

LAND AUCTION

173.98 Acres, 2 Tracts, Monona County, IA

Saturday, March 13, 2010 • 10:30 A.M.

Sale Site: Blencoe Community Center, Blencoe, Iowa

Auction Terms and Conditions: The following 2 tracts will be offered as one. The sale price will be determined by taking the total FSA Cropland Acres of both tracts times the final price bid per acre. 10% down on auction day with balance at closing in approximately 30 days. Selling subject to the remaining rights of the current tenant(s) for crop year 2010. Buyer will receive cash rent of \$30,100 divided with first half due April 15, 2010 and second half on December 15, 2010. The closing will be handled by Gaukel, Nevins, & Westergaard Attorneys, 515 Main, Mapleton, Iowa 51034. Jim Gaukel Attorney, 712-881-2321.

TRACT 1 (FSA Acres - 107.02) (Taxable Acres - 105.24) _____

Farm Notes: Farm Location – From Blencoe head west on Co Hwy E60 toward Hemlock Avenue go 0.9 miles, continue onto 295th St go 0.2 miles, turn left at Hazel Avenue go 0.3 miles. This will place you at the northwest corner of the property.

Real Estate Taxes: \$2013.00

FSA Information to follow covers both tracts as one number 2126. FSA calls Farmland as 174 acres and the Cropland as 174 acres.

Corn Base84.3 acres

DP & CC Yield .97/116 bushels/acre

Soybean Base.....85.9 acres

DP & CC Yield .30/36 bushels/acre

CSR.....59.7

TRACT 2 (FSA Acres - 66.96) (Taxable Acres - 63.51) _____

Farm Notes: Farm Location – From Blencoe head west on Co Hwy E60 toward Hemlock Avenue go 0.5 miles, take the first left onto Hemlock Avenue go 0.6 miles. This will place you at the east side of the property looking west.

Real Estate Taxes: \$1006.00

CSR.....52.8

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Louise Carlson Estate, Owners

*Jeanette E. Thomas, Dennis L.
Carlson & Douglas M. Carlson*

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