

Land Auction

Monday January 10, 2022 @ 10 am

Red Oak, Iowa Gold Fair Building

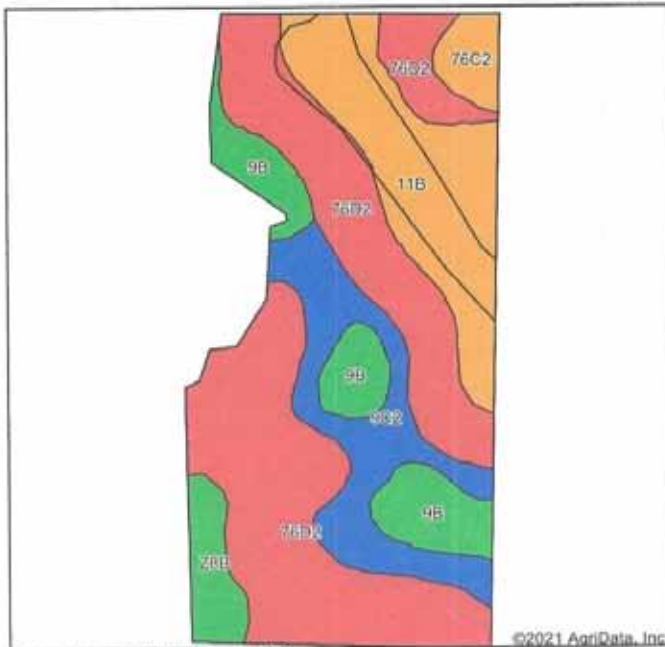
Farm Location - 1/2 mile north on Hwy 48, from the Hwy 48 & 34 intersection on the east side of the Highway.

69.49 Acres M/L

- Brief Legal - Frcl SW 1/4 NW 1/4 & NW 1/4 SW 1/4 all in section 16, Red Oak township, Montgomery County Iowa.
- Taxable Acres - 69.49
- Cropland Acres - 61.23. Note: To be adjusted by FSA, estimated that a few tenths of an acre will be subtracted for acreage survey. Will be announced day of sale.
- CSR II rating - 68.1
- Current Bases
 - Corn Base - 29
 - Corn Yield - 161
 - Bean Base - 29
 - Bean Yield - 49
- Net Taxes Estimated - \$2,190, prorated to closing.
- Terms - 10% down day of auction and balance due in approximately 30 days, when deed and abstract will be given.
- Possession at closing subject to 2022 cash rent agreement as follows, \$14,500 payable March 1 & November 1, 2022. This is a one year lease only.
- Note: This is a well terraced and tiled upland farm, that has been taken care of. This farm also has an excellent location for anyone.
- Closing Agent - Billings and Mensen Law, Red Oak, Iowa.
- Agency - Bergren Real Estate and Auction are seller's agents only.



Soils Map



State: Iowa
 County: Montgomery
 Location: 16-72N-38W
 Township: Red Oak
 Acres: 66.69
 Date: 11/23/2021



Area Symbol: IA137, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	31.85	47.8%	Red	Ille	49	52	62	
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	12.62	18.9%	Orange	Ilw	79	68	82	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	10.11	15.2%	Blue	Ille	87	68	70	
9B	Marshall silty clay loam, 2 to 5 percent slopes	7.49	11.2%	Green	Ile	95	85	77	
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	2.70	4.0%	Light Green	Ile	92		81	
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	1.92	2.9%	Yellow	Ille	75	62	65	
Weighted Average						2.66	68.1	*-	*n 69.6

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Come Prepared to Buy!

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.

**Ronald C. Rolenc, Revocable Trust
 and Judith C. Rolenc, Revocable Trust**



Auctioneer - Steve Bergren 712-789-0847
 Terms: cash or good check; not responsible for accidents or theft;
 verbal announcements on sale day take precedence.
www.bergrenrealestateandauktion.com