

Land Auction

Tuesday June 27, 2017 @ 10:30 am

Sale Location - Stanton Community Building - Stanton, IA

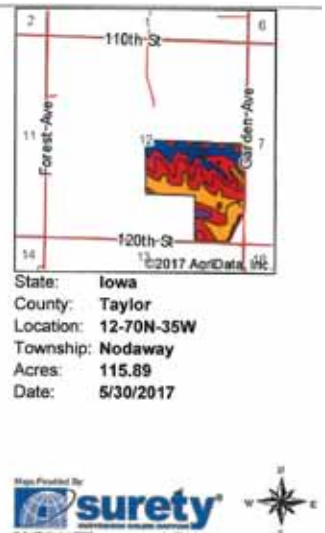
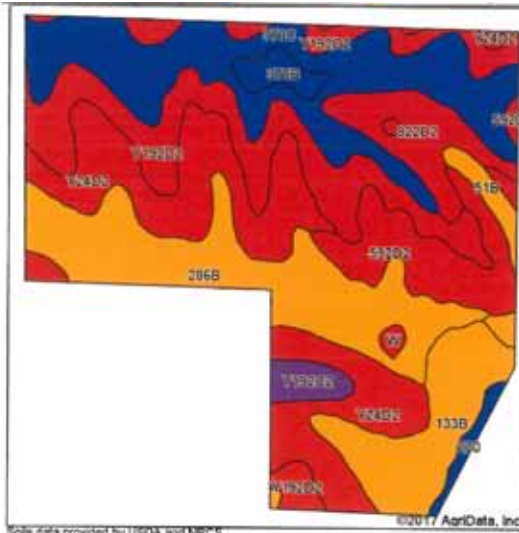
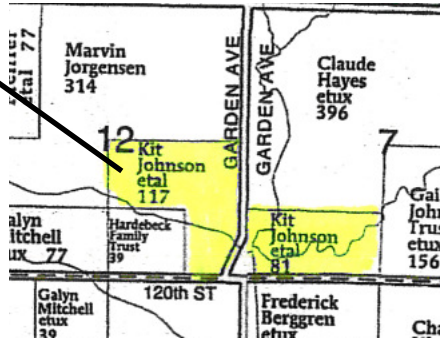
Farm Location - approximately 14 miles SE of Villisca, IA.

South of Villisca on Hwy. 71 to J20 then east 9 miles to Garden Ave. then north 1 mile

Parcel #1 Absolute

120 Acres M/L subject to survey

- Brief Legal - E 1/2 SE 1/4 & NW 1/4 SE 1/4 section 12 Nodaway Twn., Taylor County, Ia
- Taxable Acres, according to survey (118 M/L)
- Net Taxes - \$1,710 prorated to closing
- CSRII - 55.5

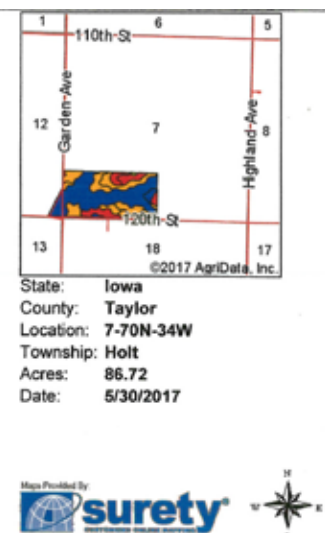
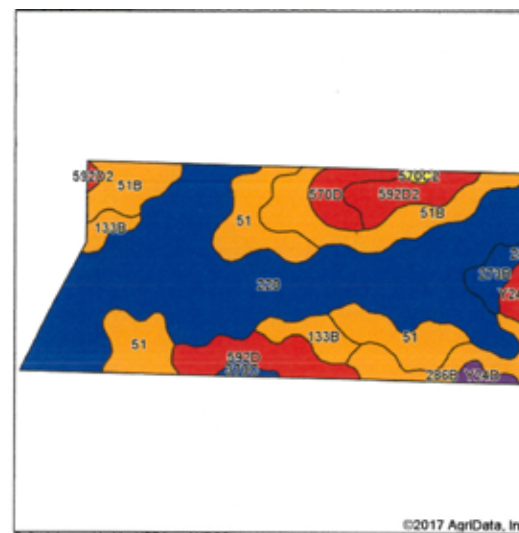
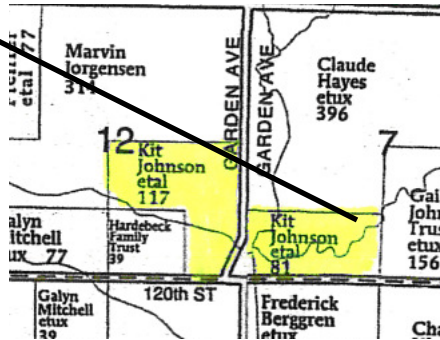


| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class °c | CSR2** | CSR | |
|------------------|---|-------|------------------|-------------|------------------|--------|------|---|
| Y24D2 | Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded | 23.25 | 20.1% | Red | IIIc | 48 | | |
| 370C | Sharpsburg silty clay loam, 5 to 9 percent slopes | 21.40 | 18.5% | Blue | IIIc | 82 | 72 | |
| 286B | Colo-Judson-Nodaway complex, 0 to 5 percent slopes | 19.40 | 16.7% | Orange | IIW | 80 | 65 | |
| Y192D2 | Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded | 19.34 | 16.7% | Red | IVe | 29 | | |
| 133B | Colo silty clay loam, dissected till plain, 2 to 5 percent slopes, occasionally flooded | 10.06 | 8.7% | Orange | IIW | 74 | 75 | |
| 592D2 | Mystic silt loam, 9 to 14 percent slopes, moderately eroded | 8.66 | 7.5% | Red | IVe | 10 | 5 | |
| 622D2 | Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded | 6.01 | 5.2% | Red | IVe | 14 | 15 | |
| 51B | Vesser silt loam, 2 to 5 percent slopes | 2.01 | 1.7% | Orange | IIW | 75 | 65 | |
| Y192C2 | Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded | 1.92 | 1.7% | Purple | IIIc | 51 | | |
| 370B | Sharpsburg silty clay loam, 2 to 5 percent slopes | 1.78 | 1.5% | Blue | IIIc | 90 | 87 | |
| 220 | Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded | 1.02 | 0.9% | Blue | IIW | 82 | 85 | |
| W | Water | 0.56 | 0.5% | Red | | 0 | 0 | |
| 592D | Mystic silt loam, 9 to 14 percent slopes | 0.37 | 0.3% | Red | IVe | 13 | 12 | |
| 370C2 | Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded | 0.13 | 0.1% | Orange | IIIc | 80 | 67 | |
| Weighted Average | | | | | | | 55.5 | * |

Parcel #2 Sells with reserve

81 Acres M/L subject to survey

- Brief Legal - S 1/2 SW 1/4 section 7 Holt Twn. Taylor County Iowa
- Taxable Acres - according to survey (81 M/L)
- Net Taxes - \$1,226 prorated to closing
- CSRII - 70.9



| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class °c | CSR2** | CSR | |
|------------------|---|-------|------------------|-------------|------------------|--------|------|---|
| 220 | Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded | 41.57 | 47.9% | Blue | IIW | 82 | 85 | |
| 51 | Vesser silt loam, 0 to 2 percent slopes | 11.97 | 13.8% | Orange | IIW | 74 | 70 | |
| 51B | Vesser silt loam, 2 to 5 percent slopes | 10.36 | 11.9% | Orange | IIW | 75 | 65 | |
| 592D | Mystic silt loam, 9 to 14 percent slopes | 4.65 | 5.4% | Red | IVe | 13 | 12 | |
| 286B | Colo-Judson-Nodaway complex, 0 to 5 percent slopes | 3.84 | 4.4% | Orange | IIW | 80 | 65 | |
| 592D2 | Mystic silt loam, 9 to 14 percent slopes, moderately eroded | 3.66 | 4.2% | Red | IVe | 10 | 5 | |
| 133B | Colo silty clay loam, dissected till plain, 2 to 5 percent slopes, occasionally flooded | 3.45 | 4.0% | Orange | IIW | 74 | 75 | |
| 570D | Nira silty clay loam, 9 to 14 percent slopes | 2.56 | 3.0% | Red | IIIc | 46 | 59 | |
| 273B | Olinitz loam, 2 to 5 percent slopes | 1.95 | 2.2% | Blue | IIIc | 89 | 72 | |
| Y24E | Shelby loam, dissected till plain, 14 to 18 percent slopes | 1.11 | 1.3% | Red | IVe | 41 | | |
| Y24D | Shelby loam, dissected till plain, 9 to 14 percent slopes | 0.72 | 0.8% | Purple | IIIc | 52 | | |
| 370C | Sharpsburg silty clay loam, 5 to 9 percent slopes | 0.58 | 0.7% | Blue | IIIc | 82 | 72 | |
| 570C2 | Nira silty clay loam, 5 to 9 percent slopes, moderately eroded | 0.30 | 0.3% | Yellow | IIIc | 69 | 64 | |
| Weighted Average | | | | | | | 71.2 | * |

Note: Both parcels are located across the road from each other, both are currently all seeded to grass but could be easily farmed. Fences are very good to average, both have had cattle pastured on them last year. Excellent pastures with mostly brome and orchard grass.

Terms - 20% down day of auction with balance due in 30 days when deed and abstract will be given.

Possession - Full Possession day of auction providing proof of financial ability to close in 30 days.

Closing Agent - Paul Jones, Attorney at Turner Jones and Bitting Law Office Clarinda, Iowa

Agency - Bergren Real Estate and Auction are seller's agents only.

Kit and Carolyn Johnson

Auctioneers - Steve Bergren 712-789-0847 Brandon Frey 641-782-0633 Tom Frey 641-344-5082

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.bergrenrealestateandauktion.com>