

# LAND AUCTION

TIMED ONLINE

Opens: July 10

Closes: Wednesday, July 17 at 1PM CDT 2024

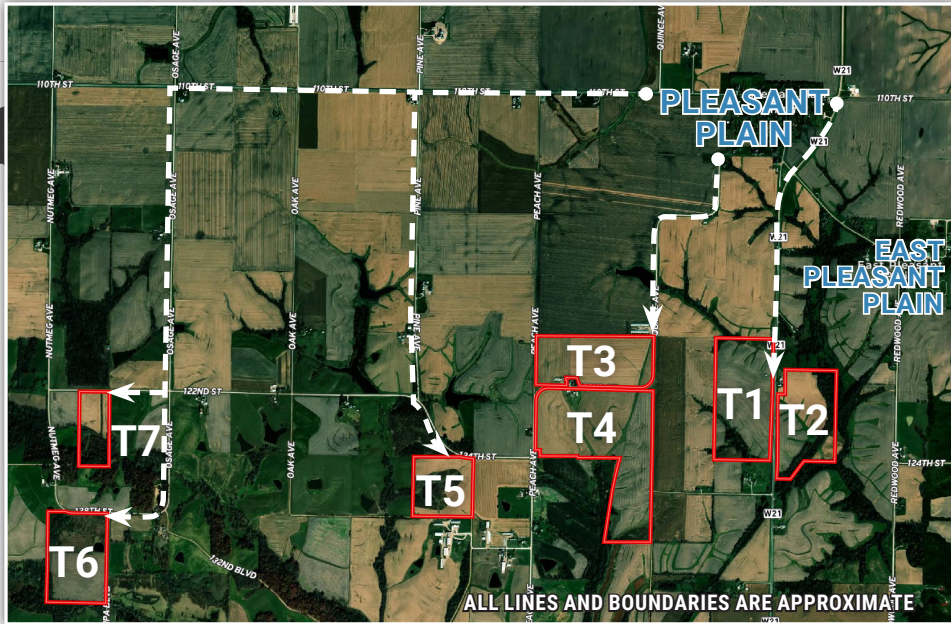
Jefferson County, Iowa

Pleasant Plain, Iowa

**Auctioneer's Note:** Attention Farmers, Hunters and Investors!  
Check out the Lamansky land auction, featuring diverse properties from productive row crop land to timber land with CRP income. With tract sizes ranging from 25 to 130 acres, there's a perfect piece of land for every buyer!

7 Tracts  
464±  
ACRES  
86.1 CSR2

Buyer to Receive  
2nd Half Cash Rent



### TRACT 1 – 80± ACRES

- 1.2 miles south of Pleasant Plain on Pleasant Plain Rd./W21.
- FSA indicates: 63.33 cropland acres of which 4.29 acres are in CRP: 4.29 acres X \$204.00 = \$875.00 and expires on 9-30-2026.
- Corn Suitability Rating 2 is 75.6 on the cropland acres.
- This tract has terrace & tile. See maps at SteffesGroup.com.
- Balance of land being timber and a 24'x40' shed.
- Located in Section 14, Penn Township, Jefferson County, Iowa.
- Tax Parcels: 0314100004, 0314100005 = \$2,002.00 Net

### TRACT 2 – 62± ACRES

- 1.2 miles south of Pleasant Plain on Pleasant Plain Rd./W21.
- FSA indicates: 42.03 cropland acres of which 8.73 acres are in CRP: 8.73 acres X \$240.00 = \$2,095.00 and expires on 9-30-2033.
- Corn Suitability Rating 2 is 69.3 on the cropland acres.
- Balance of land being timber & waterway.
- Located in Section 14, Penn Township, Jefferson County, Iowa.
- Tax Parcels: Part of 0314200002, 0314200003, 0314200004, 0314400001, & 0314400002 = \$1,327.00 Net Approx.
- Tract 2 is selling subject to a final survey of the mobile home & buildings being retained, approx.. 3 acres m/l of parcel 0314200002.

### TRACT 3 – 66.63± ACRES Subject to final survey

- 1.4 miles southwest of Pleasant Plain on Quince Ave., then 0.3 miles west on 122nd St.
- FSA indicates: 61.68 cropland acres.
- Corn Suitability Rating 2 is 86.1 on the cropland acres.
- This tract has terrace & tile. See maps at SteffesGroup.com.
- Grain bins include: 14,300 bu., 7,900 bu. & 1,200 bu.
- Buildings include an old hog confinement w/24'x22' feed shed & 16'x40' crib w/20'x40' lean to.
- Located in Section 15, Penn Township, Jefferson County, Iowa.
- Tax Parcels: Part 0315200006, Part 0315200002 = \$2,286.00 Net Approx.
- Not included: LP tank, Farm equipment.
- Included: Any items present on the day of final settlement/closing.

### TRACT 4 – 130.33± ACRES Subject to final survey

- 1.4 miles southwest of Pleasant Plain on Quince Ave., then 0.3 miles west on 122nd St.
- FSA indicates: 112.67 cropland acres of which 4.49 acres are in CRP: 4.49 acres X \$191.24 = \$859.00 and expires on 9-30-2026.
- Corn Suitability Rating 2 is 68 on the cropland acres.
- This tract has terrace & tile. See maps at SteffesGroup.com.
- Farm has two ponds.
- Buildings include: 30'x60' machine shed, 38'x58' barn, 26'x38' crib, older 20'x48' hog building & 20'x38' nursery.
- There is a well on this property, which also supplies the home across the road.
- Located in Section 15, Penn Township, Jefferson County, Iowa.
- Tax Parcels: Part 0315200006, Part 0315200002, 0315200004, 0315200005, & 0315400008 = \$3,184.00 Net Approx.
- Not included: (2) LP tanks, (2) Chicken coops, Granary shed, Fuel barrel, Farm equipment, Fall garden harvest. Included: Any items present on the day of final settlement/closing.

### TRACT 5 – 40± ACRES

- 1.5 miles west of Pleasant Plain on 110th St., then 1.3 miles south on Pine Ave., then 0.3 miles east on 124th St./Pine Ave.
- FSA indicates: 34.74 cropland acres of which 11.95 acres are in CRP: 11.95 acres X \$164.00 = \$1,960.00 and expires on 9-30-2026.
- Corn Suitability Rating 2 is 41.3 on the cropland acres.
- This tract has terrace & tile. See maps at SteffesGroup.com.
- Farm has a pond.
- Located in Section 15, Penn Township, Jefferson County, Iowa.
- Tax Parcel: 0315300001 = \$560.00 Net

### TRACT 6 – 60± ACRES

- 2.5 miles west of Pleasant Plain on 110th St., then 1.8 miles south on Osage Ave., then 0.2 miles west on 128th St., then 0.2 miles south on Nipa Blvd.
- FSA indicates: 45.47 cropland acres of which 16.96 acres are in CRP: 16.96 acres X \$212.31 = \$3,601.00 and expires on 9-30-2027.
- Corn Suitability Rating 2 is 59.9 on the cropland acres.
- Corn Suitability Rating 2 is 71.2 on the cropland acres in row crop production.
- Corn Suitability Rating 2 is 41 on the cropland acres in CRP.
- This tract is pattern tiled. See maps at SteffesGroup.com.
- Balance of land is timber & a pond.
- Located in Sections 17 & 20, Penn Township, Jefferson County, Iowa.
- Tax Parcels: 0317400011, 0320200001 = \$1,236.00 Net

### TRACT 7 – 25± ACRES

- 2.5 miles west of Pleasant Plain on 110th St., then 1.3 miles south on Osage Ave., then 0.3 miles west on 122nd St.
- FSA indicates: 22.61 cropland acres all of which are in CRP: 9.63 acres X \$199.41 = \$1,920.00 and expires on 9-30-2028. 12.98 acres X \$279.60 = \$3,629.00 and expires on 9-30-2036.
- Corn Suitability Rating 2 is 60.6 on the cropland acres.
- A creek runs through the property and there is a pond.
- Located in Section 17, Penn Township, Jefferson County, Iowa.
- Tax Parcels: 0317200006, 0317400003 = \$538.00 Net

scan for complete details!



## BEVERLY J. LAMANSKY ESTATE & LAMANSKY FAMILY TRUST

Joe Lamansky, Dan Lamansky & Karen Foreman – Co-Executors & Co-Trustees  
Closing Attorney - Vanessa M.Y. Willman of Foss, Kuiken, Cochran, Helling & Willman, P.C  
CONTACT STEFFES GROUP REPRESENTATIVE TIM MEYER, 319.750.1233



SteffesGroup.com | 319.385.2000

Steffes Group, Inc., 2245 E Bluegrass Rd., Mt. Pleasant, IA 52641



Tim Meyer - Iowa Real Estate Broker Officer - B36355000 | Announcements made the day of sale take precedence over advertising.



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Jefferson County, Iowa

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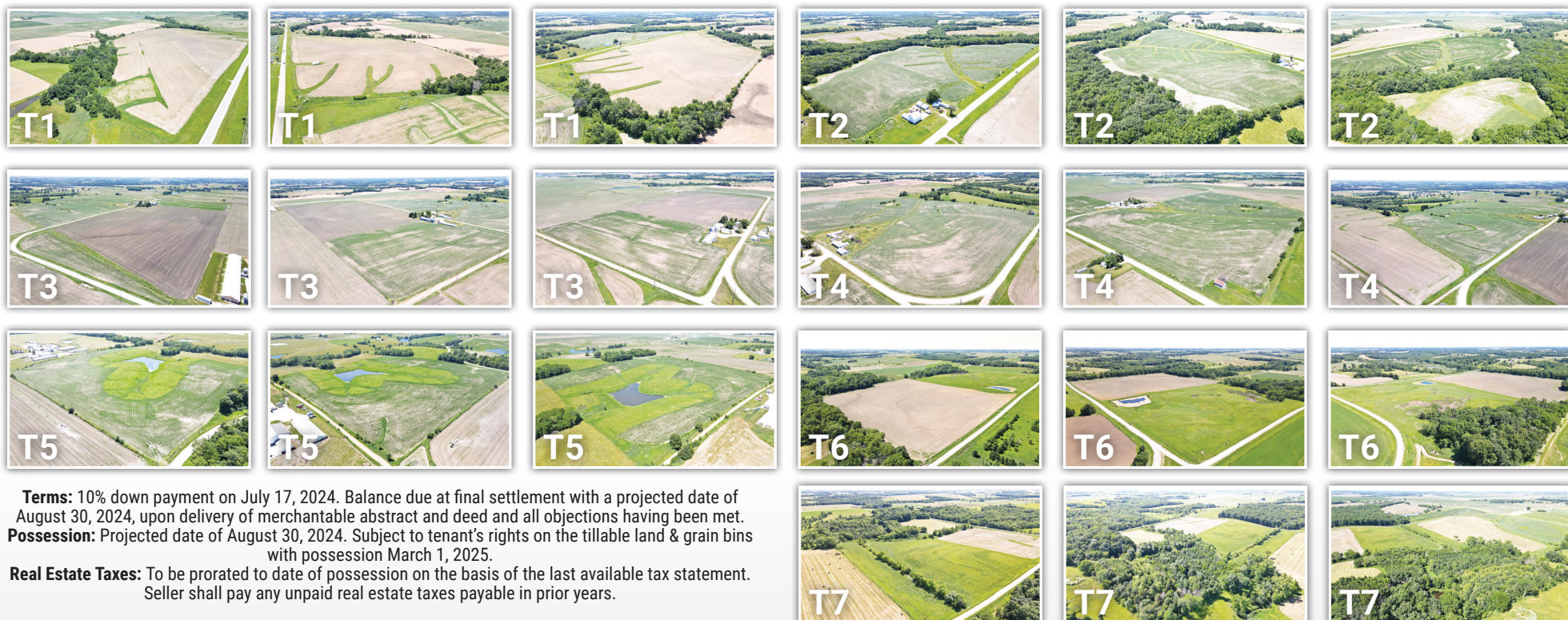
Steffes Group, Inc., 2245 E Bluegrass Rd., Mt. Pleasant, IA 52641



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 Mt. Pleasant, IA 52641



PRESORTED  
 STANDARD  
 US POSTAGE  
 PAID  
 Permit #315  
 FARGO, ND



**Terms:** 10% down payment on July 17, 2024. Balance due at final settlement with a projected date of August 30, 2024, upon delivery of merchantable abstract and deed and all objections having been met.  
**Possession:** Projected date of August 30, 2024. Subject to tenant's rights on the tillable land & grain bins with possession March 1, 2025.  
**Real Estate Taxes:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

**Special Provisions:**

- This online auction is a NO BUYER'S PREMIUM OR BUYER FEE auction.
- Tracts will be linked together with the bidding set to close simultaneously. If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are linked together.
- Down payment is due on the day the bidding closes and signing of the real estate contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the down payment/earnest money will be due the following business day.
- Tracts 1-6 are selling subject to tenant's rights on the tillable land for the 2024 farming season. Buyer will receive the second half cash rent payment due September 1, 2024, from the tenant as follows:  
 Tract 1 = \$6,377.60      Tract 4 = \$11,220.22  
 Tract 2 = \$3,543.11      Tract 5 = \$2,461.82  
 Tract 3 = \$6,481.31      Tract 6 = \$3,079.70
- Seller has served termination to the tenant, therefore the land will be selling free and clear for the 2025 farming season.
- It shall be the obligation of the Buyer to report to the Jefferson County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. CRP Prorate.
- Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees to accept responsibility and liability for any actions by the Buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer further agrees to indemnify and hold harmless the Sellers for any recovery sought by the FSA due to actions of Buyer, which would violate the requirements of the CRP.
- Tracts 3 & 4 will be surveyed by a licensed surveyor, at Seller's expense. Tracts 3 & 4 will be sold by the acre with gross surveyed acres being the multiplier used to determine the total bid amount. In the event the final survey is not completed by auction day or if the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at final settlement/closing only on Tracts 3 & 4, where the gross surveyed acres were used for the multiplier.
- Tracts 1, 2, 5, 6 & 7 will be sold by the acre with Jefferson County Assessor's Beacon Lot Area Acres being the multiplier used for each tract to determine the total bid amount.
- Tract 2 is selling subject to a final survey of the mobile home & buildings being retained, approx. 3± acres of parcel 0314200002. The surveyed acres of the mobile home & buildings will be deducted from the Assessor's Beacon Lot Area to arrive at Tract 2 acres. In the event the final survey of the mobile home is not completed by auction day or if the recorded survey is different than the announced acres, adjustments to the final contract price will be made accordingly at final settlement/closing only on Tract 2.
- The mobile home & buildings on Tract 2 are not selling and will be surveyed off. The surveyed acres of the mobile home & buildings will be deducted from the Assessor's Beacon Lot Area to arrive at Tract 2 acres. In the event the final survey of the mobile home is not completed by auction day or if the recorded survey is different than the announced acres, adjustments to the final contract price will be made accordingly at final settlement/closing only on Tract 2.
- Seller shall not be obligated to furnish a survey for Tracts 1, 2, 5, 6 or 7.
- It shall be the responsibility and expense of the Buyers of Tracts 3 & 4 to separate off the electric from the homestead not selling and install a separate electric meter, if needed or desired.
- There shall be a water easement/agreement established for the well located on Tract 4 for the homestead not selling. Tract 3 will not have water rights to the well on Tract 4. Rural water is in the area.
- This real estate auction is selling subject to final approval of the survey and subdivision requirements of the county.
- If one Buyer purchases more than one tract, the Seller shall only be obligated to furnish one abstract and deed (husband & wife constitute one Buyer).
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- The Buyer shall be responsible for any fencing in accordance with state law.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- All mineral rights, if any, held by Seller will be transferred to Buyer upon closing.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- All lines, drawings, boundaries, dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.
- The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.