

Absolute Land Auction

Monday January 30, 2017 @ 10 am

Sale Location - Stanton Community Building Stanton, Iowa

Farm Locations - South of Stanton south side of town 1 mile south to 240th St. then east 1 1/2 mile on south side of road #1 farm. #2 farm - continue on east for 1/2 mile to Q Ave. then the farm lays on the east side of Q Ave. and north side of 240th St.

Note: This is choice Montgomery County farmland, is nearly 100% farmland after survey with a CSRII of 83 !! also selling feedlot/pasture farm.

Farm #1 108 acres M/L subject to survey

Farm #2 62.53 acres M/L

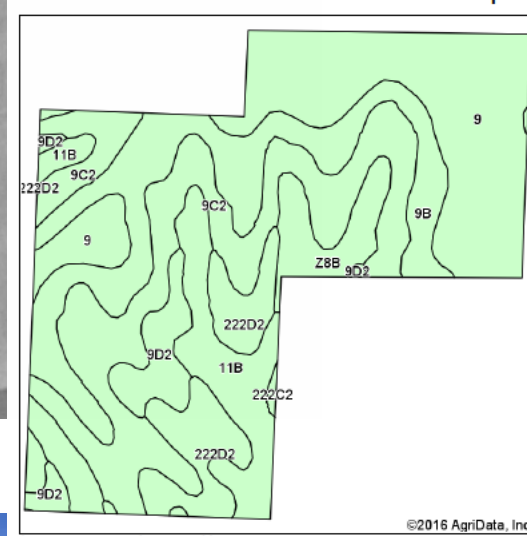
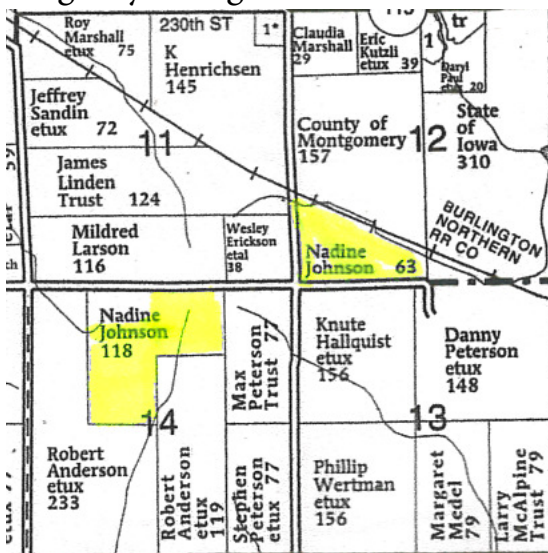
Brief Legal - E1/2 NW1/4 except acreage site and NW1/4 NE1/4 all in section 14 Scott Twn.

Brief Legal - a piece of land located south R.R. in the S1/2 SW1/4 section 12 Scott Twn.

- Cropland acres 103.97, before survey
- Corn Base - 87.99
- Corn PLC yield - 143
- CSRII - 83.4 estimated with acreage off
- Taxable acres - 108 subject to survey
- Taxes estimated - \$3,569
- Improvements - several narrow base terraces with tile
- Note - This is one of the good farms in this area.

- Cropland acres - 18.79 currently seeded
- Corn Base - 15.91
- Corn PLC yield - 143
- Taxable acres - 62.53
- Taxes - \$928 prorated to closing
- Note - This farm has been used for a pasture and feedlot facility for many years. The feedlot has approximately 400' fence line cement bunks, cement bunker silage pit, 5000 bu. grain bin and older concrete silo not currently used. The pens have automatic waters with water supply from large dam on property.

- Terms - 10% down day of auction and balance due at closing in 30 days from auction when deed and abstract will be given
- Possession given March 1, 2017
- Closing Agent - Paul Jones of Turner, Jones & Bitting Law Office, Clarinda, Iowa
- Agency - Bergren Real Estate and Auction are seller's agents only



State: Iowa
County: Montgomery
Location: 14-71N-37W
Township: Scott
Acres: 102.82
Date: 1/3/2017



| Code | Soil Description | Acres | Percent of field | Non-Irr Class %c | CSR2** | CSR |
|-------------------------|---|-------|------------------|------------------|-------------|-----------|
| 9C2 | Marshall silt loam, 5 to 9 percent slopes, eroded | 26.55 | 25.8% | IIIe | 87 | 88 |
| 9 | Marshall silt loam, 0 to 2 percent slopes | 26.38 | 25.7% | Iw | 98 | 90 |
| 9B | Marshall silt loam, 2 to 5 percent slopes | 19.40 | 18.9% | IIIe | 95 | 85 |
| 11B | Ackmore-Colo-Judson complex, 2 to 5 percent slopes | 11.80 | 11.5% | Iw | 79 | 88 |
| 222D2 | Clarinda silt loam, 9 to 14 percent slopes, moderately eroded | 8.63 | 8.4% | IVe | 17 | 10 |
| 9D2 | Marshall silt loam, 9 to 14 percent slopes, eroded | 5.12 | 5.0% | IIIe | 61 | 58 |
| Z8B | Judson silt loam, deep loess, 2 to 5 percent slopes | 4.73 | 4.6% | IIIe | 92 | |
| 222C2 | Clarinda silt loam, 5 to 9 percent slopes, moderately eroded | 0.21 | 0.2% | IVw | 45 | 25 |
| Weighted Average | | | | | 83.4 | 81 |



Nadine E. Johnson Estate
Kit C. Johnson, Executor

Auctioneers - Steve Bergren 712-789-0847 Tom Frey 641-344-5082
Brandon Frey 641-782-0633



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