

Land Auction

Friday January 31, 2025 @ 10 am

Sale Location - Villisca, IA Community Building

Farm Location: 2673 270th St. Villisca, IA. (West of Villisca)

113 acres, M/L and 77.30 acres, M/L

- Brief Legal - Parcel #1- S1/2 SE1/4 & SE1/4 SW1/4 all in section 26 Scott township Montgomery Co. IA, except for acreage parcel.
- Brief Legal - Parcel #2 - N1/2 NE1/4 section 35 Scott township Montgomery Co. IA.
- Complete Legals will be per abstract
- FSA info - Bases to be divided after the auction, also Parcel #1 will have acreage reduction of approximately 1 acre.
- Farmland Acres - 190.98
- Cropland Acres - 180.78 including CRP acres of 39.12 acres.
- Corn Base -133.80
- Bean Base - 7.84 minus CRP reduction acres of 6.16.
- Corn Yield - 127
- Bean Yield - 40
- Parcel #1 - Estimated crop acres, 86.04 & 23.41 CRP acres. This parcel has terraces with farm over intakes installed, bare land.
- Parcel #2 - Estimated crop acres 47.57 & 15.71 CRP acres, 2 grain bins, approximately 5500 bushel each. This parcel has terraces with intakes and drive over intakes. Older well on this parcel not used for a while.
- CSR rating - Parcel #1- 68.6. Parcel #2 - 64.8.
- CRP Info - Parcel #1 annual payment of \$4,335.00 expires 9/30/2034. Parcel #2 annual payment of \$2,985.00 expires 9/30/2030.
- Note: The successful bidder of Parcel #1 will pay current tenant at closing time for anhydrous and dry fertilizer applied in the fall of 2024. This is a good farm that has been in the family for many years, formally known as the Robert Gillispie Family Farm.
- Possession - Full for the 2025 crop year.
- Taxes - Parcel #1 (estimated) \$3,986.00. Parcel #2 - \$2,636.00. Both parcels will be prorated to closing when abstract will be given.
- Terms - 10% down day of auction and balance due at closing Feb. 28, 2025 at Billings & Mensen Law Office Red Oak, IA.
- Phone bids - By approval only prior to day of auction.



Information deemed from reliable sources.

Buyers should research information prior to bidding for their satisfaction.



Thompson Family Trust



Auctioneer/Broker: Steve Bergren 712-789-0847