

Bergren Real Estate & Auction L.L.C.

509 Main St., PO Box 745
Griswold, IA 51535
Phone: (712) 778-2242
Fax: (712) 778-2243

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.

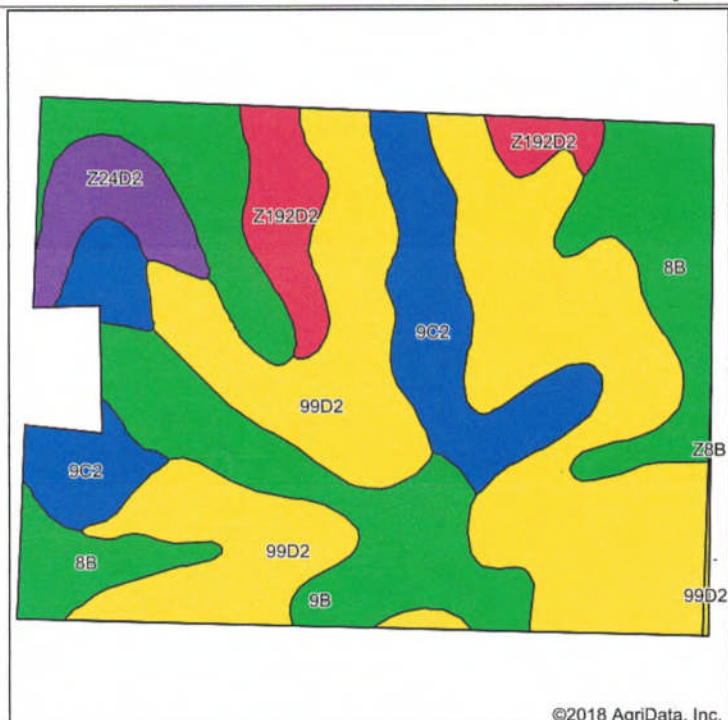
- Taxable Acres-116
- Cropland Acres- 112.11 M/L
- Corn Yield (PLC)-128
- Corn Base-45.7
- Bean Yield-43
- Bean Base-24.5
- CSR II- 72.4
- Planted Acres, 2017 - 102.72
- Grass Strips, 2017- 2.74
- Idle area, 2017 - 6.65.
- No Buildings.
- Taxes - \$3366
- List Price- \$935,200

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.**

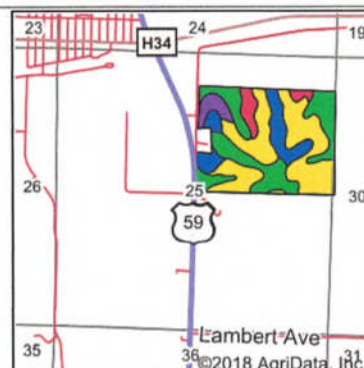
Email: Bergrenre@netins.net Website: Bergrenrealestateandauktion.com

Soils Map



Soils data provided by USDA and NRCS.

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

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA129, Soil Area Version: 28
 Area Symbol: IA137, Soil Area Version: 25

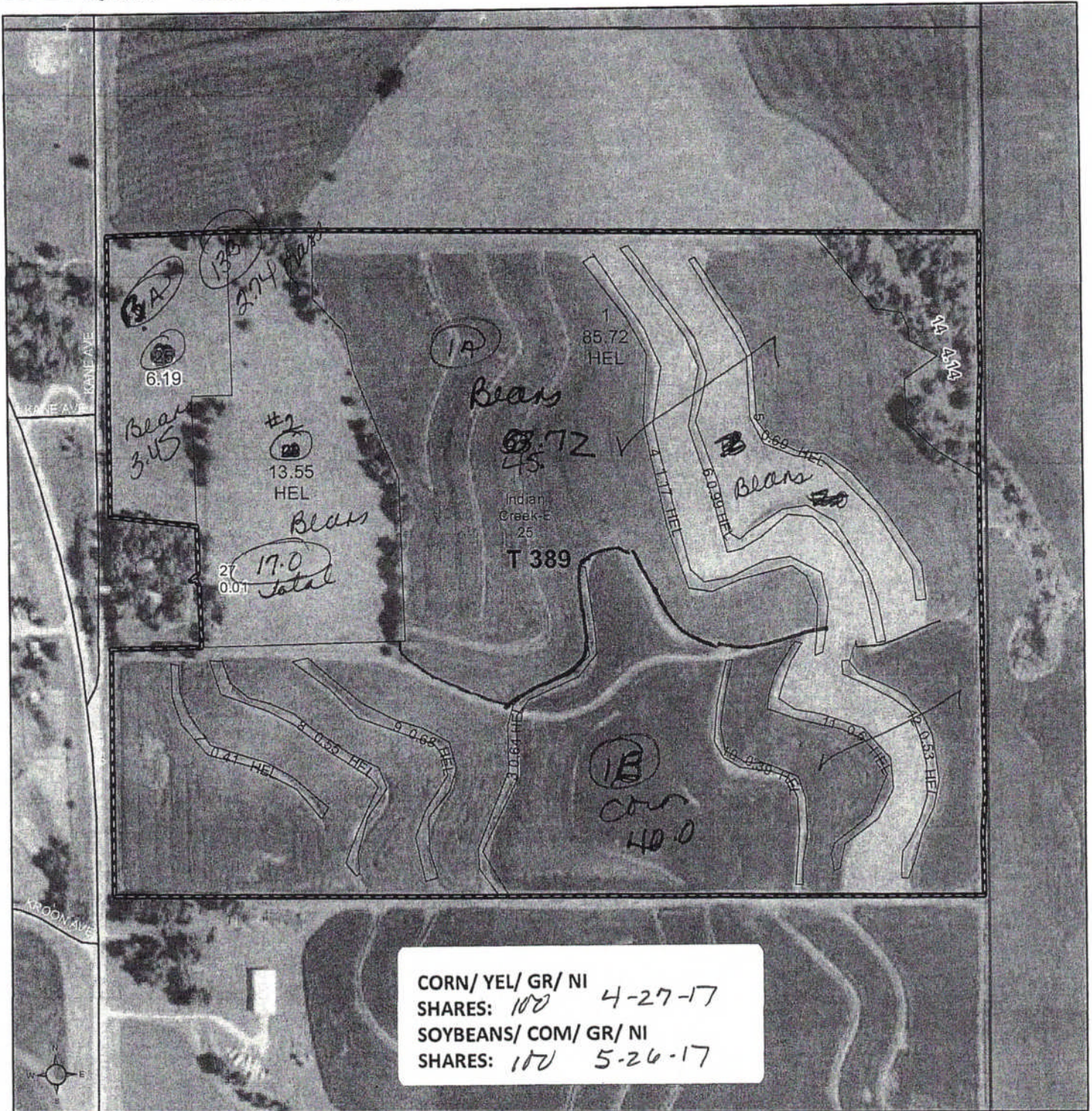
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	51.48	44.4%		IIIe	61	53
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	21.65	18.7%		Ile	92	84
9C2	Marshall silty clay loam, 5 to 9 percent 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
Weighted Average						72.4	*-

**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.




Common Land Unit




 Non-Cropland

 Cropland

 Tract Boundary

 PLSS

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

A horizontal number line is shown with tick marks at 0, 170, 340, and 680. The word "Feet" is written at the right end of the line. A white rectangular box is drawn between the 170 and 340 tick marks.

2015 Ortho Imagery

2017 Program Year

Map Created January 26, 2017

Farm 3734

Tract 389

Tract Cropland Total: 105.92 acres

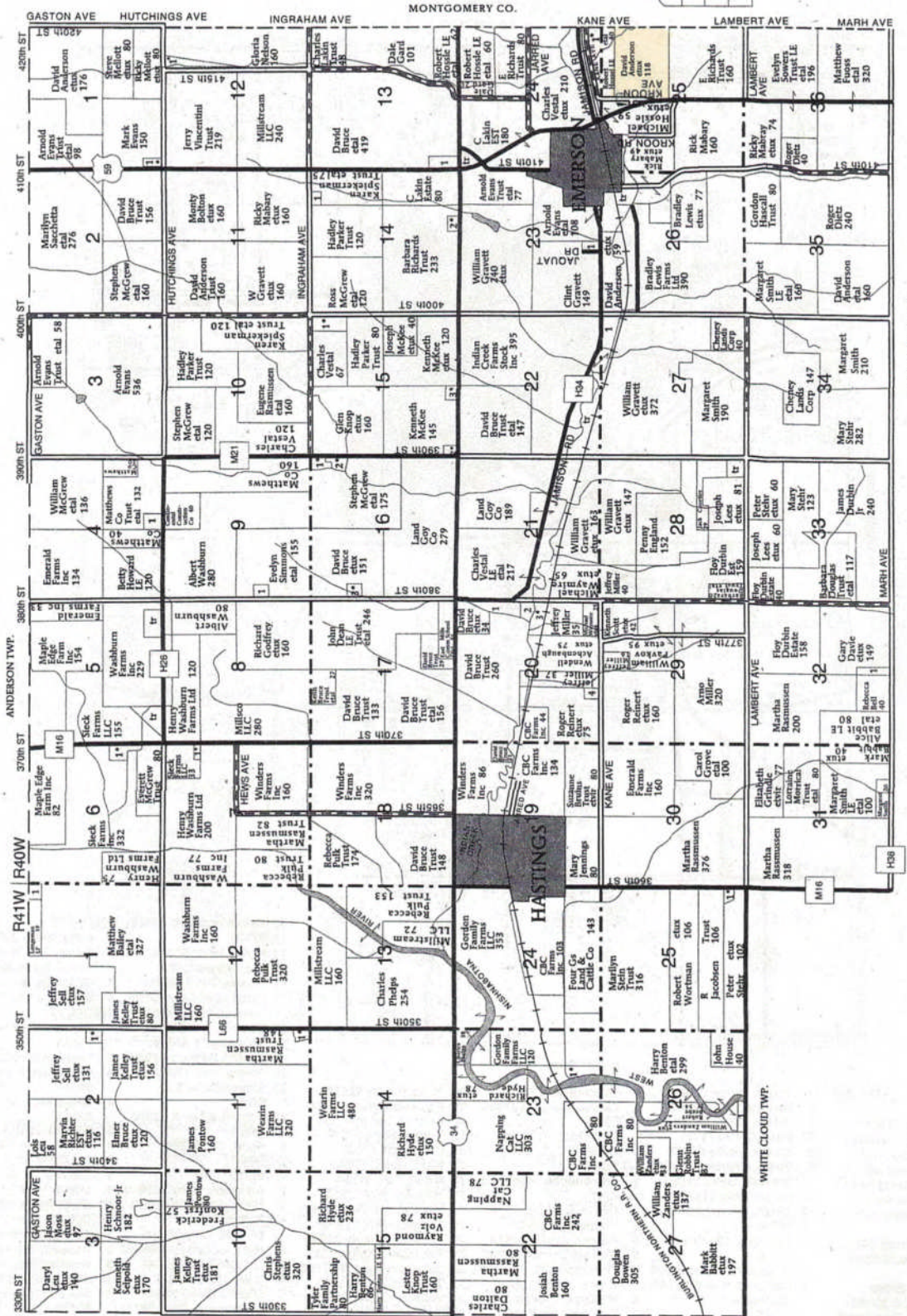
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

T-72-N

INDIAN CREEK PLAT

(Landowners)

R-40-41-W

CREEK
HIP

LE

William 6

W Farms LLC 8

W burg, Matthew 5

W ifson, Darlene 7

al Gas Pipeline

Robert 9

ire Trust,

s 5

iran, Elizabeth 5

W Ricki 6

2E

Marc 19

3E

son Cemetery

ation 10

4E

erman Trust,

r 5

s, Jesse 7

5E

in, Brian 13

is, Lance 5

ng, Barry 8

6

er, Timothy 11

heid, Stephen 13

r, Gold 9

Creek Historical

ty Inc 20

y of Mills 6

ire, Michael 20

il, Colson 5

3E

y of Mills 10

3W

n, Harry 17

4E

il LE, Robert 20

5W

le, Rodney 5

6W

y of Mills 19

7E

Creek Stock

Inc 16

2

l, Susan 11

Iowa
Mills

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3734

Prepared: 3/26/18 12:08 PM

Crop Year: 2018

Page: 1 of 2

Report ID: FSA-156EZ

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

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/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default 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
Total Base Acres:	97.3			

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
Total Base Acres:	70.2			

Owners: DAVID C ANDERSON

DEBORAH ANDERSON

Other Producers: None