

Land Auction

47.56 Taxable Acres

Thursday, March 18, 2010 at 10 a.m.

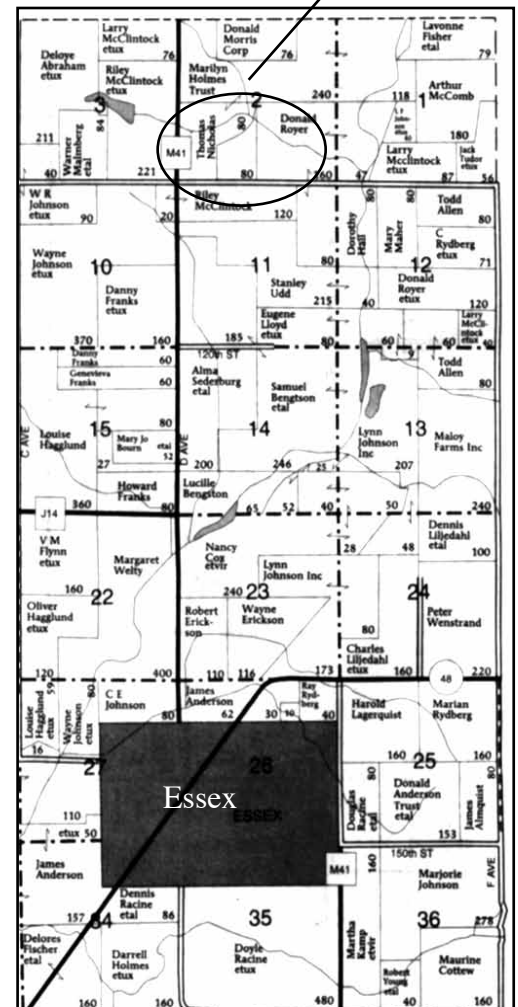
Essex Community Building, Essex, Iowa

Farm Location:

Brief Legal Description: SW 1/4 except lots one & two of section 2 Pierce Township, Page County Iowa

- Size 47.56 taxable acres
- Taxes \$650.00 annual
- Cropland acres 45.9
- Corn base NA
- Corn yield NA
- Bean base 25.7
- Bean Yield 34
- CSR Est. 70 by Page Co. NRCS
- Lease Not rented for 2010, can be leased back to current tenant Kenny Bruce
- Farm information available at Mont. Co. FSA and NRCS office.
- Terms: 20% down day of auction entering into a 10 year contract @ 6% interest
- Agency - Bergren Real Estate and Auction are sellers agents.
- Closing Agent - Norris Law Firm, Shenandoah, Iowa
- Note: This is a great opportunity for someone to purchase productive farmland located close to excellent grain markets. Seller is selling with very attractive terms. The property would have an excellent building site also on paved road and rural water.
- Information received from sources believed to be reliable, but not guaranteed by Bergren Real Estate or seller. Buyers are invited to do their own research prior to auction.

Subject Property



Verilee Nicholas



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Verbal announcements on sale day take precedence.