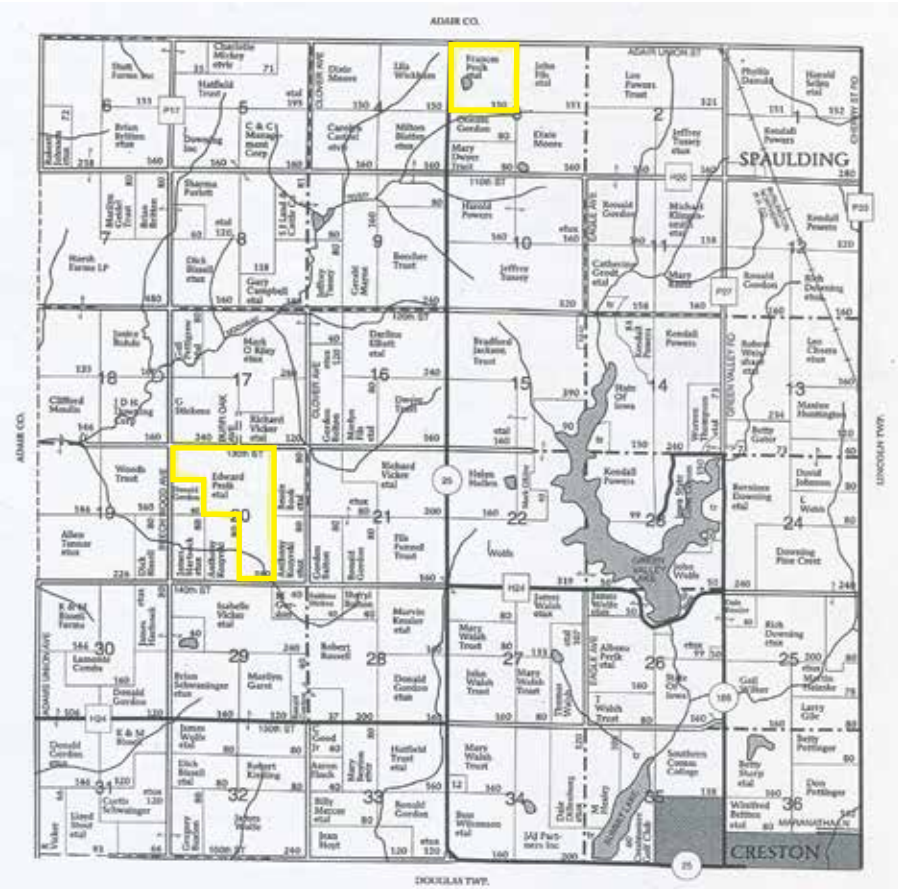


LAND AUCTION

Saturday, January 24, 2015 • 10 a.m.

St. Malachy School Gym, 403 W. Clark St. ~ Creston, IA



418.62 Acres M/L Union County
Farmland selling in 2 parcels—
143.72 acres and 274.90 acres

Parcel #1

(From NW edge of Creston on Hwy 25 7 1/2 miles N on Hwy 25. Property lies on the east side of Hwy 25 and the Adair-Union Co. line. Acreage is exempt. Enter the property from the Adair/Union Co. line. Please do not use acreage drive to look.)

FSA Farm No. 2665

Brief Legal: NW 1/4 Section 3 Spaulding Township except for Parcel A, complete legal according to abstract

Taxable Acres: 143.72

Cropland Acres: 134.69

Cornbase: 41.9

Beanbase: 24.6

Corn Yield: 101/101

Bean Yield: 37/37

CSR II per surety map estimated 71.7

CSR I 62.9

Net taxes \$2572

Buildings: 21' grain bin,

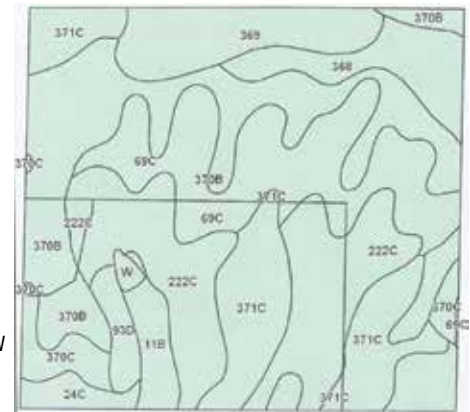
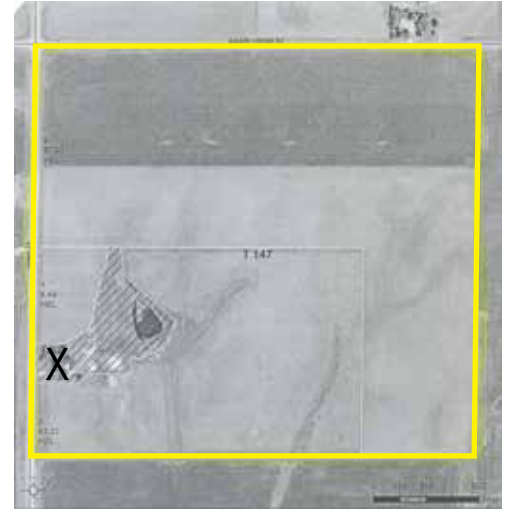
40x30 machine shed

and good barn,

plus other misc.

farm buildings

State: Iowa
County: Union
Location: 3-73N-31W
Township: Spaulding
Acres: 141.46



Parcel #2

(From Creston NW Edge 5 miles North on Hwy 25 to 130th Street then West 1 1/2 miles on South side of road.)

FSA Farm No. 3283

Brief Legal: W 1/2 E 1/2, N 1/2 NW 1/4 and SE 1/4 NW 1/4 Section 20 Spaulding Township

Taxable Acres: 274.90

Cropland Acres: 255.98

Corn Base: 99.6

Bean Base: 64.6

Oat Base: 7.6

Corn Yield: 101/101

Bean Yield: 37/37

Oat Yield: 52/52

CSR II per surety map

estimated 75 - CSR I 65.7

Net Taxes: \$6698

Buildings: Older 2 story house,

(2) 30' grain bins, 35x60 machine

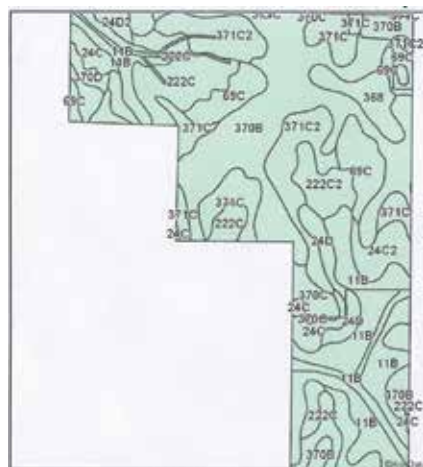
shed, 40x90 steel chicken house,

cement corn crib, good barn

and other buildings. Parcel

has rural water available.

State: Iowa
County: Union
Location: 20-73N-21W
Township: Spaulding
Acres: 271.28



Area Symbol: IA175, Soil Area Version: 16						
Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	31.55	22.3%	Ile	90	87
222C	Clarinda silty clay loam, 5 to 9 percent slopes	31.12	22.0%	IVw	37	30
69C	Clearfield silty clay loam, 5 to 9 percent slopes	24.55	17.4%	IIIw	74	50
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	19.64	13.9%	IIIe	79	69
369	Winterset silty clay loam, 0 to 2 percent slopes	10.99	7.8%	IIw	84	87
368	Macksburg silty clay loam, 0 to 2 percent slopes	8.32	5.9%	I	94	95
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	4.72	3.3%	IIIe	85	72
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	4.64	3.3%	Ile	82	68
93D	Adair-Shelby clay loams, 9 to 14 percent slopes	2.75	1.9%	IVe	35	30
24C	Shelby clay loam, 5 to 9 percent slopes	2.54	1.8%	IIIe	77	60
W	Water	0.64	0.5%		0	0
Weighted Average					71.7	62.9

SPECIAL NOTE FROM FATHER HALBUR: We want to say a special thank you for the Pesik family. In their lives the Pesik family were a great blessing to Holy Spirit Parish and St. Malachy School and they continue that blessing in their passing from this life. We are so grateful for them and their many different gifts to the parish.

TERMS: 10% non-refundable down payment on sale day with balance due in approx. 30 days. Updated abstract and deed will be given at closing time. Buyer responsible for septic update if needed (Parcel 2). Sellers are very motivated in selling but do reserve the right to accept or reject any or all bids. Both parcels have easement to Mid Am. Energy for wind power.

Possession: Full possession for 2015 crop year.

Closing Agent: Nyemaster Law Firm, Des Moines, IA

West & Frey Auctioneers & Bergren Real Estate are sellers agents only.

FSA Info is open to the public at Adams Co. FSA Office, Corning, IA.

Land is level to gently rolling with some terraces and intakes.

Parcel II has approx. 15 acres of pasture that could be converted to crop land. These farms have been well cared for by current tenant.

Information received from sources believed to be reliable, seller and auctioneers make no guarantee to their accuracy. Verbal announcements day of sale take precedence over printed material.

www.crestonlivestock.com ~ bergrenrealestateandauktion.com

Area Symbol: IA175, Soil Area Version: 16						
Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR2**	CSR
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	72.21	26.6%	Ile	90	87
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	49.73	18.3%	Ile	82	68
222C	Clarinda silty clay loam, 5 to 9 percent slopes	26.41	9.7%	IVw	37	30
371C2	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes, moderately eroded	24.88	9.2%	IIIe	76	64
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	22.25	8.2%	IIIe	79	69
69C	Clearfield silty clay loam, 5 to 9 percent slopes	19.43	7.2%	IIIw	74	50
24D	Shelby clay loam, 9 to 14 percent slopes	11.30	4.2%	IIIe	49	50
24C	Shelby clay loam, 5 to 9 percent slopes	10.58	3.9%	IIIe	77	60
368	Macksburg silty clay loam, 0 to 2 percent slopes	8.22	3.0%	I	94	95
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.90	2.9%	IVw	34	25
24C2	Shelby clay loam, 5 to 9 percent slopes, moderately eroded	7.17	2.6%	IIIe	74	58
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	4.72	1.7%	IIIe	85	72
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	2.17	0.8%	IIIe	46	48
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	2.08	0.8%	IIIe	59	62
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, moderately eroded	1.68	0.6%	IIIe	80	67
W	Water	0.55	0.2%		0	0
Weighted Average					75	65.7

Holy Spirit Catholic Church & St. Malachy School Foundation

West & Frey Auctioneers, Creston, IA and Creston Livestock Auction Services

Auctioneers: Tom Frey 641-344-5082, Darwin West 641-344-1958; Steve Bergren 712-789-0847; Todd Crill 712-621-1453; Brandon Frey 641-782-0633