Land Auction

Tuesday September 24, 2019 @ 10 am

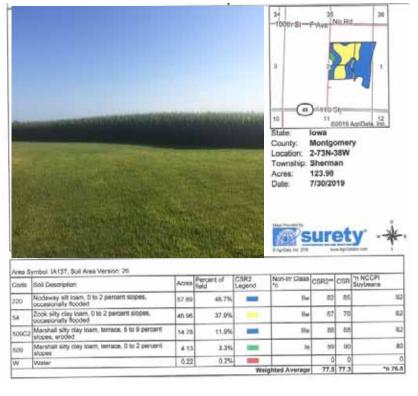
Sale Location - Elliott Community Building, Elliott, IA

Farm Location - 1 mile west of Elliott on Hwy 48 to Juniper Ave. then north 1/4 mile. The farm lays on the east side of the road.

145.78 Acres, Montgomery County, IA

Brief Legal - S 1/2 NW 1/4, N 1/2 SW 1/4 in section 2 and a parcel located in section 1, SW NW Lot 1 except east of the river and a parcel located in section 2 in the S 1/2 SW 1/4 all in Sherman Township, complete legal according to abstract.

- Net Taxable Acres 145.78
- Cropland Acres 121.17 NHEL
- CSR II on Crop Acres 77.5 per surety, see maps on the website
- Corn Base 63.08
- Corn PLC Yield 125
- Bean Base 58.09
- Bean PLC Yield 44
- Improvements 1,047 sq. ft. single story home built in 1900, has newer furnace, septic system and well. House sells "AS IS". Newer double detached garage and other outbuildings.
- Net Taxes \$5,198, prorated to closing.
- Possession Full for 2020 farming rights.
- Terms 10% down day of auction with balance due in full at closing Nov. 11, 2019 when deed & abstract will be given.
- Closing Agent Brian Mensen at Billings and Mensen Law in Red Oak, IA
- Agency Bergren Real Estate and Auction, L.L.C. are seller's agents.
- Note: This could be a very high producing bottom farm w/ some tiling.
- Sellers are sincere in selling, but do retain the right to accept or reject any or all bids.





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.



Joanne F. Anderson

Auctioneer/Broker - 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>