

Land Auction

Thursday February 27, 2020 @ 10 am

Sale Location - Montgomery County White 4-H Building, Red Oak, IA
1 block south of JD on 4th St.

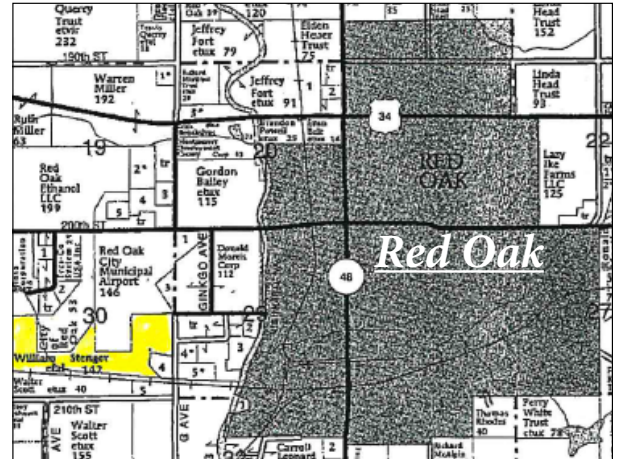
Farm Location - Take Ginkgo Ave. east of the National Guard Armory in RedOak south 1/2 mile to stop sign, then west 1/4 mile and you are there, at the NE corner of farm.

156.16 Taxable Acres

Brief Legal- Located in the S 1/2 section 30, Red Oak Township, Montgomery County, Iowa.

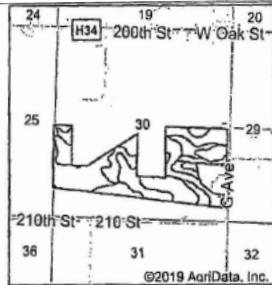
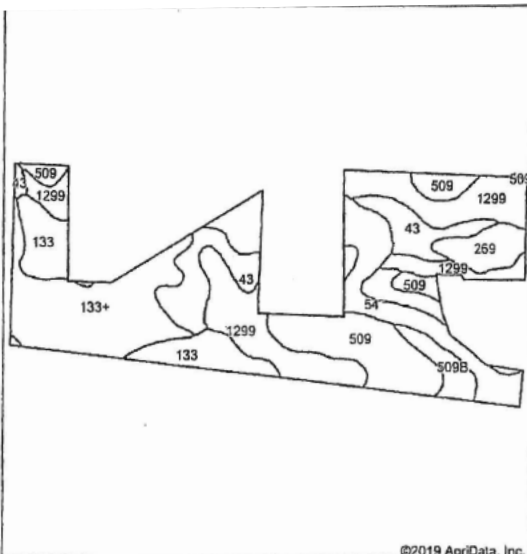
Note - All hog buildings are exempt from this property. Complete legal according to survey.

- Taxable Acres - 156.16
- Cropland Acres - 155.80 N.Hel
- CSR II - 84.1
- Corn Base - 116.85
- Corn Yield - PLC 126
- Bean Base - 38.95
- Bean Yield - PLC 53
- Improvements - Newer 36 ft. grain bin, some tiling since 2008, more info on tiling by sale day.
- Note - There is an easement on this property for hog manure, easement will be sold with property. Terms will be announced.
- **Taxes** - \$6,464, prorated to closing
- Possession - Full for 2020 crop year
- **Terms** - 10% down day of auction with balance due in full April 2, 2020.
- Closing Agent - Brian Mensen @ Billings & Mensen Law Office, Red Oak, IA
- Agency - Bergren Real Estate and Auction L.L.C. are seller's agents only.



Seller is very sincere in selling.

Come Prepared To Buy! Excellent Location.



State: Iowa
County: Montgomery
Location: 30-72N-38W
Township: Red Oak
Acres: 155.99
Date: 1/19/2020



Area Symbol: IA137, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	°n NCCPI Soybeans
1299	Minden silty clay loam, benches, 0 to 2 percent slopes	35.13	22.5%		lw	96	95	88
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	28.39	18.2%		llw	78	85	82
509	Marshall silty clay loam, terrace, 0 to 2 percent slopes	24.08	15.4%		le	99	90	80
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	20.12	12.9%		llw	67	70	62
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.84	11.4%		llw	74	80	78
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	15.13	9.7%		llw	78	80	77
509B	Marshall silty clay loam, terrace, 2 to 5 percent slopes	8.71	5.6%		lle	94	85	79
269	Humeston silt loam, 0 to 2 percent slopes	6.59	4.2%		llw	72	58	80
Weighted Average						84.1	83.9	*n 79.3



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.

Bernice E. Stenger

Auctioneers - Mark Venteicher 712-779-0169 Steve Bergren 712-789-0847

Terms: cash or good check; not responsible for accidents or theft; verbal announcements on sale day take precedence. <www.massenlivestock.com>

<www.bergrenrealestateandauction.com>

