

Absolute Land Auction

Tuesday December 4, 2018 @ 10 am

Mills County Iowa

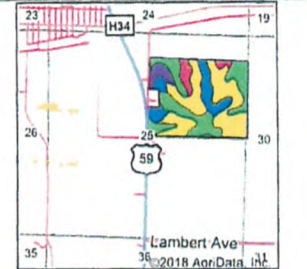
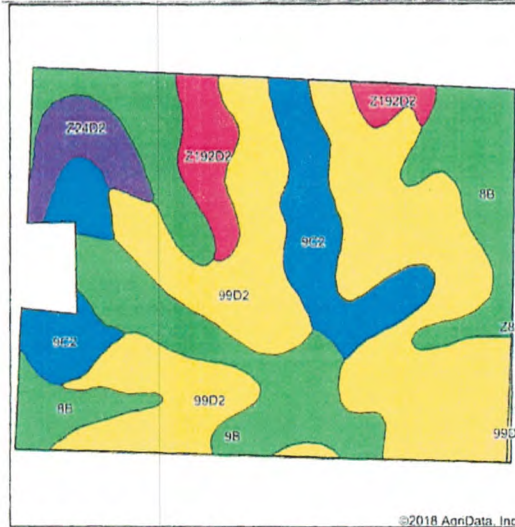
Sale Location - Emerson, IA Community Building

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.



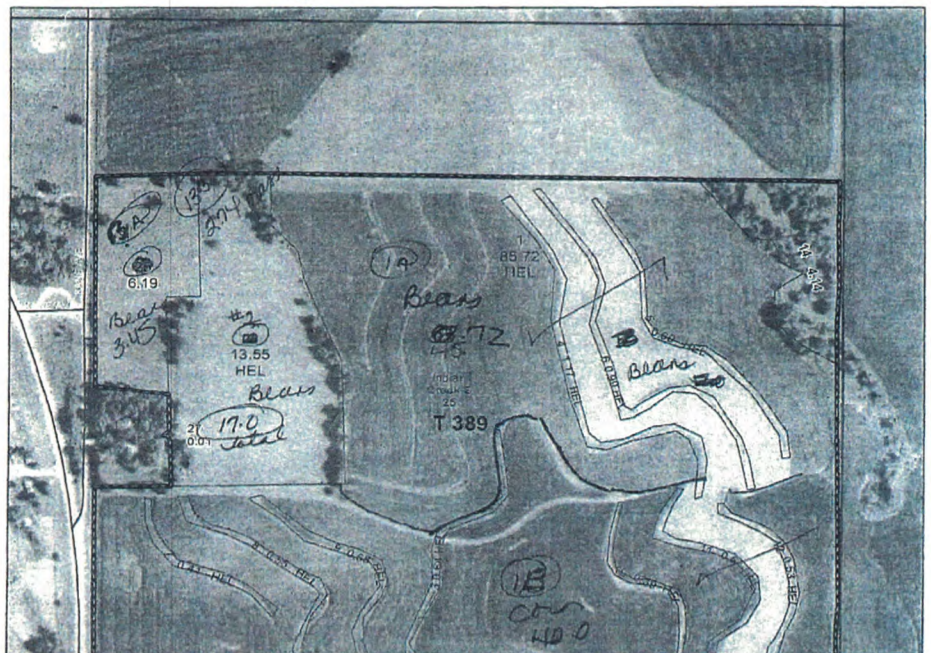
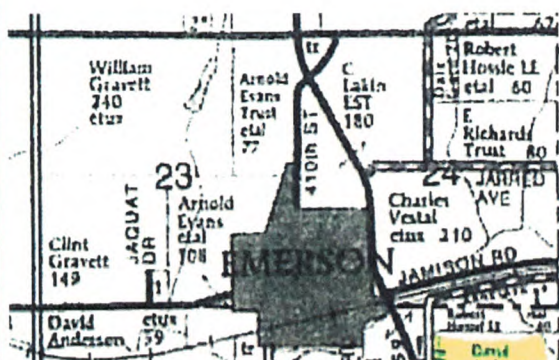
State: Iowa
 County: Mills
 Location: 25-72N-40W
 Township: Indian Creek
 Acres: 115.87
 Date: 3/30/2018



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 %	CSR2**	CSR	
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	51.48	44.4%	[Yellow]		IIIe	61 53	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	21.65	18.7%	[Green]		IIe	92 84	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	16.30	14.1%	[Blue]		IIIe	87 66	
9B	Marshall silty clay loam, 2 to 5 percent slopes	14.47	12.5%	[Light Green]		IIe	95 83	
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	6.52	5.6%	[Pink]		IVe	28	
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	5.23	4.5%	[Purple]		IIIe	52	
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	0.22	0.2%	[Yellow]		IIIe	61 55	
Weighted Average							72.4	**

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



Absolute Land Auction

Tuesday December 4, 2018 @ 10 am

Mills County Iowa

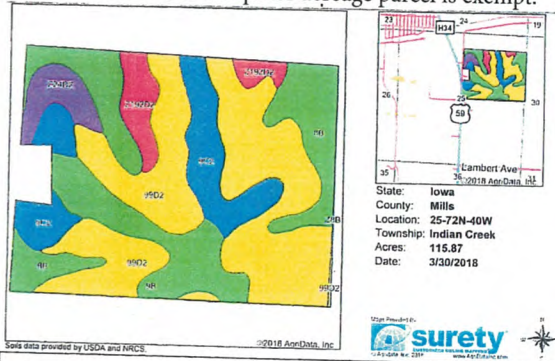
Sale Location - Emerson, IA Community Building

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

Brief Legal -

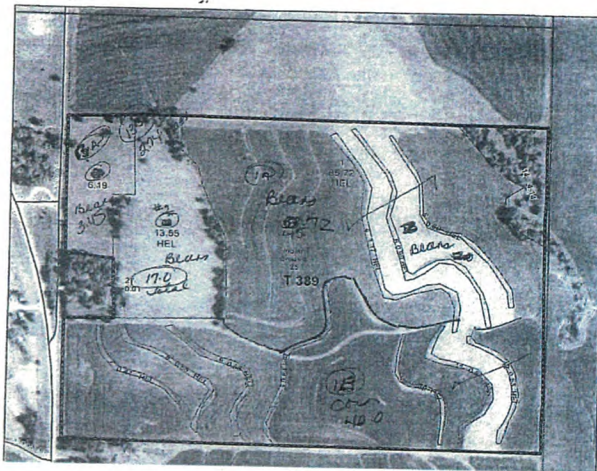
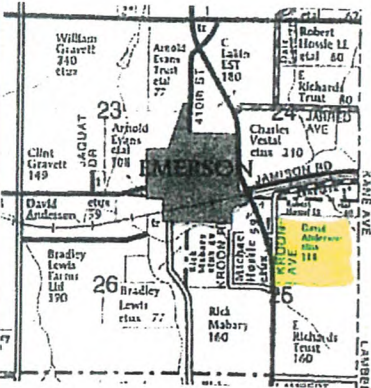
South 3/4 of the NE 1/4 Sec. 25 Indian Creek Twn. Mills Co. except for acreage parcel is exempt.

- 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.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR
99D2	Extra silty clay loam, 9 to 14 percent slopes, moderately eroded	51.48	44.4%		IIIc	61	53
8B	Audson silty clay loam, deep loess, 2 to 5 percent slopes	21.65	18.7%		IIc	92	84
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	16.30	14.1%		IIIe	87	66
8B	Marshall silty clay loam, 2 to 5 percent slopes	14.47	12.5%		IIIe	95	83
2192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	6.52	5.6%		IVc		28
224D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	5.23	4.5%		IIIc		52
99D2	Extra silty clay loam, 9 to 14 percent slopes, moderately eroded	0.22	0.2%		IIIc	61	55
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

