

Land Auction

Tuesday September 25, 2019 @ 10 am
Sale Location - Villisca, IA Community Building

Land Location - 3284 200th St. Villisca, IA

North of Villisca on Hwy. 71 to Tenville then east 2 mi. on old Hwy. 34 to Vine Ave. then north 1/2 mile to 200th St., then east 1/2 mile and it lies on the south side of road.

100 Taxable Acres M/L, Subject to survey

Sold in 2 Parcels Excellent Recreation or Pasture Ground

FSA & CRP information - These are estimated figures, as the FSA will officially split the acres after the farm is sold. Total CRP acres 49.8, annual payment \$170.18 per acre expires 9-30-2022, balance of acres are pasture wooded area and draws.

Parcel #1

- Brief Legal - NW 1/4 NW 1/4 section 25, Washington township, Montgomery Co., IA
- Size - 39 acres M/L
- Estimated CRP acres - 11.7
- CSR II - 47.8 (See website for maps)
- Pasture acres - 27.73, has small dam
- Fences will need repair, west boundary fence, if necessary, will be between new owners.
- Taxes - \$770



Parcel #2

- Brief Legal - E 1/2 NE 1/4 section 26 except for approximately 20 acres located in the NE 1/4 NE 1/4. This parcel is being surveyed off prior to auction. All parts are in Washington township, Montgomery Co., IA
- Size - 60 acres M/L subject to survey
- CRP & pasture acres - estimated at 37.8 acres balance of acres are pasture area and draws
- CSR II - 61.7 (See website for maps)
- Fences - some will need repair
- Taxes - \$1,185, prorated to closing
- Terms - 10% down day of auction with balance due in full at closing, Oct. 25, 2019, when deed and abstract will be given. CRP payment for 2020 & beyond will go to buyer
- Note - Sells subject to estate approval, come prepared to buy!
- 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.



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.

Marie E. Jacobsen Estate- Collette Whalen, 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>