

Absolute Land Auction

Thursday, May 19, 2016 @ 5 pm

Sale Location - Stanton, IA Community Building

Farm Location - 4 miles south of Stanton on M63 to 270th then west 1 mile to N. Ave. then south 1/2 mile on the east side of road

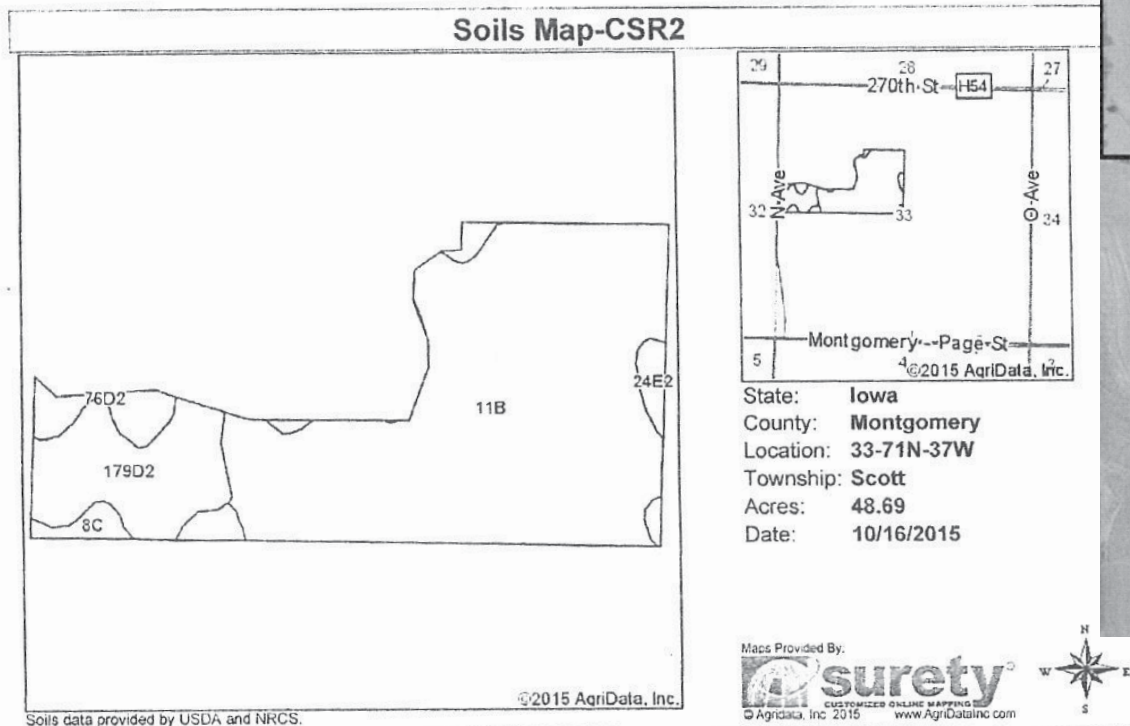
48.66 Surveyed Acres

Scott Twn., Montgomery County, Iowa

Full Possession Day of Auction

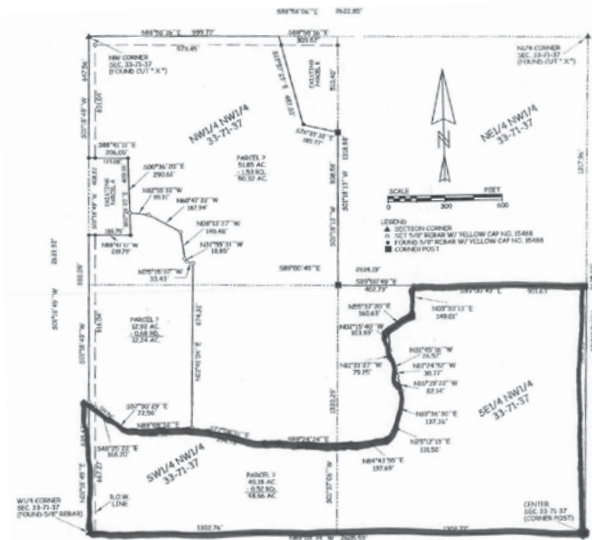
- Brief Legal - part of SW1/4 NW1/4 and part of SE1/4 NW1/4 all in section 33 Scott Twn.
- Net Acres - 48.66
- CSRII - 72.2 CSRI - 62.6
- Cropland Acres - Currently according to map` 32.67 acres
- Note: Montgomery Co. F.A. will prorate the corn and bean base from balance of farm. Current total corn base - 32.7 bean base - 13.30, oat base - 2.6 and PLC yields corn - 115 bu., beans - 42 bu., oats - 46 bu.
- General Farm Description - Cropland is NHEL with balance of pasture HEL. This farm could be a prime recreational piece or good cropland with tile. The bottom ground is split by a creek that needs a crossing established. Rural water is only a few yards away.
- Taxes (estimated) - \$1.126 prorated to closing
- Terms - 15% down day of auction with balance due June 17, 2016 when deed and abstract will be given
- Possession - Full Possession day of auction
- Closing Agent - Bergren Real Estate and Auction are seller's agent 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.



Area Symbol: IA137, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	36.39	74.7%	IIw	79	68
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	7.97	16.4%	IVe	47	43
76D2	Ladoga silt loam, 9 to 14 percent slopes, moderately eroded	1.87	3.8%	IIIe	52	52
8C	Judson silty clay loam, 5 to 9 percent slopes	1.43	2.9%	IIIe	89	67
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	1.03	2.1%	IVe	40	38
Weighted Average					72.2	62.6



Leroy M. & Kathy A. Sorensen

Auctioneer/Broker - Steve Bergren 712-789-0847 Office 712-778-2242

Terms: cash or good check; not responsible for accidents or theft; verbal announcements on sale day take precedence.

www.bergrenrealestateandauction.com

