

Absolute Real Estate Auction

Thursday August 25, 2016 @ 10 a.m.

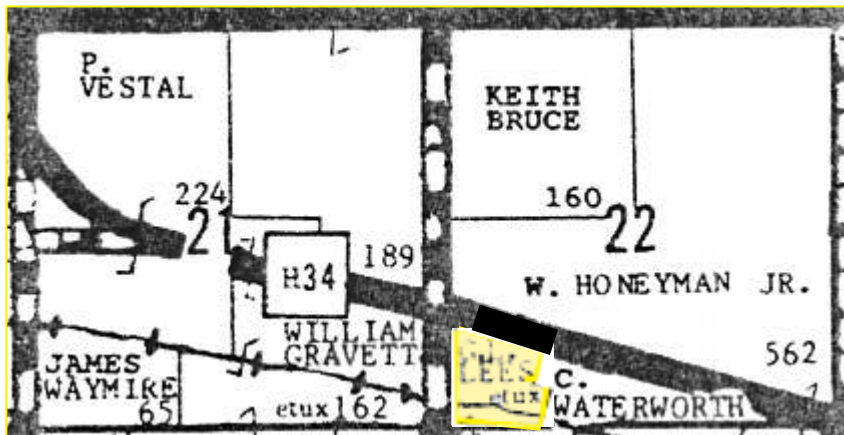
Emerson Community Building Emerson, Iowa

Farm Location - 2 miles west of Emerson on old Hwy. 34, or Jameson Rd. on south side of road

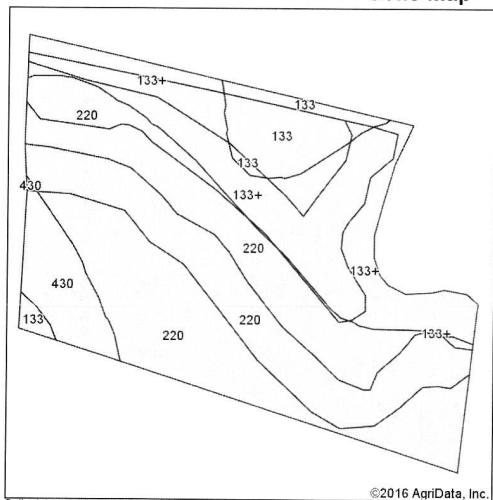
Indian Creek Twn., Mills County Iowa

24 acres M/L

- Brief Legal - Part of the W1/2 SW1/4 of section 22 township 72 north, R. 40 west of the 5th P.M. Mills Co., IA, complete legal according to abstract
- Farmland acres - 24.28 NHEL
- Cropland acres - 18.26
- Taxable acres - 23.79
- Net Taxes - \$798, prorated to closing
- Current DCP cropland - 9.56
- Corn base - 9.5
- PLC corn Yield - 168
- CRP acres - 8.7
- CRP Terms - Annual payment of \$1,379.00 expires 9-30-2017
- CSR per surety map CSRII - 80.3 CSRI - 82.9
- General description - Level cropland that is divided by creek with R.R. on south side of property. Property is located on old Hwy. 34 west of Emerson.
- Terms - 10% down day of auction and balance due at closing Sept. 28, 2016 when deed and abstract will be given.
- Possession & CRP Terms - Full possession will be given after 2016 crop is harvested. Buyer will receive all 2017 CRP payment
- NOT rented for 2017
- Agency - Bergren Real Estate & Auction are seller's agents only.



Soils Map



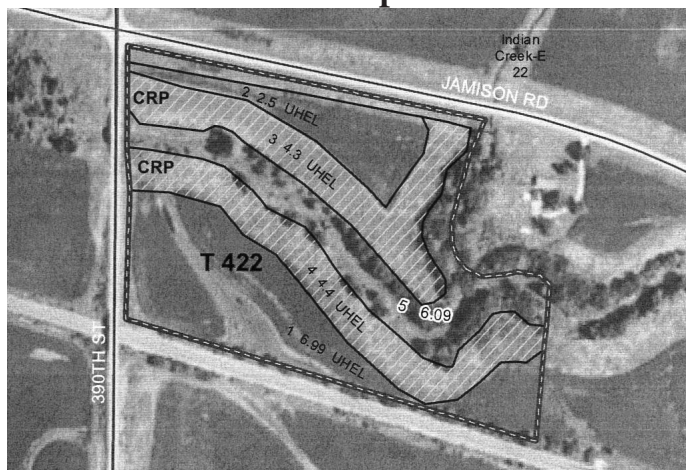
State: Iowa
 County: Mills
 Location: 22-72N-40W
 Township: Indian Creek
 Acres: 24.28
 Date: 1/26/2016



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR
220	Nodaway silt loam, 0 to 2 percent slopes	14.26	58.7%	Ilw	82	85
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	6.50	26.8%	Ilw	78	80
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	1.95	8.0%	Ilw	78	80
430	Ackmore silt loam, 0 to 2 percent slopes	1.57	6.5%	Ilw	77	80
		Weighted Average			80.3	82.9

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 auction.



Corrine M. Lees Revocable Trust
 Joe Lees, Trustee



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