

Upcoming Adams County Iowa LAND AUCTION

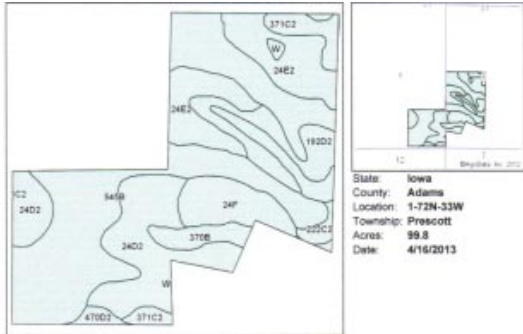
Friday Morning, May 3, 2013

10:30 A.M.

Sale Location – Creston Livestock Auction Sale Arena,
201 N. Cherry St., Creston, Iowa

– LAND LOCATION –

3 miles north of Prescott, Iowa, on Co. Road N61 to
170th St., 1 1/4 miles east on 170th St. with land
lying on the North side of road.



State: Iowa
County: Adams
Location: 1-72N-33W
Township: Prescott
Acres: 99.8
Date: 4/18/2013

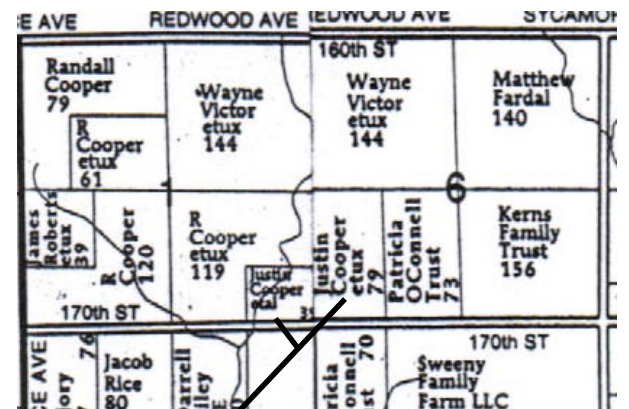
Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



www.AgrDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Brome grass alfalfa	Brome grass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth brome grass	Soybeans	
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	38.2	38.2%	Ile	52	5.9	4.9	145	2.8	58	4.7	39	
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	18.6	18.7%	IIle	48	5	4.2	140	2.4	56	4	38	
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	15.4	15.4%	IVe	38	4.2	3.5	126	2	50	3.3	34	
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	7.6	7.6%	IVe	15	4.2	3.2	95	2	38	3.3	26	
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	7.4	7.4%	IIle	64	6.8	5.7	161	3.2	64	5.5	43	
24F	Shelby clay loam, 18 to 25 percent slopes	7	7.1%	VIe	20	4.5	3.8	102	2.1	41	3.6	28	
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	3.1	3.1%	IIle	87	7.4	6.2	192	3.5	77	5.9	52	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.1	1.1%	IVw	25	4	2.3	109	1.9	44	3.2	29	
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	1	1.0%	IVe	25	4.3	3.3	109	2	44	3.4	29	
W	Water	0.4	0.4%		0								
Weighted Average						45.2	5.3	4.4	135.6	2.5	54.2	4.2	36.6

Note: ALL soils information on this page is dated 1/21/2012
*CSR ratings will be available for a limited time to aid in the transition to CSR2.



Subject Property

99.08 TAXABLE ACRES located in Section 1 of Prescott Township and Section 6 of Union Township, Adams County, Iowa. (Sells as one unit and is located on the Township line).

BRIEF LEGAL: West 80 acres of fractional SW1/4 Section 6 Union Township except for Parcel A and SE1/4 SE1/4 Section 1 Prescott Township, all in Adams County, Iowa, complete legal according to abstract.

Confinement facility is Excluded from Sale.

Est. 82.9 Acres Cropland, subject to survey to be determined by Adams County FSA,
with full possession for the 2013 crop year.

NOTE: This farm has approximately 45 acres alfalfa seeded past year and 21.4 acres CRP that expires 9-30-2015 @ payment of \$2073 and 16 acres of other cropable acres. There are approx. 3.5 acres that belong to a Confinement facility that are rented to Coopers for \$1 that will transfer to buyer.

Corn Base - 33.7 Corn Yield - 50-50 Bean Base - 2.9 Bean Yield - 32 - 32 Oat Base - 9.1 Oat Yield - 50-50

Bases should stay as stated, but are subject to Adams County FSA's Determination.

CSR per Surety Map 45.2

TAXES - \$994.00 plus will be prorated to date of closing.

TERMS: 15% down on sale day and enter into a contract to purchase with the balance due at closing in approximately 30 days.

AGENCY: Bergren Real Estate and Auction are seller's agent only.

FULL 2013 FARMING RIGHTS WILL BE GIVEN DAY OF AUCTION.

Bergren Real Estate & Auction Co., will be the Closing Agent and all earnest money will be held in Bergren Real Estate & Auction Escrow Account, Griswold, Iowa.

JUSTIN & LAURA COOPER, Sellers

WEST & FREY AUCTIONEERS, CRESTON, IOWA

VERBAL ANNOUNCEMENT TAKE PRECEDENCE SALE DAY

Tom Frey - 641-344-5082, Darwin West, 641-344-1958, Steve Bergren, 712-789-0847

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