Absolute Land Auction

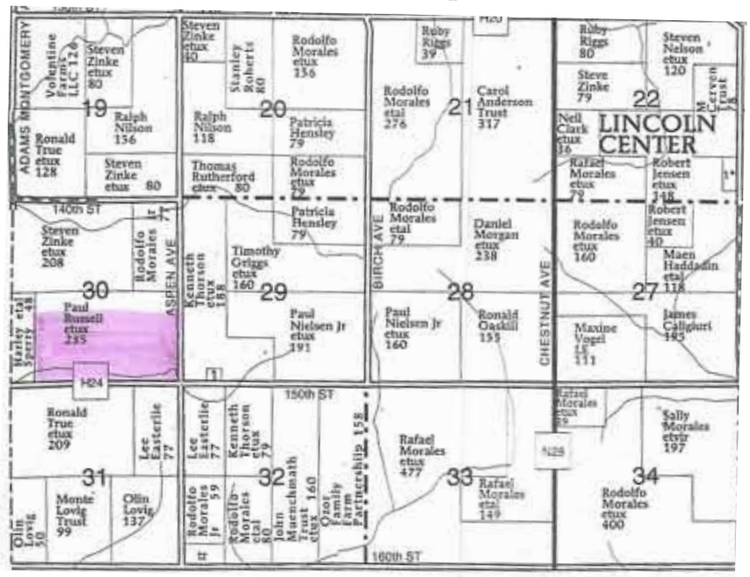
Tuesday December 7, 2021 @ 10 am

at The Hayloft, Grant, Iowa

Land Location - 1477 Aspen Ave. Corning, IA, NW Adams Co.

175.50 Acres Lincoln Township, Adams County

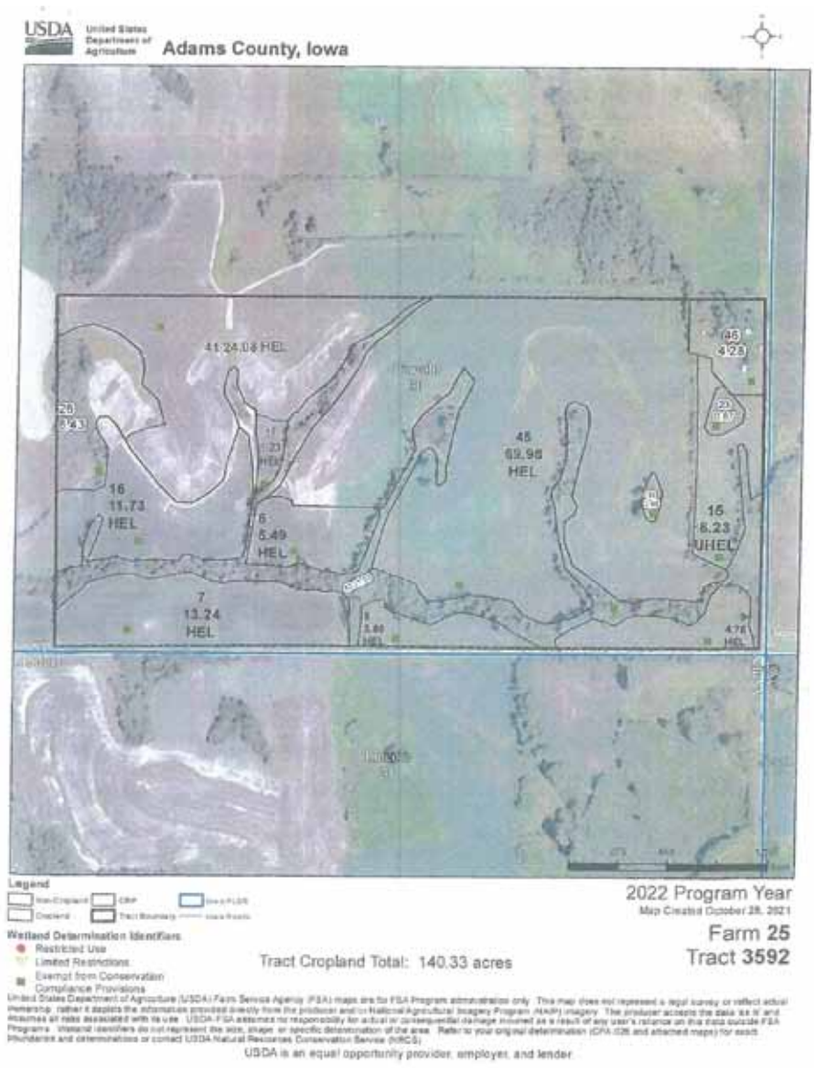
- Note: This was 235 acres with approximately 60 acres surveyed off on the north side of the farm.
- Brief Legal - frcl SE 1/4 & frcl E 1/2 SW 1/4 all in section 30, Lincoln Township, Adams Co. IA, complete legal according to abstract.
- Taxable Acres - 175.50
- Farmland Acres - 175.92
- Cropland Acres - 140.33
- CSR II est. - 54.7
- Taxes - $3,447 prorated to closing
- Current Bases
  - Corn Base - 40.43
  - Corn Yield - 122
  - Oat Base - 10.43
  - Oat Yield - 42
- Note: If adjoining neighbor or buyer of said property desire a fence to be installed, both parties will agree to split cost of new fence according to right hand rule.



- Improvements - Older home and out buildings. Home has a newer roof and gas furnace, but has not been lived in for 10 years. Buyer will be responsible for septic update if desired or otherwise property to be destroyed within one year from closing. 3 older wells on property with rural water line along 150th St on south side of farm. The farm is not connected to rural water line.
- Farm Description - Some tile and terrace, approximately 10-15 acres could be gained to farm with clean up of the building site and other areas.
- Terms - 10% down day of auction and balance due at closing, Jan. 7, 2022, when deed and abstract will be given, full posession for 2022 crop year.
- Closing Agent - Billings and Mensen Law, Red Oak, Iowa
- Agency - Bergren Real Estate and Auction are seller's agents only

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.



Paul Russell Estate

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.bergrenrealestateandauction.com>