

# Land Auction

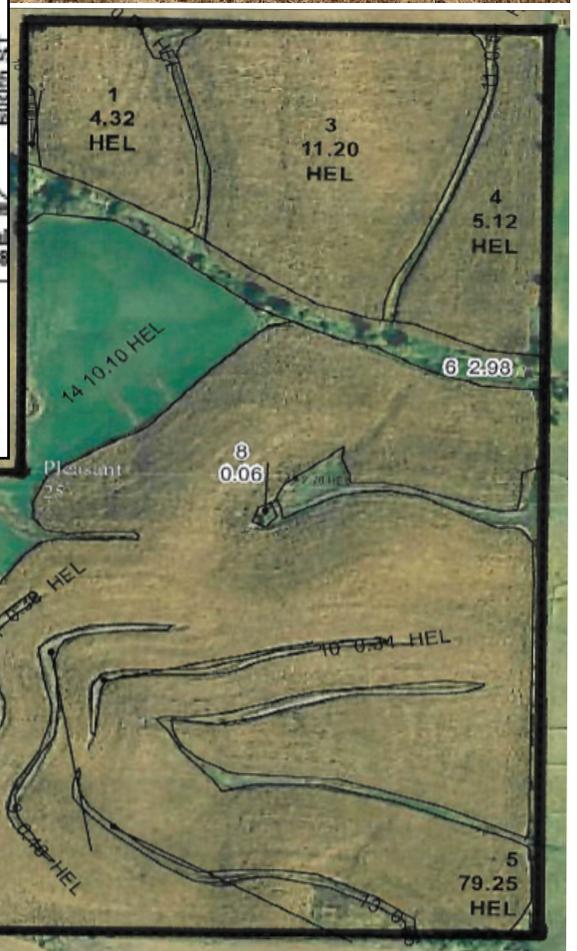
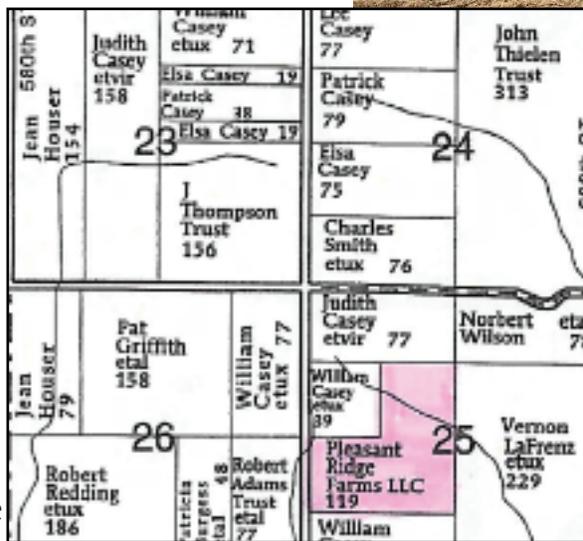
## Monday December 2, 2024 @ 10 am

Sale Location - 601 2nd St. Griswold IA Community Building

Farm Location 4 miles east of Griswold on 92 to 590<sup>th</sup>, then south 3 1/2 miles.

**119 acres, M/L 97% tillable**

- Brief Legal - N1/2 SW 1/4 and SE 1/4 NW 1/4, all in section 25 Pleasant township Cass County IA, complete legal according to abstract.
- Taxable Acres - 119
- Farmland Acres - 119.15
- Cropland Acres - 115.63
- Corn PLC Yield - 159
- Beans PLC Yield - 47
- Crop bases will be prorated from other land by the Cass County FSA Office.
- CSR II - 70.8
- Net Taxes - \$4,640 prorated to closing.
- Terms - 10% down day of auction with balance due at closing December 27, 2024, when deed and abstract will be given.
- Agency - Bergren Real Estate and Auction. LLC are sellers agents.
- Possession - Full possession at closing subject to current lease ending March 1, 2025.
- Full farming rights for 2025 crop year.
- Farm description - The farm has been in the same family for 60 plus years. It lays from flat ridge to rolling hills with several newer terraces and tile through out the farm. There is an 18' grain bin and a 28 x 64 open front shed, both currently being used, also has a well, not used.



**NOTE -**

Phone bids will be accepted with prior approval only!



**Bruce and Peggy Fleming**



**Auctioneer/Broker: Steve Bergren 712-789-0847**

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