

Pottawattamie County Land Auction

Tuesday November 12, 2013 @ 10:00 a.m.

Sale Location - Griswold Community Building, Griswold, Iowa

97.97 Acres M/L

Sold in 2 Parcels - 81.4 acres minus the survey and 16.57 acres M/L

Parcel 1 - 16.57 acres M/L

Brief Legal - Part of the NW1/4 NE1/4 section 25, Wright Township, Pottawattamie County Iowa, located north of Griswold to Quimby Road then west 1.2 mile to Elm Tree Road, lays on the west side of the road.

Taxable Acres - 16.57

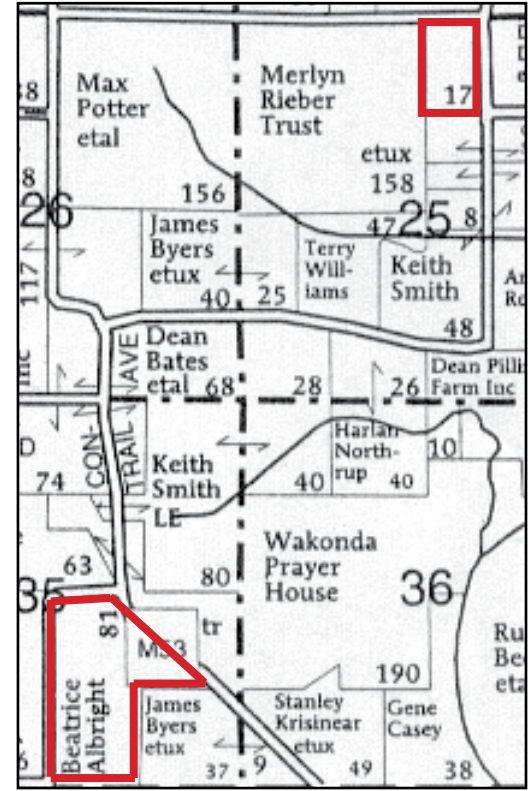
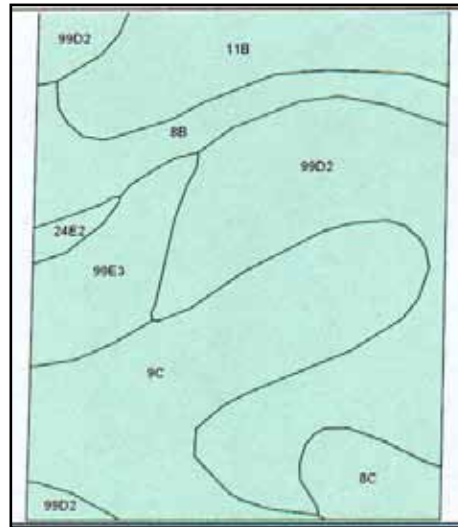
Cropland Acres - 16.03 CSR per Surety Map - 61.5

Corn Base - 9.5 Corn Yield - 106-106

Bean Base - 4.9 Bean Yield - 34-34

Taxes - \$414, prorated to closing

Note - This is a good small piece of farmland that has had excellent care, the property has some terraces.



Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Com	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
99D2	Extra silty clay loam, 9 to 14 percent slopes, moderately erode	5.80	34.0%	IIIe	54	8.8	5.2	155	3.1	62	5.1	42
9C	Marshall silty clay loam, 5 to 9 percent slopes	4.51	27.4%	IIIe	69		6	175	3.5	70	5.8	47
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	2.35	14.3%	Ile	63	7.1	4.2	167	3.4	67	5.7	45
BB	Judson silt loam, 2 to 5 percent slopes	1.59	9.6%	Ile	82	11.2	6.3	193	3.7	77	6.1	52
99E3	Extra silty clay loam, 14 to 20 percent slopes, severely eroded	1.42	8.6%	IVe	42	6.8	4.1	139	2.4	56	4	38
8C	Judson silt loam, 5 to 9 percent slopes	0.82	5.0%	IIIe	67	10.8	6	172	3.5	69	5.9	48
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	0.19	1.2%	IVe	38	6.9	4.1	133	2.4	53	4	36
Weighted Average					61.5	6.3	6.3	165.1	3.3	66.1	5.4	44.5

Parcel 2 - 81.40 acres M/L minus survey for acreage site

Brief Legal - W 1/2 SE 1/4 plus parcel in the NE 1/4 SE 1/4 west of road section 35, Wright Township, Pottawattamie County Iowa. Farm is located 1.3 miles north of the Apple Orchard west of Griswold.

Taxable Acres - 81.40, minus survey for acreage Cropland Acres - 76.63

CSR per Surety Map - 61.7 Corn Base - 51.5 Corn Yield - 106-106

Bean Base - 1.7 Bean Yield - 34-34

Taxes - Approximately \$2,000, prorated to closing

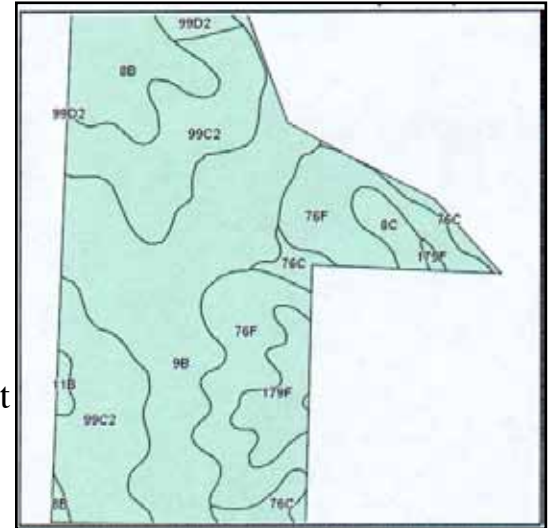
Improvements - 2 open machine sheds, 20' x 48' and 30' x 48', 2 grain bins with dryers, 1 - 30' and 1 - 27', plus other small buildings.

Note - This farm has been terraced and tiled and has had excellent care for many years. 5750 feet of new terrace and necessary tile are approved to be built by sellers. Due to USDA being closed from the government shutdown, the terraces at ad time had not been flagged by the USDA, but will be contracted by seller as soon as possible.

Terms - 10% down day of auction with balance due in 30 days when abstract and deed will be given. Farms are NOT rented for 2014.

Closing Agent - Theodore Wonio @ Cambridge Law Office, Atlantic, Iowa

Agency - Bergren Real Estate and Auction are sellers agent only.



Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Com	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
9B	Marshall silty clay loam, 2 to 5 percent slopes	25.52	31.4%	Ile	83	10.5	6.2	194	3.6	78	6	52
99C2	Extra silty clay loam, 5 to 9 percent slopes, moderately eroded	20.62	25.4%	IIIe	64	9.4	5.8	168	3.3	67	5.5	45
76F	Ladoga silt loam, 14 to 25 percent slopes	16.01	19.7%	VIe	26	7.5	4.5	117	2.5	47	4.1	32
8B	Judson silt loam, 2 to 5 percent slopes	8.05	9.9%	Ile	82	11.2	6.3	193	3.7	77	6.1	52
179F	Gara loam, 10 to 24 percent slopes	4.17	5.1%	VIe	15	6.5	3.9	102	2	41	3.4	28
76C	Ladoga silt loam, 5 to 9 percent slopes	3.30	4.1%	IIIe	66	10	5.7	171	3.3	68	5.6	48
8C	Judson silt loam, 5 to 9 percent slopes	1.85	2.3%	IIIe	67	10.8	6	172	3.5	69	5.9	46
99D2	Extra silty clay loam, 9 to 14 percent slopes, moderately erode	1.26	1.5%	IIIe	54	8.8	5.2	155	3.1	62	5.1	42
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	0.52	0.6%	Ile	63	7.1	4.2	167	3.4	67	5.7	45
Weighted Average					61.7	9.4	5.8	165.2	3.2	66.2	5.3	44.5

Beatrice "Bea" Albright Estate



Auctioneer and Broker Steve Bergren 712-789-0847

<www.bergrenrealestateandauction.com>