

# Page County Land Auction

Friday August 9, 2013 @ 10 a.m.

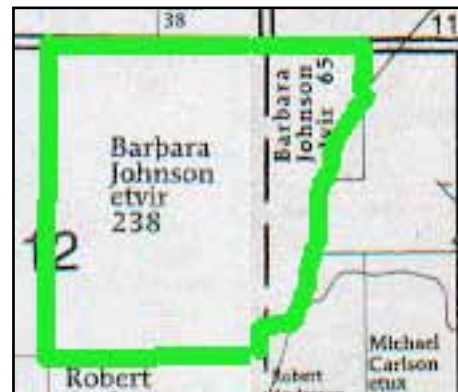
Sale Location - Stanton Community Building Stanton, Iowa

Selling 2 parcels - 340.52 acres M/L

Farm Location - 7<sup>1/4</sup> miles south of Stanton, IA on M-63 or O Ave. to 110th St. then west 3 miles.

## Parcel #1 - 302.92 acres M/L

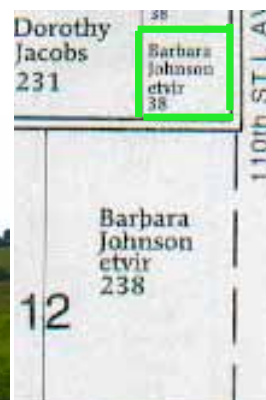
- Brief legal description - NE 1/4 and N 1/2 SE 1/4 section 12, Fremont Twn. and that 65.34 taxable acres located west of the Middle Tarkio River in the W 1/2 of section 7 all in section 7 Douglas Twn. all in Page County.
- General description - Good upland and bottom farm with approximately 60 acres good pasture land. Improvements include 1 1/2 story farm house, 40 x 60 metal frame building, 40 x 60 metal frame building used for grain, 2 good barns, 2-30' Stormor grain bins with stirrators & dryers, plus other older farm buildings. Septic system will be inspected prior to closing. Property has rural water.
- Cropland acres - 215.8
- CRP acres & terms - 11.9 payment of \$2,844, expires 2027
- Corn Base - 111.4
- Corn Yield - 96/134
- Bean Base - 92.4
- Bean Yield - 34/41
- CSR per Surety Map - 61.6 on entire farm & approximately 67.4 on cropland
- Taxable acres - 302.92
- Taxes - \$6,146 prorated to closing



## Parcel #2 - 37.60 acres M/L

- Brief legal description - SE 1/4 SE 1/4 section 1 Fremont Twn., Page County IA
- General description - Pasture land with several good ponds, fence average to fair condition. This parcel is part of the original Stage Coach Trail
- Taxable acres - 37.60
- Net Taxes - \$398.00
- CSR per Surety map - 47.2
- Note - This is a Century Farm that has had very good conservation practices used for many years. To view home call Steve @ 712-789-0847.
- Terms - 10% down day of auction with balance due at closing on October 1, 2013, when deed and abstract will be given. Full possession on March 1, 2014.
- Agency - Bergren Real Estate & Auction are sellers agents
- Closing Agent

Stamets &  
Wearin Law Office,  
Josiah Wearin attorney  
Red Oak, IA



## Sellers

**Stanley & Barbara Johnson and Angela Johnson Wityk**



Auctioneer and Broker: Steve Bergren 712-789-0847  
Office - 712-778-2242

<[www.bergrenrealestateandauktion.com](http://www.bergrenrealestateandauktion.com)>