

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.**

State: Iowa
County: Montgomery
Location: 2-73N-38W
Township: Sherman
Acres: 123.98
Date: 7/30/2019

Map Provided by **surety**
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-ir Class %	CSR2 ^{HH}	CSR	% NCCPI Soybeans
220	Nodway silt loam, 0 to 2 percent slopes, occasionally flooded	57.80	46.7%		llw	62	65	92
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	48.96	37.0%		llw	67	70	82
506C2	Marshall silty clay loam, terraces, 5 to 9 percent slopes, eroded	14.78	11.0%		lls	88	88	82
500	Marshall silty clay loam, terraces, 0 to 2 percent slopes	4.13	3.3%		lls	99	90	80
W	Water	0.22	0.2%			0	0	0
Weighted Average						77.5	77.3	*n 76.8



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>

