

# Absolute Land Auction

Friday February 13, 2015 @ 10 a.m.  
 Villisca Community Building, North side of Square

59 Acres M/L and 115.31 Acres M/L

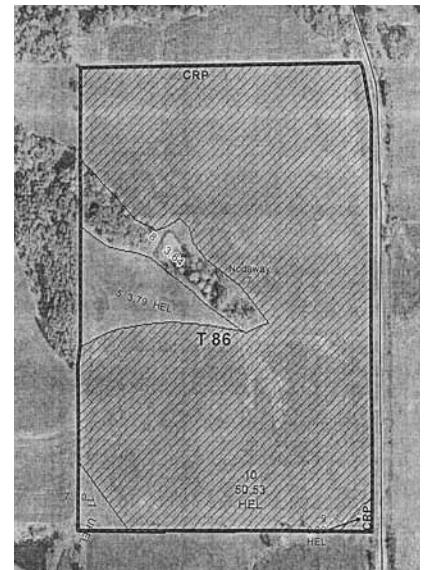
Nodaway Township Adams County, Iowa ~ **Full Possession for 2015**

General farm information: Both parcels of land have been in CRP for several years and the CRP has now been terminated for the new owner. The land has had excellent care over the years and is clean and ready to farm or would make excellent pasture as the seeding is mostly all brome grass. The fences are good to very good. Both parcels have small dams for water and have older style terraces that have been established for many years. **Special Note:** The farm information is open to the public at Adams Co. F.S.A. office in Corning, IA. 4.6 acre corn base will probably be eliminated by F.S.A.



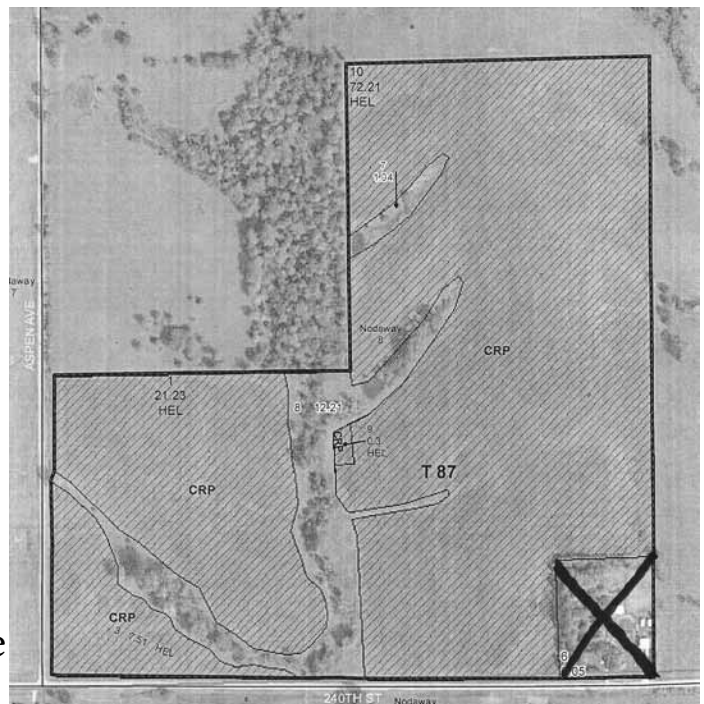
Parcel #1 - South 60 acres of E1/2 NW1/4 section 7 Nodaway Twp Adams Co. IA

- Taxable acres - 59
- Cropland acres - 55.38
- CSR II - 51.8 - CSR I - 47.7
- Net Taxes - \$636
- Farm Location - 8<sup>1/2</sup> miles west of Corning on Hwy. 34 to the Nodaway corner, then south 1<sup>1/2</sup> miles to 240<sup>th</sup> St. then west 1<sup>1/2</sup> miles to Apple Ave., then north 1/2 mile on the west side of road.



Parcel #2 - Parcel D of W1/2 SE1/4, E1/2 SW1/4 and SW1/4 SW1/4 all in section 8 Nodaway Twp. Adams Co. IA, acreage site is exempt from sale.

- Taxable acres - 115.31
- Cropland acres - 101.25
- CSR II - 51.6 - CSR I - 46
- Net Taxes - \$1,420
- Farm Location - 8<sup>1/2</sup> miles west of Corning on Hwy. 34 to the Nodaway corner, then south 1<sup>1/2</sup> miles to 240<sup>th</sup> St. then west 1/4 mile on north side of road.
- Agency - Bergren Real Estate & Auction are sellers agents only
- Closing Agent - Ivan Miller @ Billings & Mensen Law Office, Red Oak, IA
- Terms - 10% down day of auction with balance due at closing March 13, 2015 when deed and abstract will be given, full possession at closing time. Taxes will be prorated to closing.



John Malmberg Estate  
 Deborah J. Leshner, Executor

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

Verbal announcements sale day take precedence.

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

