

Farmland Auction

Tuesday November 15, 2016 @ 10 am

Sale Location - Griswold Community Building

Farm Location 13165 520th St. Griswold, IA, Southwest of Griswold, IA

233 Acres M/L

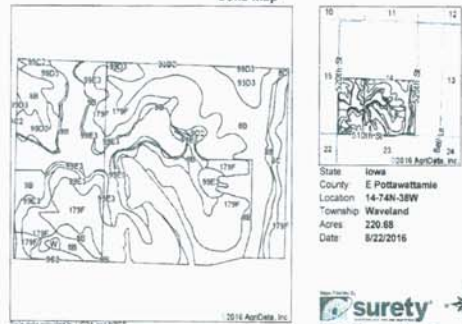
Waveland Township Pottawattamie County

Farm offers good cropland, hay and pasture along with excellent recreational type ground

- Brief Legal SW1/4 and W1/2 SE1/4 section 14 Waveland Twn.
- Cropland Acres - 148.35
- Pasture, hay ground 78 M/L, balance in draws and pond area
- Corn Base - 92.70
- Corn Yield - 133
- Wheat Base - 28.80
- Wheat Yield - 39
- Grain Sorghum Base - 9.10
- Grain Sorghm Yield - 68
- CSR II on 220 acres - 62.1 - CSR I - 49.9
- Taxes - \$5,642 prorated to closing
- Taxable Acres - 233
- Improvements - 3 bedroom home, steel building open front and enclosed used for dairy, plus quonset type building
- Buyer responsible for septic update if needed
- Terms - 10% down day of auction with balance due at closing, December 15, 2016 when abstract and deed will be given.
- Possession - Full for 2017 crop year.
- Agency - Bergren Real Estate & Auction are seller's agents only
- Closing Agent - Billings & Mensen law, Red Oak, IA
- Absolute Auction after price reaches \$2,500 per acre or more!!!



Soils Map



State: Iowa
County: Pottawattamie
Location: 14-74N-38W
Township: Waveland
Acres: 230.68
Date: 6/22/2016



Code	Soil Description	Acres	Percent of Total	Water Class %	CSR1**	CSR
113F	Dark loam, 10 to 24 percent slopes	79.11	35.4%	0%	34	15
8B	Subsoil silt loam, 2 to 5 percent slopes	19.34	8.4%	0%	103	82
8B	Marshall silt clay loam, 2 to 5 percent slopes	30.76	13.3%	0%	95	83
8B2	Dark silt clay loam, 14 to 20 percent slopes, severely eroded	25.21	11.4%	0%	29	42
9C	Subsoil silt loam, 5 to 9 percent slopes	0.06	0.03%	0%	89	67
10K2	Dark silt clay loam, 9 to 14 percent slopes, moderately eroded	1.29	0.6%	0%	67	54
8B22	Dark silt clay loam, 9 to 14 percent slopes, severely eroded	0.27	0.1%	0%	37	27
10K3	Shelby silt loam, 9 to 14 percent slopes, severely eroded	4.62	2.0%	0%	27	20
8B2	Dark silt clay loam, 14 to 20 percent slopes, moderately eroded	2.30	1.0%	0%	48	43
10Q	Marshall silt clay loam, 9 to 14 percent slopes, eroded	0.95	0.4%	0%	67	57
8B2	Dark silt clay loam, 5 to 9 percent slopes, moderately eroded	0.67	0.3%	0%	67	54
9L	Water	0.15	0.07%	0%	0	0
9C2	Marshall silt clay loam, 5 to 9 percent slopes, eroded	0.34	0.1%	0%	67	67



Jane M. Perdue

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

Brad Bergren, Ringman - 712-789-0694

Verbal announcements on sale day take precedence.

<www.bergrenrealestateanduction.com>

