

Absolute Land Auction - Pottawattamie County

39 Acres M/L - Monday August 26, 2013 @ 10 am

Sale Location - Elliott Community Building - Elliott, Iowa

Farm Location - NW of Red Oak 16 miles or from the Wales Corner intersection of C Ave. and 110th St. north 1 mile on C. Ave. to Applewood Rd, then west 1/4 mile on north side of road.

Brief Legal - SW1/4 SE1/4 section 33 Grove Township, Pottawattamie County, IA

General Description - Good upland farm with some terraces and tile, bare farmland with good soils. Farm is NOT rented for 2014.

Cropland Acres - 38.28

Corn Base - 19.6

Corn Yield - 104-104

Bean Base - 15.10

Bean Yield - 34-34

CSR per Surety map - 66.6

Taxable acres - 39

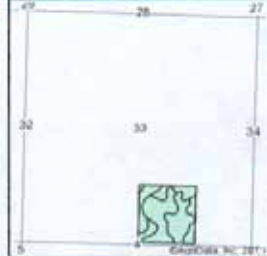
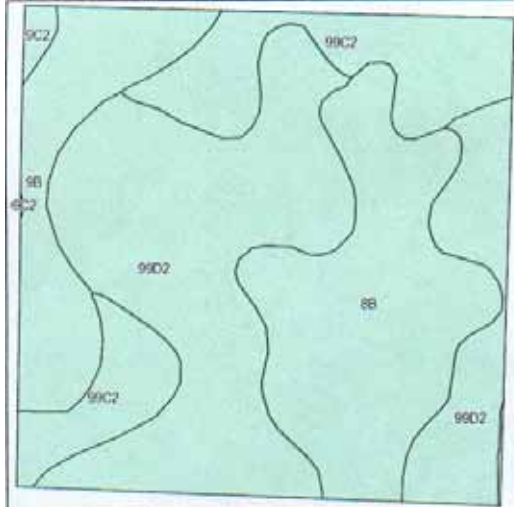
Taxes - \$1,176, prorated to closing

Terms - 10% down day auction balance due at closing October 1, 2013 when abstract and deed will be given. Full possession will be March 1, 2014.

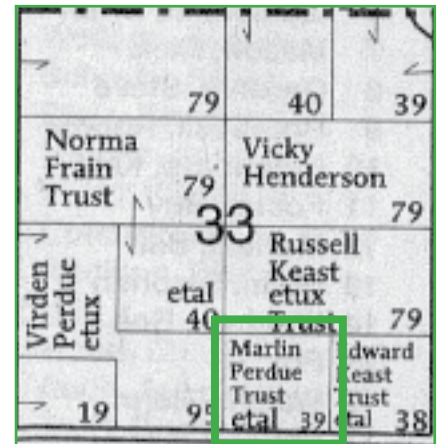
Closing Agent - Justin Hockenberry @ Cambridge Law Office, Atlantic, Iowa

Agency - Bergren Real Estate & Auction are sellers agents.

Disclaimer - Information received from sources believed to be reliable, but sellers or auctioneer do not guarantee their accuracy. Buyers are invited to do their own research prior to auction.



State: Iowa
 County: E Pottawattamie
 Location: 33-74N-39W
 Township: Grove
 Acres: 39
 Date: 7/15/2013



Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR*	Brome-grass alfalfa	Brome-grass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth brome-grass	Soybeans
99D2	Extra silty clay loam, 9 to 14 percent slopes, moderately erode	17	43.7%	IIIe	54	8.8	5.2	155	3.1	62	5.1	42
9B	Judson silt loam, 2 to 5 percent slopes	9.9	25.3%	IIIe	82	11.2	6.3	193	3.7	77	6.1	52
99C2	Extra silty clay loam, 5 to 9 percent slopes, moderately eroded	6.8	17.4%	IIIe	64	9.4	5.6	168	3.3	67	5.5	45
9B	Marshall silty clay loam, 2 to 5 percent slopes	5	12.8%	IIIe	83	10.5	6.2	194	3.6	78	6	52
9C2	Marshall silty clay loam, 5 to 9 percent slopes, moderately eroded	0.3	0.8%	IIIe	67	9.9	5.8	172	3.4	69	5.7	46
Weighted Average					66.6	9.7	5.7	172	3.4	68.8	5.5	46.4

Sellers - Marlin Perdue Trust & Marilyn Perdue Trust



Auctioneer & Broker
 Steve Bergren 712-778-2242 or Cell 712-789-0847
 <www.bergrenrealestateandauction.com>