

Land Auction

Saturday September 9, 2017 @ 10 am

Sale Location - Elliott Community Building - Elliott, IA

Farm Location - 1 mile west of Elliott on Hwy. 48 to Juniper Ave.,
then north 2 1/4 miles on both sides of the road.

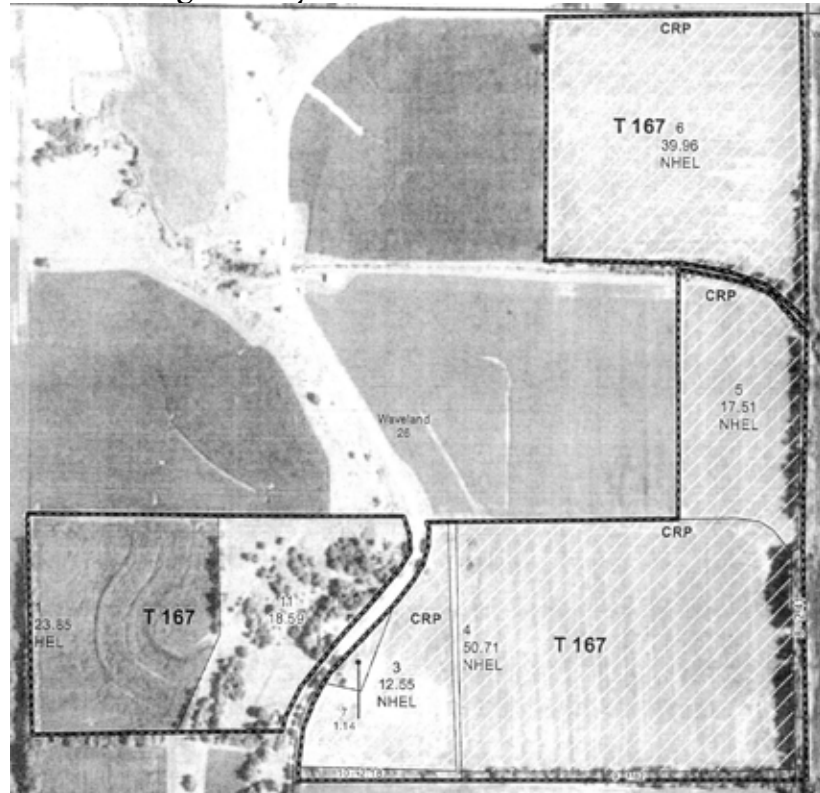
172 acres M/L in Pottawattamie County Iowa

Will be sold in 2 Parcels

- Brief Legal - NE 1/4 NE 1/4, E 1/2 SE 1/4 NE 1/4, N 1/2 SE 1/4 and NE 1/4 SW 1/4 all in section 26 Waveland Twn. Pott. Co, IA except for acreage site, located in the NW 1/4 SE 1/4. Complete legal according to survey and abstract.
- Farmland Acres - 170.72
- Cropland Acres - 144.58. currently 120.73 acres are in CRP, 23.85 in crop and balance in grass hay and timber area.
- CRP Term expires 9-30-2020
- CRP Payment - \$30,601.00 all 2018 and payments beyond go to buyer
- Taxable Acres - 171.96
- Net Taxes - \$5,132, prorated to closing
- Cropland rent for 2018 has been terminated.
- Current Corn Base - 23.85
- CRP Corn Base reduction - 51.30
- Corn PLC Yield - 137
- CRP Bean Base reduction - 69.40

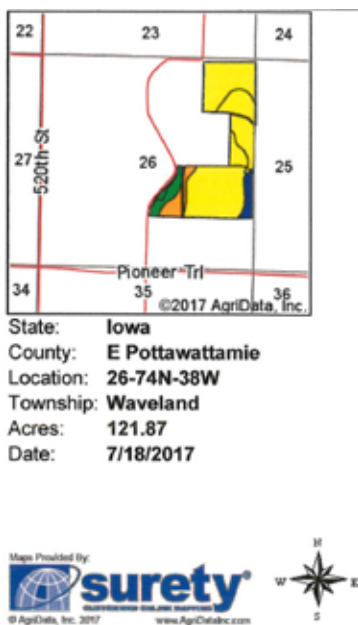
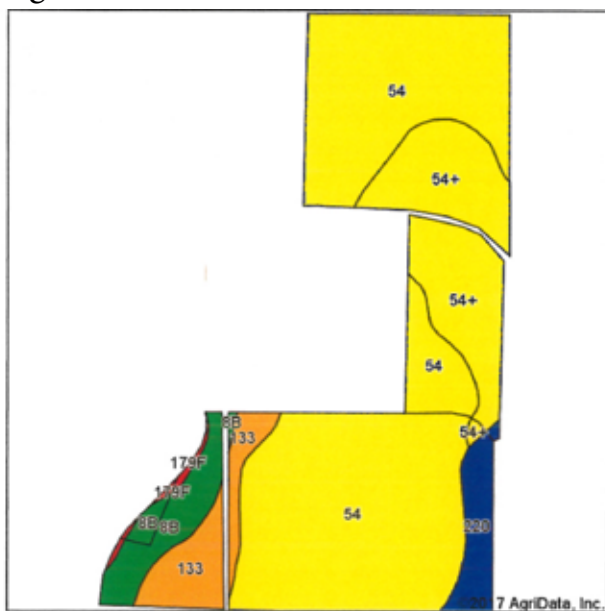
Parcel #1 East of Road

- 130 Acres M/L, subject to survey
- CRP Acres - 120.73 Non HEL
- CRP Payment - \$30,601
- CSR II - 70.2
- Improvements - Barn, 4,000 bushel grain bin

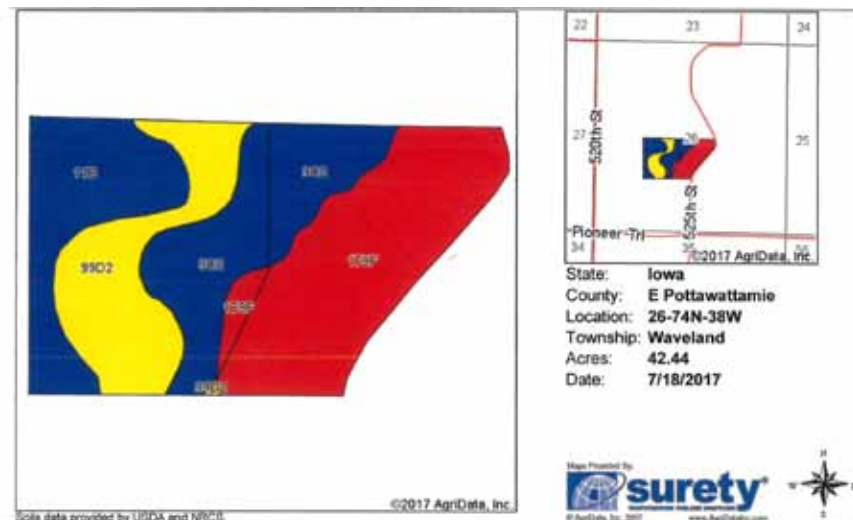


Parcel #2 West of Road

- 42 Acres, subject to survey
- Crop Acres - 23.85
- Hay and Pasture Acres - 18.59
- CSR II - 61.1
- Improvements - 2 story farm house w/steel roof, foundation appears good, buyer will be responsible for the septic update. Sells "AS IS" condition.
- FSA Note - FSA will prorate bases after auction is complete.
- Terms - 10% down day of auction with balance due October 9, 2017 when deed and abstract will be given
- Closing Agent - Otto & Lawrence Law, Atlantic, Iowa
- Agency - Bergren Real Estate and Auction are sellers' 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.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °C	CSR2**	CSR
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	76.65	62.9%	[Yellow]	Ilw	67	70
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	22.93	18.8%	[Yellow]	Ilw	69	75
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	8.47	7.0%	[Orange]	Ilw	78	80
BB	Judson silty clay loam, deep loess, 2 to 5 percent slopes	7.60	6.2%	[Green]	Ile	92	82
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	5.57	4.6%	[Blue]	Ilw	82	85
179F	Gara loam, 10 to 24 percent slopes	0.65	0.5%	[Red]	Vle	34	15
Weighted Average						70.2	72.8



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °C	CSR2**	CSR
179F	Gara loam, 10 to 24 percent slopes	15.45	36.4%	[Red]	Vle	34	15
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	9.89	23.3%	[Blue]	Ile	87	87
99D2	Extra silty clay loam, 9 to 14 percent slopes, moderately erode	8.66	20.9%	[Yellow]	Ile	61	54
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	8.24	19.4%	[Blue]	Ilw	81	63
Weighted Average						61.1	44.6



Arlene Petty, Lora Oster and Michael Bush

Auctioneer - Steve Bergren 712-789-0847 Ringman - Brad Bergren 712-789-2053