

Estate Land Auction

Tuesday June 27, 2017 @ 10 am

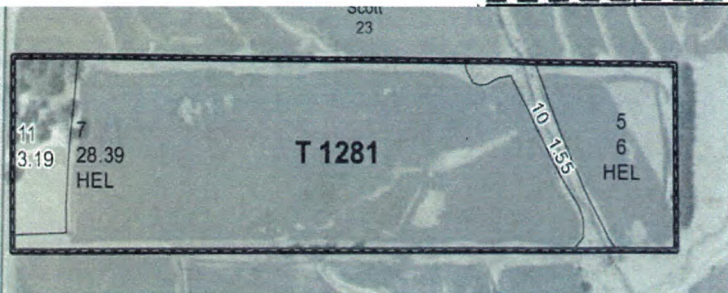
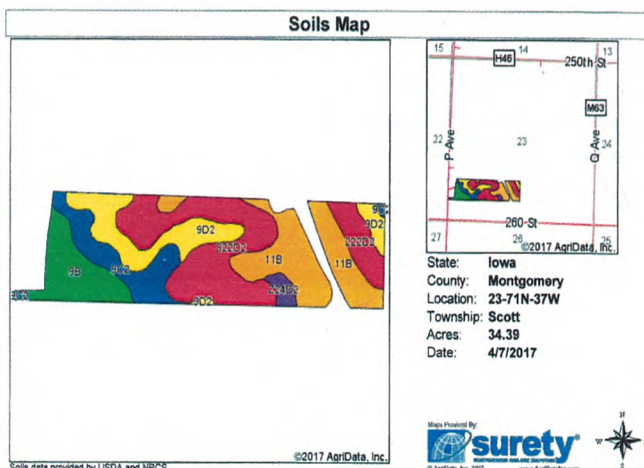
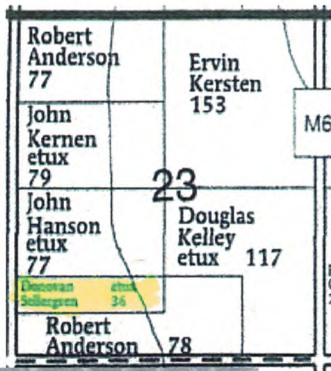
Sale Location - Stanton Community Building - Stanton, IA

Farm Location - 3 miles south of Stanton, IA on M-63 or O Ave. to H-46 or 250th St. then east 1 mile to P Ave. then south 3/4 miles on east and west side of road. Acreage is exempt.

36.34 acres M/L and 38 acres M/L
Scott Township Montgomery Co., IA

Parcel #1

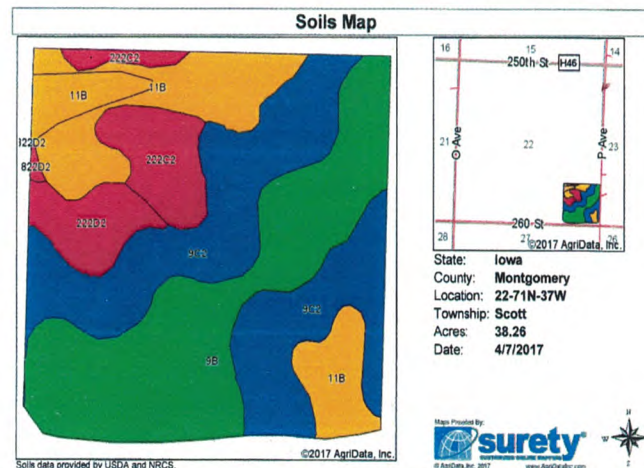
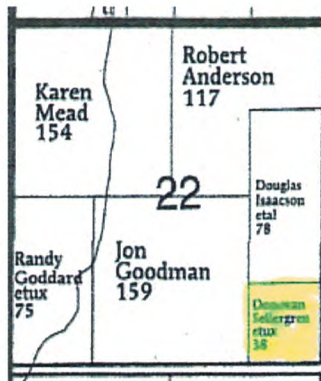
- Brief Legal - N 1/2 SE 1/4 SW 1/4 and N 1/2 SW 1/4 SW 1/4 except Parcel A. All in section 23 Scott Township
- Taxable Acres - 36.34
- Taxes - \$800 prorated to closing
- Cropland Acres - 36.39
- CSR II - 55.7
- FSA Info, see below



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	
82ZJ2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	9.44	27.4%		IVe	10	15	
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	8.01	23.3%		IIw	79	68	
902	Marshall silty clay loam, 9 to 14 percent slopes, eroded	5.52	16.1%		IIIe	61	58	
9B	Marshall silty clay loam, 2 to 5 percent slopes	4.42	12.9%		IIe	95	85	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	4.16	12.1%		IIIe	87	68	
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	2.20	6.4%		IVe	17	10	
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	0.64	1.9%		IIIe	52		
Weighted Average							55.7	%

Parcel #2

- Brief Legal - SE 1/4 SE 1/4 All in section 22 Scott Township
- Taxable Acres - 38 M/L
- Taxes - \$1,204 prorated to closing
- Cropland Acres - 37
- CSR II - 80.5
- FSA Info - Montgomery Co. FSA office will prorate the corn and bean base between the two farms if sold separate. The current corn base 37.10 acres, PLC corn yield 136, bean base 26.30, PLC bean yield 43. The farms have a total farmland acres of 79.03 and cropland acres of 71.39.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	12.96	33.9%		IIIe	87	68	
9B	Marshall silty clay loam, 2 to 5 percent slopes	12.42	32.5%		IIe	95	85	
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	7.58	19.8%		IIw	79	68	
222D2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	3.03	7.9%		IVw	45	25	
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	2.17	5.7%		IVe	17	10	
82ZJ2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	0.10	0.3%		IVe	10	15	
Weighted Average							80.5	66.7

Note: Farms are rented for 2017 crop year only, buyer will pay sellers crop expenses that have occurred until closing time, at that time buyers will receive 50% of growing crops. Current tenant is John Hanson.

Terms: 10% down day of auction with balance due in approximately 30 days when deed and abstract will be given. Sellers are sincere in selling to settle the estate, but reserve the right to accept or reject final bid.
COME PREPARED TO BUY!

Agency - Bergren Real Estate and Auction are seller's agents only.
Closing Agent - Swanson Law Office Red Oak, IA
Information received from sources believed to be reliable. Sellers and Auctioneer do not guarantee their accuracy. Buyers are invited to do their own research prior to the auction.

Marjorie Selligren Estate

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

Terms: cash or good check; not responsible for accidents or theft; verbal announcements on sale day take precedence, lunch on grounds, port-a-pots.

<www.bergrenrealestateandauction.com>