

# Land Auction

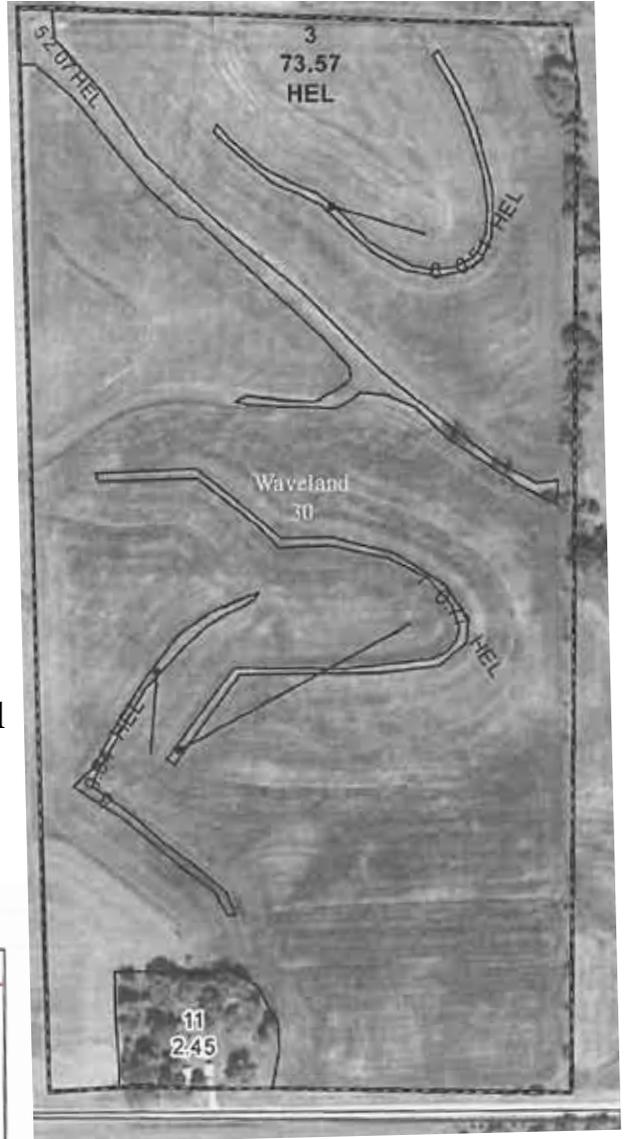
## Tuesday February 28, 2023 @ 10 am

### at Elliott, Iowa Community Building

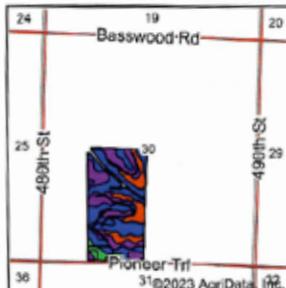
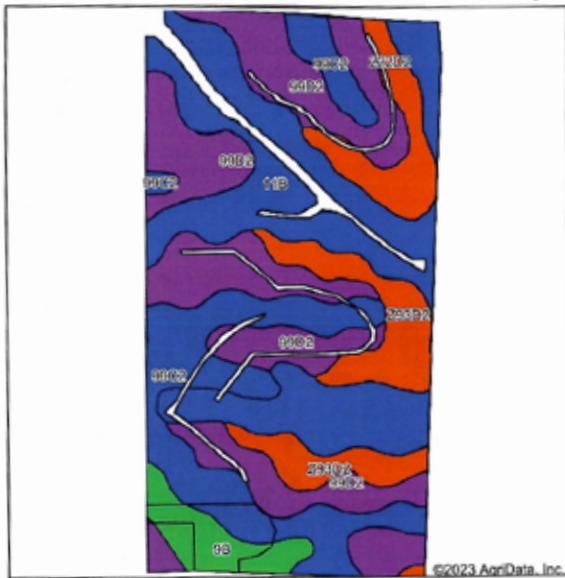
**Land Location - 48294 Pioneer Trail, Griswold, IA.**  
**West of Elliott, IA on Pioneer Trail.**

## 79 Acres M/L

- Brief Legal - E 1/2 SW 1/4 Section 30, Waveland Township, Pottawattamie County, Iowa.
- Taxable Acres - 79
- Farmland Acres - 79.91
- Cropland Acres - 77.46
- CSR II - 67.8
- Corn Base - 34.10
- Corn PLC Yield - 165
- Bean Base - 33.70
- Bean PLC Yield - 46
- Taxes -\$3,166 prorated to closing.
- Possession - Full farming rights for 2023.
- Improvements - Older 2 story home, currently occupied. In need of repair, sold "AS IS", possession May 1, 2023. Septic system was installed in 2005 and should pass inspection. Time of transfer will be done prior to auction date.
- Terms - 10% down day of auction with balance due in full at closing, March 28, 2023, when deed and abstract will be given at Billings and Mensen Law, Red Oak, IA.
- Agency - Bergren Real Estate and Auction are seller's agents only.



**Soils Map**

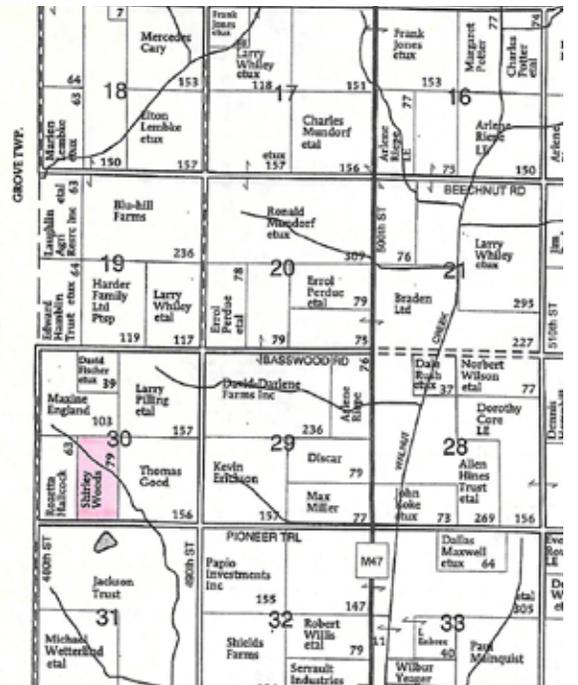


State: Iowa  
 County: Pottawattamie  
 Location: 30-74N-38W  
 Township: Waveland  
 Acres: 76.02  
 Date: 1/27/2023



Area Symbol: IA155, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
99D2	Extra silty clay loam, 9 to 14 percent slopes, eroded	23.50	30.9%		ille	59	54	64
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	21.95	28.9%		llw	81	63	79
99C2	Extra silty clay loam, 5 to 9 percent slopes, eroded	14.73	19.4%		ille	87	64	68
Z93D2	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes, eroded	8.05	10.6%		ille	38		49
222D2	Clarinda silty clay loam, deep loess, 9 to 14 percent slopes, eroded	4.19	5.5%		Ive	15	10	45
9B	Marshall silty clay loam, 2 to 5 percent slopes	3.60	4.7%		lle	95	83	76
<b>Weighted Average</b>						<b>2.72</b>	<b>67.8</b>	<b>*n 67</b>



*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.*

## Shirley D. Woods Estate    Doug Lembke, Executor



**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>**