

# Page County Land Auction

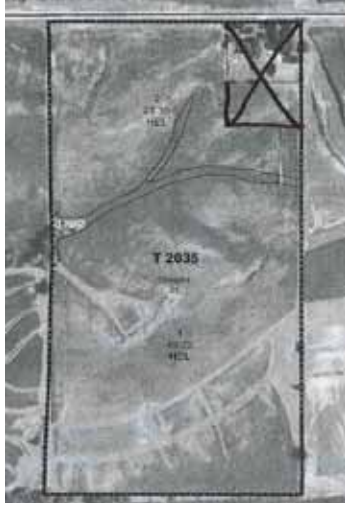
Friday August 24, 2018 @ 10 am

Stanton, Iowa Community Building

*Farm Location - From Stanton south on county pavement M-63 8 miles to 130<sup>th</sup> St. then west 1/2 mile on the south side of the road.*

## 74.04 Acres M/L

- Brief Legal - W1/2 NE1/4 section 21 except for Parcel A NW1/4 NE1/4 Douglas Twn., Page Co. IA
- Taxable Acres - 74.04
- Cropland Acres - current 74.21, estimated to 71.79, subject to FSA figures from survey
- CSR II - 59.1
- Note - Corn and Bean base will be adjusted by FSA according to survey.
- Current Bases
  - Corn Base - 37.28
  - Corn Yield (PLC) - 157
  - Bean Base - 35.29
  - Bean Yield (PLC) 39
- Net Taxes Estimated - \$1,288, prorated
- Possession Full at Closing
- Improvements - Approximately 3,475' of new terraces and 1,171' of tile, no buildings
- Terms - 10% down day of auction and balance due at closing, Sept. 24, 2018 when deed and abstract will be given
- **Other Terms - Buyer will receive all 2018 bean crop except for 2.42 acres retained by seller. Buyer will assume a soybean contract with U.F.C., Villisca, IA for 1200 bushel beans @ \$9.60 per bushel. Buyer will be responsible for harvest, trucking and the harvest of the seller's 2.42 acres. Sellers have every intent to sell this property, but reserve the right to accept or reject the final bid.**

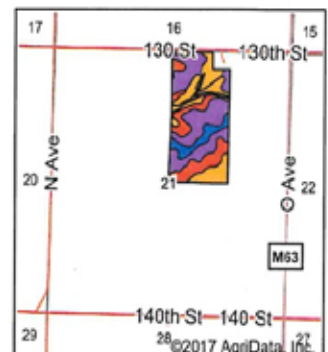
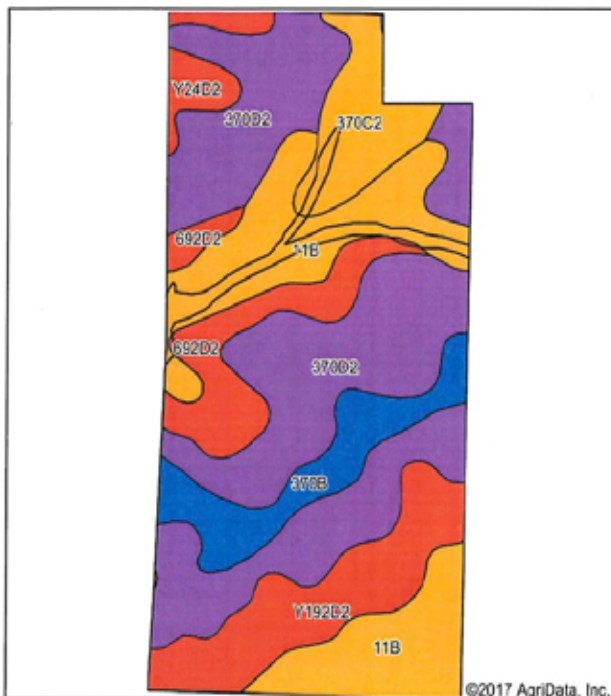


- Closing Agent - Billings and Mensen Law, Red Oak, Iowa
- Agency - Bergren Real Estate and Auction are seller's agents only
- **Come Prepared to Buy!**

*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.*

Soils Map



State: Iowa  
 County: Page  
 Location: 21-70N-37W  
 Township: Douglas  
 Acres: 74.82  
 Date: 1/16/2018



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-irr Class %	CSR2**	CSR	
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	30.29	40.5%			lle	54 55	
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	15.83	21.2%			llw	80 65	
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	6.72	11.7%			lve	29	
692D2	Mayberry clay loam, 9 to 14 percent slopes, moderately eroded	6.44	8.6%			lve	30 10	
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	6.21	8.3%			lle	90 85	
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	5.13	6.9%			lle	80 65	
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	2.20	2.9%			lle	49	
Weighted Average							59.1	*

## Matthew and Carla Erickson



**Auctioneer - Steve Bergren 712-789-0847**  
 Terms: cash or good check; not responsible for accidents or theft;  
 verbal announcements on sale day take precedence.  
[www.bergrenrealestateandauction.com](http://www.bergrenrealestateandauction.com)