

# ABSOLUTE LAND AUCTION

Friday, January 27, 2017 • 10 a.m.

Sale Location: Creston Livestock Auction, Creston, IA

Farm Location: from Prescott IA, north 1 1/2 mi on N61 to H33 then east 3 miles to Tulip Ave. Then north 1 mile on east side of road

## 156 Acres M/L

Union Township, Adams Co. IA

**Brief Legal** - SW 1/4 Section 4 Union Twn, Adams Co, IA

**Taxable Acres:** 156

**Farmland Acres:** 154.58

**Cropland Acres:** 58.54

**Corn Base:** 24.1      **Corn Yield:** 118

**Bean Base:** 15.1      **Bean Yield:** 44

**Oat Base:** 0.2      **Oat Yield:** 46

**CSR II:** 57.2      **CSR I:** 59.6

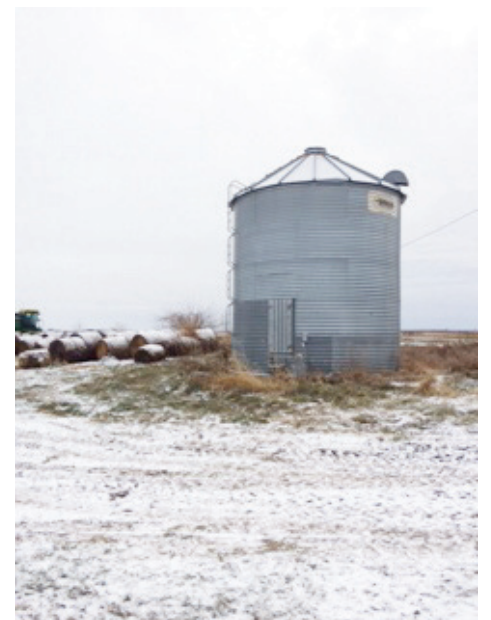
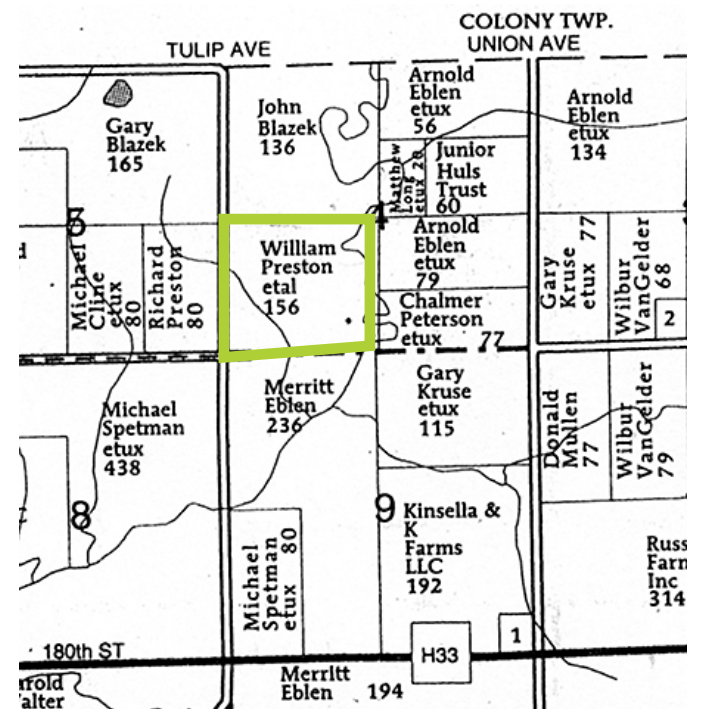
**Net Taxes:** 2422, prorated to closing

**Note:** This farm could have more cropable acres with some work. This farm has several acres bottom ground pasture.

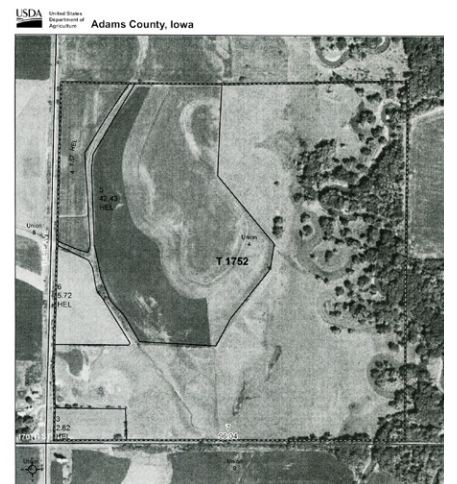
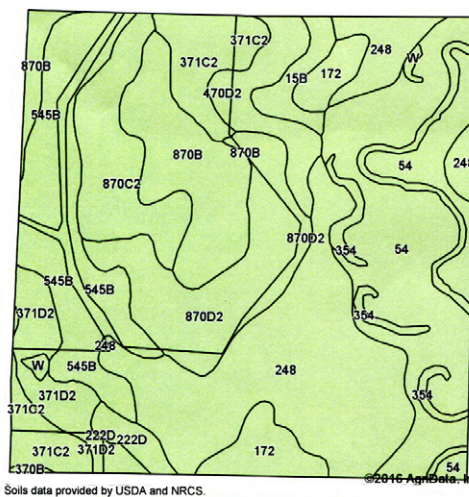
**Improvements:** Newer 3500 bu bin, open cattle shed, dam for water has been cleaned recently.

**Possession:** full for 2017

**Terms:** 10% down day of auction with balance due at closing in 30 days when abstract and deed will be given. Agency: Bergren Real Estate are sellers agents. Closing agent Billings and Mensen Law, Red Oak Iowa.



Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR
248	Wabash silty clay loam, occasionally ponded, 0 to 2 percent slopes, occasionally flooded	32.81	21.2%	VIIIw	37	60
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	28.37	18.4%	IIw	69	70
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	18.07	11.7%	Ile	63	52
870D2	Sharpsburg silty clay loam, terrace, 9 to 14 percent slopes, eroded	14.46	9.4%	IIIe	56	62
870B	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	13.77	8.9%	Ile	91	87
870C2	Sharpsburg silty clay loam, terrace, 5 to 9 percent slopes, eroded	10.12	6.5%	IIIe	79	67
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	8.86	5.7%	IIIe	79	64
371D2	Sharpsburg-Nira complex, 9 to 14 percent slopes, moderately eroded	6.14	4.0%	IIIe	53	54
172	Wabash silty clay, frequently ponded, 0 to 2 percent slopes, occasionally flooded	5.91	3.8%	VIIIw	37	45
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	5.90	3.8%	IVe	26	25
W	Water	3.18	2.1%		0	0
15B	Olmitz-Ely-Zook complex, 2 to 5 percent slopes	2.58	1.7%	Ile	82	64
354	Aquolls, ponded, 0 to 1 percent slopes	2.27	1.5%	VIIIw	5	5
222D	Clarinda silty clay loam, 9 to 14 percent slopes	1.89	1.2%	IVw	17	15
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.25	0.2%	Ile	90	87
<b>Weighted Average</b>					<b>57.2</b>	<b>59.6</b>



## Marlene Preston, Nancy Lynne McKay & Alice Kay Tucker

Auctioneers: Darwin West 641-344-1958 • Tom Frey 641-344-5082

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

[www.crestonlivestock.com](http://www.crestonlivestock.com)

[www.bergrenrealestateandauction.com](http://www.bergrenrealestateandauction.com)