

Land Auction

100 acres M/L

Saturday November 22, 2008 at 1:00 p.m.

1227 Anchor Ave. Villisca, Iowa

Located 5 miles south of Villisca on Highway 71 to J20
then east 3 1/2 miles to Anchor Ave. then north 1 mile

Sale on premises.

Brief Legal Description: S 1/2 NE NE, South 10 acres NW NE, N 1/2 SW NE, South 10 acres NE NW, SE NW, Section 18, Nodaway Township, Taylor County, Iowa.

- Farmland acres 99
- Cropland acres 76,4 plus approximately 5 acre acreage site
- CSR 78.4 per Taylor County F.S.A.
- Corn base 55.8
- Corn yield 88/88
- Bean base 11.9
- Bean yield 28/28
- Taxable acres 98.5
- Taxes \$2,712
- Home - Two story 4-5 bedroom home, has newer gas furnace, central A.C., permanent siding, could be extra nice large home with some updates.
- Building and Bin, barns and small outbuilding with steel roofs, 27' grain bin
- Note: This is very good cropland farm, with most of cropland being second bottom.
Not rented for 2009.
- Terms: 10% down day of auction with balance due at closing December 22, 2008, down payment is non-refundable if buyer fails to close.
- Agency and Closing Agent - Bergren Real Estate and Auction are sellers agents only.
Bergren Real Estate and Auction, Griswold, Iowa, closing agent.

Information from sources believed to be reliable, but not guaranteed by auctioneer or sellers.

Henry and Mary Bennett Farm

Mary C. Bennett Estate



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Steve Bergren, Auctioneer ~ 712-789-0847

www.bergrenrealestateandauction.com

Verbal announcements on sale day take precedence.