

# Absolute Land Auction

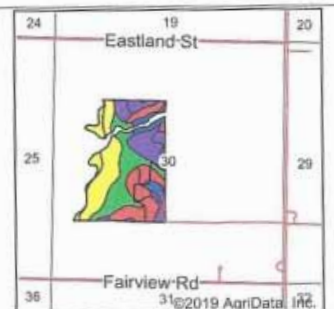
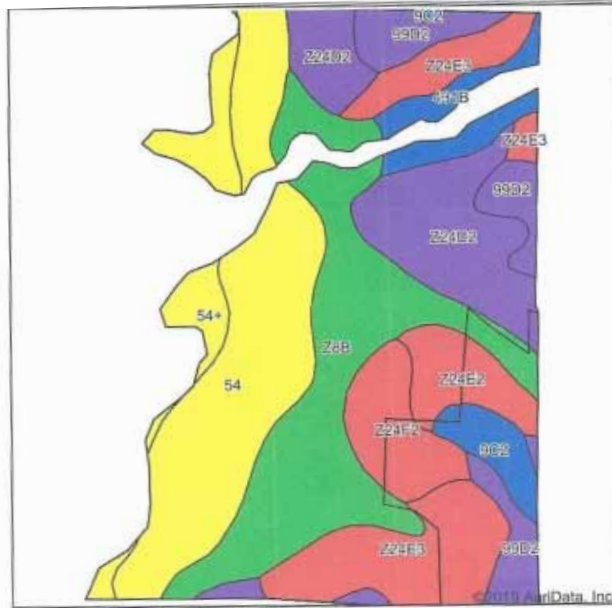
Thursday August 20 @ 10 am

Sale Location - Cass County Fairgrounds Atlantic, Iowa

Farm location - NE. corner of Atlantic, IA on Olive St. north of Olive Street Station 2 miles to Echo Rd, then west 1 mile to Buck Creek Rd, then take first driveway on the west side of Buck Creek Rd., follow the path to the west.

**Brief Legal** - East of Creek S1/2 NW1/4 and east of Creek N1/2 SW1/4 all in section 30 Pymosa Twn. Cass Co. Ia. There will be an easement given for access where current driveway is now, if necessary. Complete legal according to abstract.

- Taxable Acres - 100.64
- Note: Cass County FSA will split crop bases after the auction. These figures are total acres to be split from the other 80 acres owned by Frisbies.
- Cropland Acres - 153.30
- Corn Base - 78.60
- Corn Yield - 119
- Bean Base - 65
- Bean Yield - 39
- CSR II - 62.5, per Surety Map
- Note: This 2020 crop year there was 76.17 acres of corn planted and 13.14 acres pasture on this parcel. There is an old building site containing approximately 2-3 acres that could be gained for farming.
- Improvements - Good well and 24' grain bin in working condition.
- Net Taxes - \$2,504, prorated to closing.
- Terms - 10% day of auction, balance due October 20 when deed and abstract will be given.
- Closing - October 20, 2020 @ Cambridge Law Office, Atlantic, Ia, Jennifer Plumb attorney.
- Possession - Full for 2021 crop year and buyer will be given full possession after 2020 crop is harvested.
- Agency - Bergren Real Estate and Auction, L.L.C. are seller's agents only.



State: Iowa  
 County: Cass  
 Location: 30-77N-36W  
 Township: Pymosa  
 Acres: 90.4  
 Date: 5/12/2020



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	19.87	22.0%	54	llw	67	59	62
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	19.81	21.9%	Z8B	lle	92	83	78
Z24E3	Shelby clay loam, deep loess, 14 to 18 percent slopes, severely eroded	12.11	13.4%	Z24E3	Vle	32	26	33
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	11.87	13.1%	Z24D2	llle	52	44	51
99D2	Extra silty clay loam, 9 to 14 percent slopes, eroded	7.19	8.0%	99D2	llle	59	53	63
Z24F2	Shelby clay loam, deep loess, 18 to 25 percent slopes, eroded	4.94	5.5%	Z24F2	Vle	20	17	35
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	4.80	5.3%	54+	llw	69	63	60
Z24E2	Shelby clay loam, deep loess, 14 to 18 percent slopes, eroded	3.94	4.4%	Z24E2	IVe	38	29	48
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	3.34	3.7%	431B	lle	81	73	75
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	2.53	2.8%	9C2	llle	87	77	63
<b>Weighted Average</b>						<b>62.5</b>	<b>55</b>	<b>*n 58.6</b>

Information received from sources believed to be reliable. Sellers & Auctioneers do not guarantee their accuracy. Buyers are invited to do their own research prior to sale.

**Irma R. Frisbie Estate - Terry Frisbie, Exec.**



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

Terms: cash or good check; not responsible for accidents or theft; website & verbal announcements on sale day take precedence. <[www.bergrenrealestateandauction.com](http://www.bergrenrealestateandauction.com)>

