

Land Auction

Tuesday September 10, 2019 @ 10 am

Sale Location - Stanton, IA Community Building

Farm Location - 2 miles west of Stanton, IA on Hwy. 34 to M. Ave. then south 1/8 mile on the west side of the road.

98.09 Taxable Acres

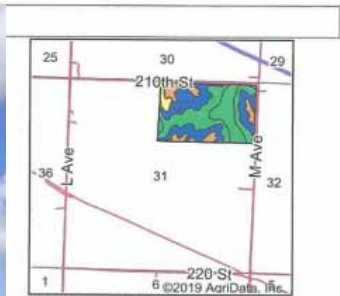
Choice Montgomery County Farmland

Brief Legal - N 1/2 NE 1/4 and N 10 acres SW 1/4 NE 1/4 and N 10 acres SE 1/4 NE 1/4 all in section 31, Frankfort Township, Montgomery County, IA. Complete legal according to abstract.

- Taxable Acres - 98.09
- FSA Cropland Acres - 95.33, 47.8 Acres are NHel
- CSR II - 89.5 per Surety
- Corn Base - 48.3
- Corn PLC yield - 164
- Soybean Base - 47
- Soybean PLC yield - 49
- Net Taxes - \$3,554, prorated to closing
- Possession - Full for 2020 crop year, current lease expires March 1, 2020
- Terms - 10% down day of auction with balance due in full at closing, deed and abstract given at closing
- Closing date - November 11, 2019
- Closing Agent Brian Mensen @ Billings and Mensen Law, Red Oak, IA
- Agency - Bergren Real Estate and Auction, L.L.C. are seller's agents only
- Note: This is a very high quality piece of Montgomery County land, you will look a long time to find a piece of land like this in this area for sale. It has been in the family for 3 generations. Don't miss this opportunity to purchase a very good farm. Seller does intend to sell property, but does retain the right to accept or reject final bid.



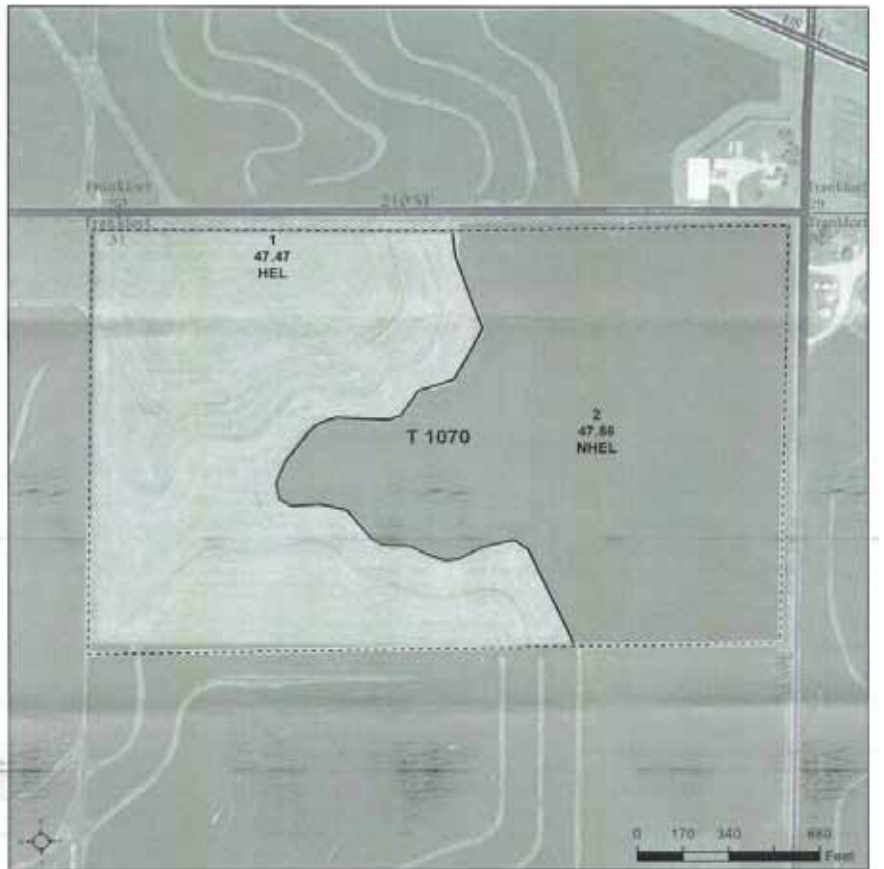
Soils data provided by USDA and NRCS.



State: Iowa
 County: Montgomery
 Location: 31-72N-37W
 Township: Frankfort
 Acres: 95.04
 Date: 5/21/2019



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
9B	Marshall silty clay loam, 2 to 5 percent slopes	30.75	32.4%	Green	Ille	95	85	74
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	27.01	28.4%	Blue	Ille	87	68	63
9	Marshall silty clay loam, 0 to 2 percent slopes	16.56	17.4%	Green	Iw	98	90	80
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	12.45	13.1%	Orange	Ihw	79	68	80
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	4.84	5.1%	Blue	Ille	87	65	65
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	3.43	3.6%	Yellow	Ille	61	58	59
Weighted Average						89.5	76.8	*n 71.7



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.

Darnanl, L.L.C

Auctioneer/Broker - 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>

