

# Absolute Land Auction

## Tuesday December 4, 2018 @ 10 am

Mills County Iowa

Sale Location - Emerson, IA Community Building

Farm Location - South of Emerson on Hwy. 59, 1/2 mile on east side of the road.

### Brief Legal -

South 3/4 of the NE 1/4 Sec. 25 Indian Creek Twn. Mills Co. except for acreage parcel is exempt.

- Taxable acres - 116
- Cropland acres - 112.11
- Corn base - 45.7
- Corn yield PLC - 128
- Bean base - 24.5
- Bean yield - 43
- CSRII - 72.4
- Planted acres - 102.72
- Grass strip acres - 2.74
- Idle area - 6.65
- No Buildings - Farm has narrow base terraces, most with intakes.
- Taxes - \$3,366, prorated to closing.
- Possession - Full possession at closing.
- Terms - 10% down day of auction with closing December 27, 2018. Abstract and deed will be given at closing.
- Closing Agent - Brian Mensen @ Billings and Mensen Law, Red Oak, IA
- Agency - Bergren Real Estate and Auction, L.L.C. are seller's agents only.



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



Soil data provided by USDA and NRCSS  
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-yr Cuts %	CSR2 <sup>TM</sup>	CSR	
99C2	Extra silty clay loam, 9 to 14 percent slopes, moderately eroded	51.48	44.4%	Yellow	0%	IIIa	61 53	
8B	Jackson silty clay loam, deep loess, 2 to 5 percent slopes	21.55	18.7%	Green	0%	IIIa	92 84	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	16.30	14.1%	Blue	0%	IIIa	67 66	
9B	Marshall silty clay loam, 2 to 5 percent slopes	14.47	12.5%	Green	0%	IIIa	95 83	
Z152D2	Aclar clay loam, deep loess, 9 to 14 percent slopes, eroded	6.52	5.6%	Red	0%	IVa	28	
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	5.23	4.5%	Purple	0%	IIIa	52	
99C2	Extra silty clay loam, 9 to 14 percent slopes, moderately eroded	0.22	0.2%	Yellow	0%	IIIa	61 53	
Weighted Average:							72.4	%

**Note:**  
 This is a good upland farm with excellent location on Highway 59.



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 and Deborah Anderson**

**Auctioneer - Steve Bergren 712-789-0847**



Terms: cash or good check; not responsible for accidents or theft; verbal announcements on sale day take precedence, lunch on grounds.

[www.bergrenrealestateandauktion.com](http://www.bergrenrealestateandauktion.com)