

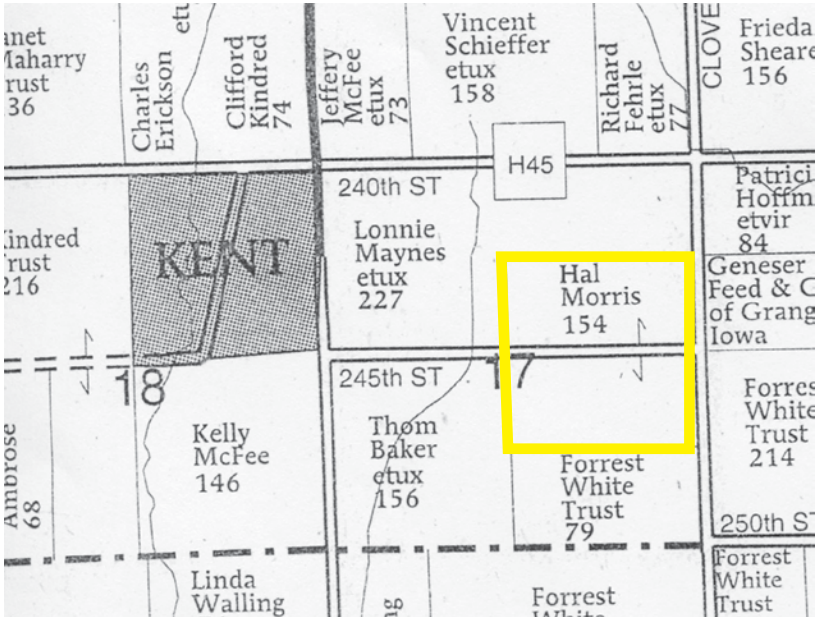
Tractor, Farm Truck, 4 Wheeler, Vehicles, Farm Machinery, Hay, Farmland & more

ESTATE PUBLIC AUCTION

Saturday, March 21, 2015 • 10 a.m.

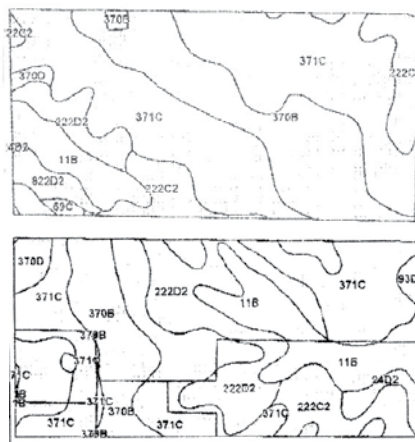
Real Estate approx. 11:30 a.m.

From Creston, IA (west edge on Hwy 34) 5.3 miles west to Clover Ave. then 3 miles south on Clover Ave to 245th St., west 1/2 mile on 245th St. Land lies on both sides of the road as you turn West on 245th St. from Clover Ave. Or from the town formerly known as Kent, IA (south edge of town) 1/2 mile east on 245th St.



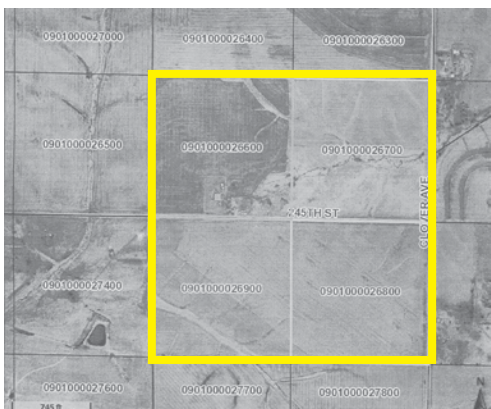
In order to settle the Estate of Hal Dean Morris we will offer the following personal property and Real Estate at Public Auction

Selling 154 Taxable Acres



PARCEL I							
Code	Soil Description	Acres	Percent of field	Non-ir Class	CSR2**	CSR	
371C	Nia-Sharpsburg silty clay loams, 5 to 9 percent slopes	93.93	49.7%	IIIa	79	89	
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	19.04	24.3%	IIIa	90	87	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.04	10.3%	IVa	34	25	
11B	Colo-Sily silty clay loams, 2 to 6 percent slopes	4.98	6.6%	IIIa	82	69	
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	3.47	4.7%	IVa	16	10	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.18	2.9%	IVa	12	15	
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	0.63	0.8%	IIIa	59	62	
69C	Clearfield silty clay loam, 5 to 9 percent slopes	0.55	0.7%	IIIa	74	60	
Weighted Average						73.1	64.2

PARCEL II							
Code	Soil Description	Acres	Percent of field	Non-ir Class	CSR2**	CSR	
371C	Nia-Sharpsburg silty clay loams, 6 to 9 percent slopes	28.50	38.1%	IIIa	79	69	
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	12.60	16.8%	IVa	15	10	
370B	Sharpsburg silty clay loam, 2 to 6 percent slopes	10.09	13.5%	IIIa	90	87	
11B	Colo-Sily silty clay loams, 2 to 6 percent slopes	10.08	13.4%	IIIa	82	69	
222D2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	9.15	12.2%	IVa	34	25	
242D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	1.81	2.4%	IIIa	40	40	
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	1.63	2.2%	IIIa	59	62	
33D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	0.80	1.1%	IVa	32	25	
W	Water	0.23	0.3%		0	0	
Weighted Average						62.8	54.7



Parcel I: NE 1/4 SE 1/4 NW 1/4 SE 1/4, 17-71-31 Farm 2083 Tract 123, Platte Twp., Union Co. Iowa Taxable Acres: 77
56.3 Soybeans & 18 acres hay in 2014 Crop year
CSR II 72.1 per surety map

Parcel I Taxes: \$1524 & Parcel II Taxes: \$1458 and will be prorated to date of possession.

This info obtained from FSA and Surety maps. All info is believed to be reliable but please do your own research ahead of sale day. Thank you! 245th St. divides these 2 parcels of land. Parcel I lies on the South side of the road. Parcel II lies on the north side of the road. Base acres will be divided according to FSA after the auction. New program will be at the buyers discretion after auction. Info open to public at Adams Co. FSA office in Corning, Iowa. Full possession for the 2015 crop year. An easement exists for natural gas pipeline. Rural water available.

Parcel II: SW 1/4 NE 1/4 SE 1/4 NE 1/4, 17-71-31 Farm 2083 Tract 123, Platte Twp., Union Co. Iowa Taxable Acres: 77
33.5 Acres Corn, 18.02 Hay, 21.23 acres in pasture in 2014 Crop year. 2.23 acres building site consisting of machine shed, 2 other outbuildings & 3 older style grain bins.
CSR II 62.8 per surety map



TRACTOR & FARM MACHINERY: 1964 JD 3020 Gas Tractor, WF, 3 pt., single hyd w/QT hitch, 2 front slab wts., rear wheel weights, no cab, 15-5-38 fair rubber; 1996 Redekop Industries model 2240 chopper for CIH 1660, 1666 or 2166 combines; New Idea #311 2 row pull type corn picker set up for 40" rows (w/handle 38"); JD 3 pt. 6 row rotary hoe; JD 145 5x16 3 pt steerable plow; portable 4" auger; rear wheel wts for JD; Weber weeder pull type 3 wheel weed sprayer with 5 HP B&S motor and 12-15 gal spray tank; Farm & Home 6x10 barge box wagon with hoist; (Pending) Ford #801 gas tractor, WF, 4 speed).

TOOLS & FARM MISCELLANEOUS, LAWN MOWER: Sears Craftsman 16" bench top scroll saw on stand, 7/8 in blade stroke (used very little); Shopmaster planer; 6' round stock tank; 7x9 garage door; used tractor tires; some steel and wood posts; 32" & 47" woven wire; used hog & cattle wire panels; few pipe gates; old lowboy frame; pickup pipe stock rack; '09 JD 145 Lawn mower w/38" deck; 2 walk behind mowers; more.

4-WHEELER: 2011 or 12 Bennche#700 Big Horn 4WD 4 wheeler, 2 seat with canopy & dump box, 1941 miles (has front winch but never used).

FARM TRUCK, PICKUP, AUTO: '67 Ford F600 Grain Truck with 16' wood box and hoist; '90 Ford F-150 1/2 Ton pickup, 2 tone brown in color, 2WD, XLT Lariat pkg., AT, AL, PW, PL, 163,000 miles, reg. cab, running boards; 2000 GMC 1/2T reg. cab pickup, gray in color, cloth interior, PW, PL, 1 owner, 4.8 litre, 110,935 miles on odometer, new battery, good rubber; '91 Buick LeSabre LTD, 4 door auto, 3800 V6, 134,780 1 owner miles, maroon in color with vinyl top, AC, PW, PL, good rubber.
HAY: 200 M/L large round bales of alfalfa/grass mix hay with net wrap (will be sold in lots to suit the buyer)

TERMS ON PERSONAL PROPERTY: Cash/good check with photo ID if unknown by the auction team.

TERMS ON REAL ESTATE: 10% down on sale day and enter into a contract to purchase with the balance due in approx. 30 days or on or about April 21, 2015 when deed & abstract will be furnished. Loretta Harvey, Attorney at Law, Creston, Iowa will hold all earnest money in her trust account and will handle all closing transactions. Heirs are very sincere in selling but do reserve the right to accept or reject any and all bids.
Bergren Real Estate & Auction Co. and West & Frey Auctioneers are sellers agents only.

HAL DEAN MORRIS ESTATE

Monte Morris, exec. of above estate - 641-202-0895 for any info pertaining to above items

Auction conducted by: West & Frey Auctioneers LLC, Creston, IA & Creston Livestock Auction Services
Darwin West 641-344-1958; Tom Frey 641-344-5082; Steve Bergren 712-789-0847; Todd Crill; Brandon Frey; Zach Ballard.
Sale Clerks: June West, Leisa Frey, Ringman Vern Blazek

WWW.CRESTONLIVESTOCK.COM