

# Absolute Land Auction

Tuesday January 8, 2013 @ 10 a.m.

Sale Location - "The Hayloft", Grant, Iowa

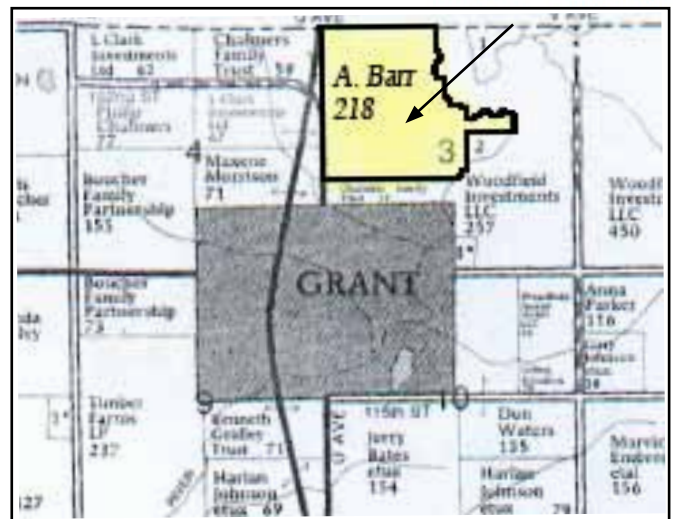
Farm Location: 1/2 mile north of Grant, Iowa on east side of Highway 71.

## 214.4 acres M/L Montgomery County, Iowa

Brief Legal Description: 214.4 acres M/L located in section 3 Douglas Township, complete legal according to abstract

- Cropland acres - 142
- Non-crop & pasture acres - 72.4, part of this is an old rock quarry and timber pasture, some could be cleared
- Corn Base - 105.5
- Corn Yield - 102-102
- Oat Base - 1.0
- Oat Yield - 49-49
- CSR per Surety Map - 58.1
- Farm is NOT rented for 2013
- Taxable acres - 214.4
- Taxes \$3,868 prorated to closing
- General Description - Good producing farm with excellent hunting and fishing areas.
- Terms - 10% down day of auction with balance due at closing in approximately 30 days when abstract and deed will be given.

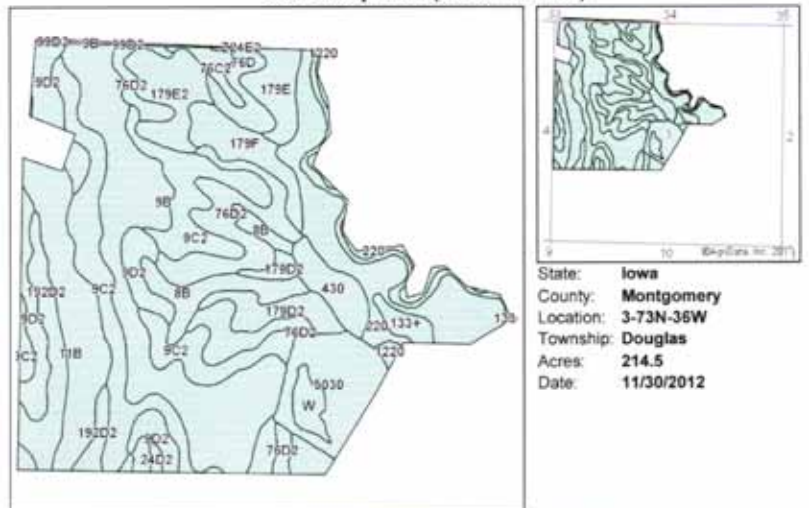
Subject Property



Final bid X 214.4 acres.

- Agency - Bergren Real Estate & Auction are seller's agents.
- Closing Agent - Swanson Law Firm, Red Oak, Iowa

Soils Map-CSR(as of 1/21/12)



State: Iowa  
 County: Montgomery  
 Location: 3-73N-36W  
 Township: Douglas  
 Acres: 214.5  
 Date: 11/30/2012

*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.*

Code	Soil Description	Acres	Percent of total	Net-For Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Com.	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
9C2	Marshall silt clay loam, 5 to 9 percent slopes, moderately eroded	34	16.0%	IIIa	68	8.9	8.9	171	2.5	48	5.8	46
9B	Marshall silt clay loam, 2 to 5 percent slopes	33.3	15.6%	IIIa	80	10.5	6.3	194	3.7	78	8.2	52
220	Noddy silt loam, 0 to 2 percent slopes	16.4	8.0%	IIIa	80	10.7	6.1	194	3.8	75	5.9	52
162D	Lodgepole silt loam, 9 to 14 percent slopes, moderately eroded	18.8	8.7%	IIIa	52	9.1	3.3	149	2.1	80	5.2	40
11B	Adair silt loam, 2 to 5 percent slopes	17.8	8.2%	IIIa	68	7.1	4.2	111	3.4	68	5.8	46
9C2	Marshall silt clay loam, 9 to 14 percent slopes, moderately eroded	14.8	6.9%	IIIa	58	8.2	6.5	187	3.2	83	5.4	42
9C30	Fls. limestone quarries	11.4	5.3%	0	0	0	0	0	0	0	0	0
192D2	Adair silt loam, 5 to 14 percent slopes, moderately eroded	9.9	4.6%	IIIa	51	4.6	2.9	99	1.8	42	3	23
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	8	3.7%	IIIa	42	7.4	4.5	127	2.6	55	4.5	33
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	7.7	3.6%	IIIa	33	8.2	3.1	124	2.3	82	3.6	33
8B	Adair silt loam, 2 to 5 percent slopes	7.2	3.4%	IIIa	68	11.2	6.3	190	3.7	75	6.1	51
179F	Gara loam, 18 to 25 percent slopes	6.4	3.0%	IIIa	15	5.5	3.5	99	2	42	3.4	21
W	Water	6.1	2.9%	0	0	0	0	0	0	0	0	0
179E	Gara loam, 14 to 18 percent slopes	6.3	2.9%	IIIa	33	8.2	3.3	126	2.3	82	3.6	34
42E	Autumn silt loam, 0 to 2 percent slopes	4.9	2.3%	IIIa	83	7.1	4.2	131	3.9	76	6.9	53
76D	Lodgepole silt loam, 9 to 14 percent slopes	3.9	1.9%	IIIa	57	9.4	6.5	186	3.2	82	6.3	42
132+	Colt silt loam, overhead, 0 to 2 percent slopes	2	0.9%	IIIa	80	7	4.2	134	3.4	75	5.7	52
76C2	Lodgepole silt loam, 5 to 9 percent slopes, moderately eroded	1.9	0.9%	IIIa	62	8.8	6.7	163	3.3	85	6.9	44
1220	Noddy silt loam, charred, 0 to 2 percent slopes	0.8	0.3%	IIIa	25	0	0	113	3	45	0	31
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.5	0.2%	IIIa	49	8.1	4.8	144	2.8	58	4.7	26
992C2	Eola silt clay loam, 9 to 14 percent slopes, moderately eroded	0.3	0.1%	IIIa	62	6	0	167	2.9	86	4.7	33
9B	Marshall silt clay loam, 2 to 5 percent slopes	0.2	0.1%	IIIa	80	7.6	6.4	200	3.8	110	6	67
9C2	Marshall silt clay loam, 5 to 9 percent slopes, moderately eroded	0.2	0.1%	IIIa	77	7.2	6	180	3.6	104	6.7	64
224E2	Shelby silt loam, MURA 107B, 14 to 18 percent slopes, moderately eroded	0.1	0.1%	IIIa	29	4.7	4	125	0	0	0	0

**A. Marie Barr Estate**  
**Jimmy Barr and Barbara Anderson, Co-Executors**



Auctioneer and Broker: Steve Bergren 712-789-0847  
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<[www.bergrenrealestateandauction.com](http://www.bergrenrealestateandauction.com)>