

# Bergren Real Estate & Auction L.L.C.

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## 116 Acres M/L~Mills Co Farmland

116 Taxable Acres in Mills Co., Indian Township

Located 1/2 mile South of Emerson on HWY 59, East side of the highway, located behind roadside park.

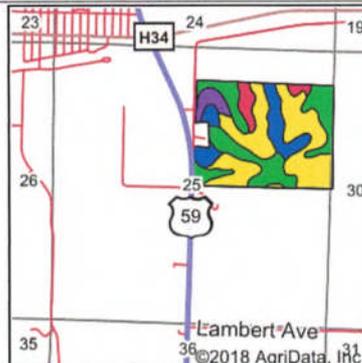
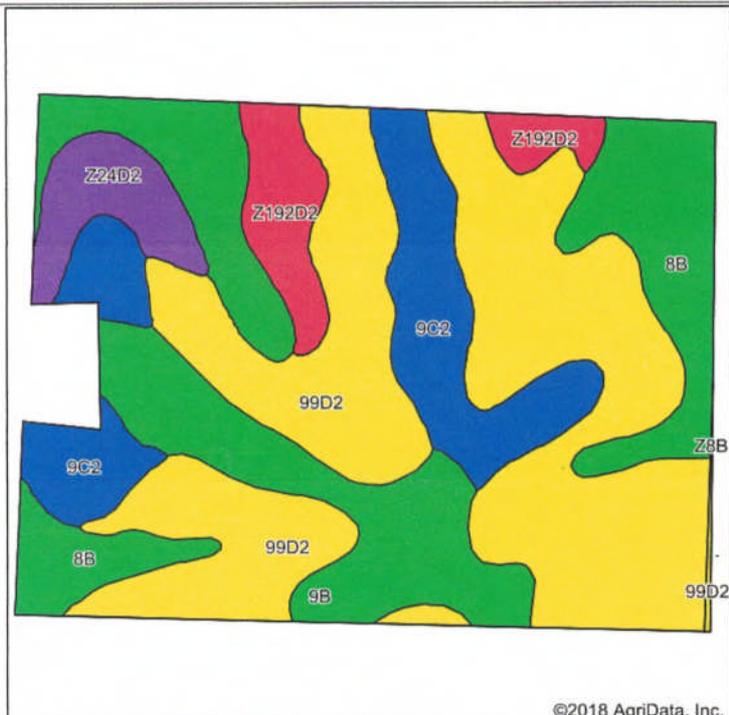
- Taxable Acres-116
- Cropland Acres- 112.11 M/L
- Corn Yield (PLC)-128
- Corn Base-45.7
- Bean Yield-43
- Bean Base-24.5
- CSR II- 72.4
- Planted Acres, 2017 - 102.72
- Grass Strips, 2017- 2.74
- Idle area, 2017 - 6.65.
- No Buildings.
- Taxes - \$3366
- List Price- \$935,200

Improvements narrow base terraces with tile

**\*\* 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.**

Email: [Bergrenre@netins.net](mailto:Bergrenre@netins.net) Website: [Bergrenrealestateandauction.com](http://Bergrenrealestateandauction.com)

### Soils Map



State: **Iowa**  
 County: **Mills**  
 Location: **25-72N-40W**  
 Township: **Indian Creek**  
 Acres: **115.87**  
 Date: **3/30/2018**



Soils data provided by USDA and NRCS.

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Area Symbol: IA129, Soil Area Version: 28  
 Area Symbol: IA137, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	51.48	44.4%		IIIe	61	53
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	21.65	18.7%		Ile	92	84
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	16.30	14.1%		IIIe	87	66
9B	Marshall silty clay loam, 2 to 5 percent slopes	14.47	12.5%		Ile	95	83
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	6.52	5.6%		IVe	28	
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	5.23	4.5%		IIIe	52	
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	0.22	0.2%		IIIe	61	55
<b>Weighted Average</b>						<b>72.4</b>	<b>*-</b>

\*\*IA has updated the CSR values for each county to CSR2.  
 \*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

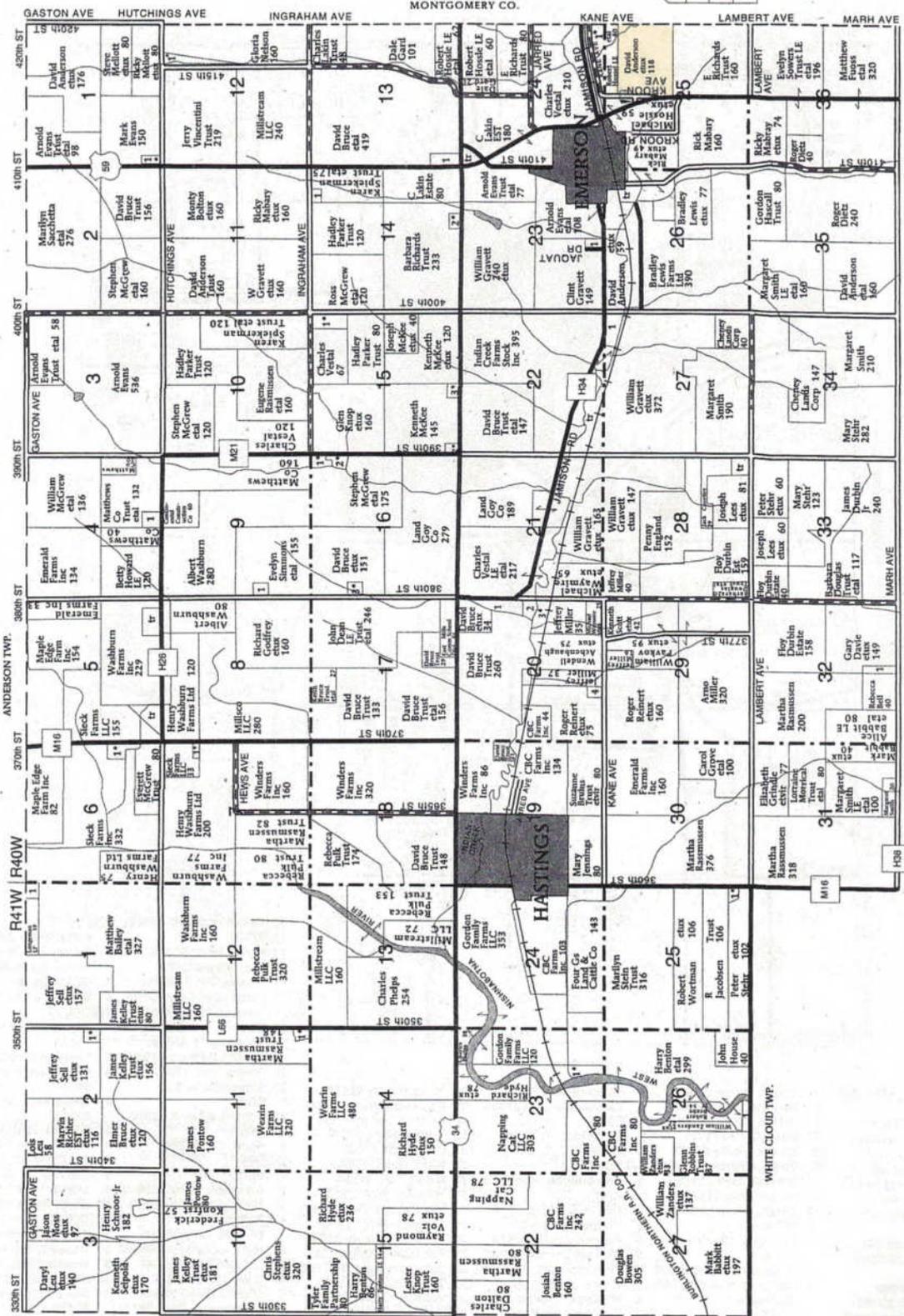


T-72-N

INDIAN CREEK PLAT

(Landowners)

R-40-41-W



- 1 Robert 9
- 2 Daryl Hoon 140
- 3 Kenneth Seipold 170
- 4 James Schmoor Jr 182
- 5 Elmer Bruce 120
- 6 James Schmoor 116
- 7 Marylin Eschler 116
- 8 Jeffrey Sell 131
- 9 Jeffrey Sell 157
- 10 Matthew Washburn 327
- 11 Washburn Farms Inc 160
- 12 Rebecca Washburn 320
- 13 Rebecca Washburn 320
- 14 Wexin Farms LLC 320
- 15 James Schmoor 160
- 16 James Schmoor 160
- 17 Wexin Farms LLC 480
- 18 Richard Schmoor 236
- 19 Richard Schmoor 236
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Iowa  
Mills  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

Prepared: 3/26/18 12:08 PM  
Crop Year: 2018  
Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: DAVID C ANDERSON  
Farm Identifier: 2008 19129 5  
Recon Number: 2008 19129 5

Farms Associated with Operator:  
276

CRP Contract Number(s): 11027B

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
176.89	159.5	159.5	0.0	0.0	19.73	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	139.77	0.0	0.0	0.0			

ARC-IC	ARC-CC	ARC/PLC	PLC	PLC-Default
NONE	CORN , SOYBN		NONE	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	69.0		128	0.0
SOYBEANS	28.3		43	0.0
<b>Total Base Acres:</b>	<b>97.3</b>			

Tract Number: 389 Description: M7 SEC 25 T72N R40W

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
116.26	112.11	112.11	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	112.11	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	45.7		128	0.0
SOYBEANS	24.5		43	0.0
<b>Total Base Acres:</b>	<b>70.2</b>			

Owners: DAVID C ANDERSON

DEBORAH ANDERSON

Other Producers: None