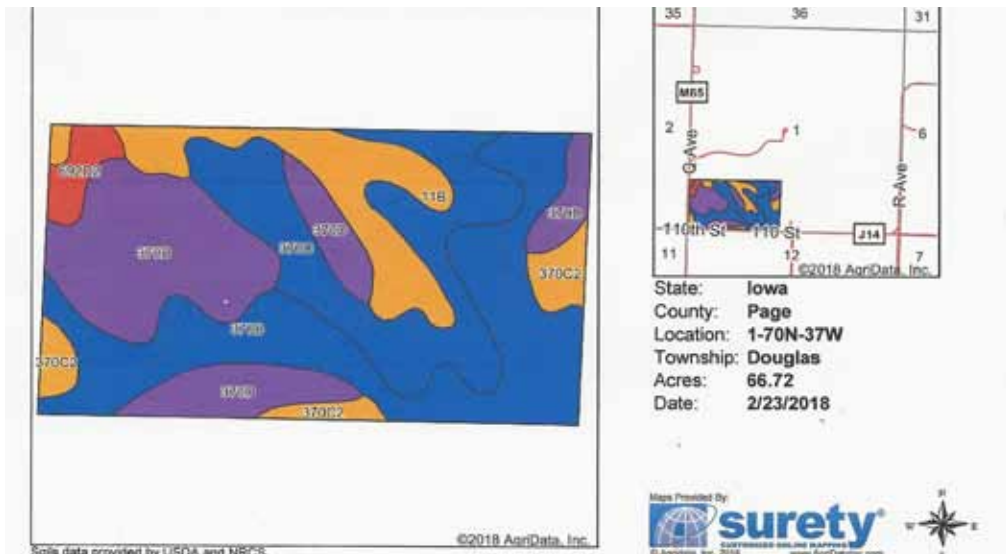
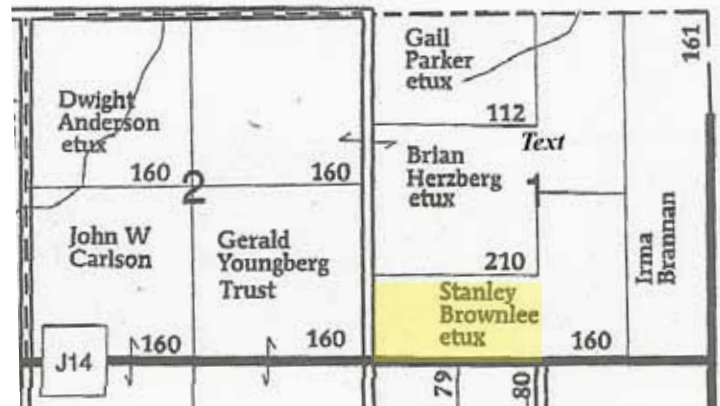
Tuesday March 20, 2018 @ 10 A.M.

Sale Location-North Page Detail Shop, Villisca, Iowa
or South of Stanton 7 miles to 110th St., then East 2 1/2 miles

69 Surveyed Acres

Choice Page County Farmland

- Brief Legal - Parcel C S1/2 SW1/4 section 1 Douglas Township, Page County Iowa. Complete legal according to survey.
- Cropland Acres - 65.26
- Corn Base - 31.58
- Corn Yield - 158
- Bean Base - 26.63
- Bean Yield - 48
- CSR II - 76
- Tile - Many feet of tile in recent years
- Taxes - estimated \$1,760
- Terms - 15% down day of auction with balance due at closing April 12, 2018, Buyer is required on the day of auction to pay the current tenant \$3,680.57 for fall applied fertilizers
- Possession day of auction with proof of finances to close on April 12, 2018
- Agency Bergren Real Estate and Auction L.L.C., are seller's agents only
- 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
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	19.71	29.5%	[Blue]	IIIe	90	85
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	19.27	28.9%	[Purple]	IIIe	59	60
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	14.23	21.3%	[Dark Blue]	IIIe	82	70
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	8.33	12.5%	[Orange]	IIW	80	65
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	3.43	5.1%	[Light Orange]	IIIe	80	65
692D2	Mayberry clay loam, 9 to 14 percent slopes, moderately eroded	1.75	2.6%	[Red]	IVe	30	10
Weighted Average						76	69.1



Stanley Brownlee and Becky Brownlee Comer

Auctioneers - Steve Bergren 712-789-0847 Brad Bergren 712-789-2053

Not responsible for accidents or theft;
verbal announcements on sale day take precedence.

<www.bergrenrealestateandauktion.com>

