

Absolute Land Auction

Thursday January 10, 2013 @ 10 a.m.

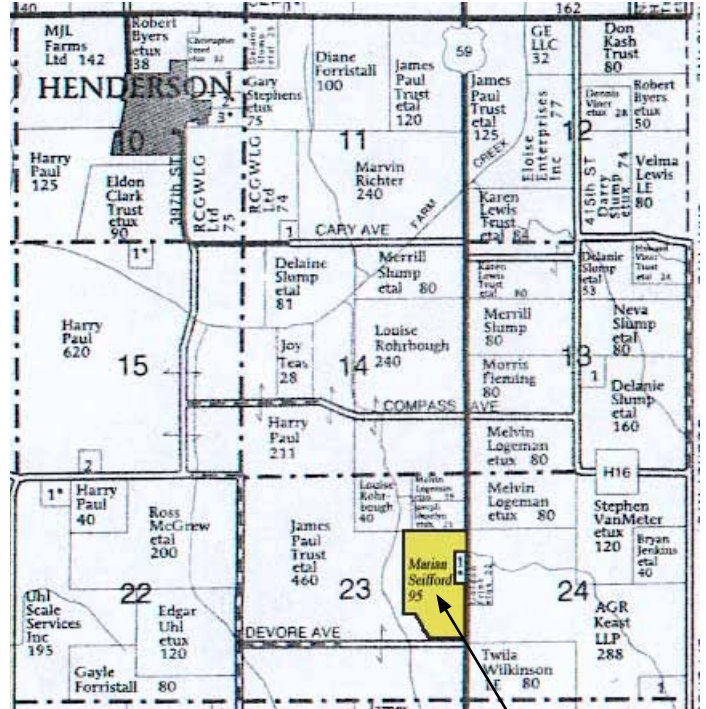
Sale Location - Henderson Community Building - Henderson, Iowa

Farm Location: South on Hwy. 59 Henderson corner 2 1/4 miles on west side of Hwy.

90.62 acres M/L Mills County, Iowa

Brief Legal Description: East 13.50 acres SW1/4 NE1/4, SE1/4 NE1/4 except 57 rods of east 16 rod, NE1/4 SE1/4 and 7 acres north & east of Badham's Run NW1/4 SE1/4 all in section 23 Anderson Twn, Mills County, Iowa

- Cropland acres - 79.35
- Pasture acres - 11.27
- Corn Base - 33.3
- Corn Yield - 101-102
- Bean Base - 38.9
- Bean Yield - 29-35
- CSR per Surety Map - 63.2
- Taxable acres - 89.6
- Taxes \$1,950 prorated to closing
- General Description - A good upland farm with good narrow base terraces, pasture with good fence and creek with running water. The property has an excellent location along Hwy. 59, acreage, buildings and bin have been sold off.



Subject Property

- Farm is rented for 2013 with proceeds going to buyer
- Terms - 10% down day of auction with balance due at closing in approximately 30 days when abstract and deed will be given. Final bid x 90.62

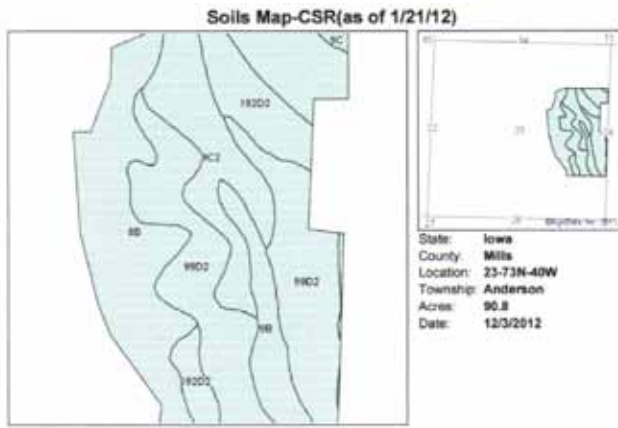
Agency -

Bergren Real Estate & Auction are seller's agents.

- Closing Agent - Swanson Law Firm, Red Oak, Iowa

Information received from sources believed to be reliable. Auctioneer and sellers do not guarantee their accuracy. Buyers are invited to do their own research prior to auction.

Marian M. Siefford Estate Lois Bradford and Bonnie Bond, Co-Executors



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

State: Iowa
County: Mills
Location: 23-73N-40W
Township: Anderson
Acres: 90.8
Date: 12/3/2012

Code	Soil Description	Acres	Percent of field	Non-ir Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Com	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
9802	Extra silty clay loam, 9 to 14 percent slopes, moderately eroded	31	34.2%	Ile	53	8.8	0.3	157	3.1	70	0.2	43
98	Judson silty clay loam, 2 to 5 percent slopes	29.5	32.4%	Ile	84	11.2	0.3	182	3.7	82	0.1	50
9C2	Marshall silty clay loam, 5 to 9 percent slopes, moderately eroded	13.4	14.8%	Ile	66	9.9	0.9	174	3.5	78	3.8	47
192D2	Aster clay loam, 9 to 14 percent slopes, moderately eroded	9.7	10.7%	Ive	15	4.5	2.9	90	1.8	40	3	24
9B	Marshall silty clay loam, 2 to 5 percent slopes	6.5	7.5%	Ile	83	10.5	0.3	185	3.7	83	0.2	50
9C	Marshall silty clay loam, 5 to 9 percent slopes	0.4	0.4%	Ile	66			179	3.6	80	0.9	49
Weighted Average					63.2	8.4	0.5	162.8	3.3	72.9	0.4	44.4



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

<www.bergrenrealestateandauction.com>