

Land Auction

Monday September 30, 2019 @ 10 am

Sale Location - Villisca, IA Community Building

Farm Location - 4 miles south of Villisca on Hwy. 71 to J-20 County Pavement then east 7 miles to Elk Ave. "Guss Corner" then north 1/2 mile on east side of road.

195 Taxable Acres, Taylor County, Iowa

- Brief Legal- SW 1/4 SW 1/4 Section 11 and NW 1/4 Section 14 all in Nodaway Twn. Taylor Co., IA
- Taxable Acres - 195
- Cropland Acres - 70.08
- Corn Base - 69.3
- Corn PLC Yield - 135
- Soybean Base - 0.7
- CSR II Surety on cropland - 71.4
- Pasture Acres - 125 M/L
- Fences - Pasture area fences are very good to above average
- Grain Bins - 2 - 5,000 and 6,000 bu. both are good condition
- Net Taxes - \$3,168, prorated to closing
- Possession - Full on March 1, 2020
- **Note: This is a very well maintained cattle farm. The pasture is clean, it has been fertilized every year and has not been over-grazed, with good dams for water.**
- Terms - 10% down day of auction with balance due in full at closing Monday December 23, 2019, when deed and abstract will be given.
- Closing Agent - Brian Mensen @ Billings and Mensen Law, Red Oak, IA
- Agency - Bergren Real Estate and Auction, L.L.C. are seller's agent only.
- Seller retains the right to accept or reject final bid, but are sincere in selling.



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.

Allan and Phyliss Garey

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>

