

Henry & Jefferson County

LAND

AUCTION

WAYLAND, IA

Farm is located 3 miles south of Wayland on W55/Franklin Avenue, then 3 1/4 miles west on 140th Street, then 1 1/4 miles north on Ash Avenue. OR 3 1/4 miles south of Coppock, Iowa on Ash Avenue. Auction will be held at Wayland City Hall, 218 West Main St., Wayland, Iowa.

THURSDAY, JANUARY 30, 2014 AT 2:00 P.M.

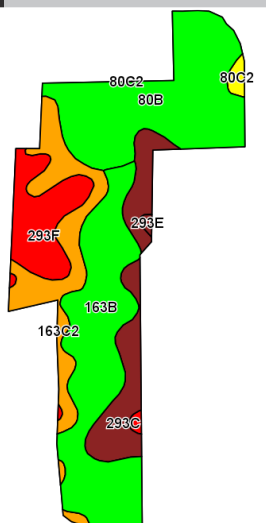


TRACT #1: 43 Acres M/L (SUBJECT TO FINAL SURVEY)

FSA information: 34.88 acres tillable.
Balance is timber.
Corn suitability rating on the tillable of 73.7 and 66.8 on the entire farm
Located in Section 19, Jefferson Township, Henry County, Iowa.



Buyer to receive 2014 Farming Rights!



Code	Soil Description	Acres	Percent of field	C-SR Legend	Non-Irr Class	C-SR*	Corn	Soybeans
163B	Fayette silt loam, 2 to 5 percent slopes	13.46	31.1%		IIIa	80	200	54
80B	Clinton silt loam, 2 to 5 percent slopes	12.72	29.5%		IIIa	80	193	52
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	6.21	14.4%		IIIa	68	177	48
293C	Chelsea-Lamont-Fayette complex, 0 to 0 percent slopes	5.53	12.7%		IIIa	40	138	39
293F	Chelsea-Lamont-Fayette complex, 18 to 25 percent slopes	4.78	11.1%		VIIIa	12	101	22
80C2	Clinton silt loam, 5 to 9 percent slopes, moderately eroded	0.41	1.0%		IIIa	60	166	45
293E	Chelsea-Lamont-Fayette complex, 9 to 18 percent slopes	0.13	0.3%		IVa	21	113	31
Weighted Average			66.8				175.3	47.4

139 ACRES, M/L SELLS IN TWO TRACTS (SUBJECT TO FINAL SURVEY) TILLABLE GROUND

WAYLAND, IOWA Farm is located 3 miles south of Wayland on W55/Franklin Avenue, then 3 1/4 miles west on 140th Street, then 1 1/4 miles north on Ash Avenue.

Auction will be held at Wayland City Hall, 218 West Main Street, Wayland, Iowa.

Selling Choice with the privilege.

High bidder may take Tract #1 or Tract #2 or both tracts!

Reserved: All equipment & personal property.

Please note that all lines and acres are approximate and the final survey will determine the acres, multiplier and boundary lines.

INFORMATION ON ENTIRE FARM:

115 bushel corn yield and a 39.5 acre corn base
32 bushel bean yield and a 41.9 acre bean base
32 bushel wheat yield and a 2.9 acre wheat base
51 bushel oat yield and a 2.9 acre oat base

TERMS & CONDITIONS:

TERMS: 20% down payment on January 30, 2014. Balance at closing with projected date of February 28, 2014 upon delivery of merchantable abstract and deed.

POSSESSION: Projected date of February 28, 2014.

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.

The following taxes are approximate.

Taxes on Tract #1:	Taxes on Tract #2:
Gross: \$405.48	Gross: \$1,702.31
Ag Credit: \$31.93	Ag Credit: \$120.22
Family Farm: \$19.04	Family Farm: \$23.79
Net: \$354.00 (Approx.)	Net: \$1,558.00 (Approx.)

Any announcements made the day of sale take precedence over advertising.

SPECIAL PROVISIONS:

- There is a 25' wide easement through Tract #1 and adjoining land owner for the purpose of ingress and egress to Tract #2 and for adjoining land owners.
- Due to County Regulations, there is a residential building restriction on Tract #2.
- Buyer(s) shall cooperate by signing any needed paperwork at no additional cost to them in a 1031 exchange if the seller opts to do so.
- 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)
- It shall be the obligation of the buyer(s) to report to the Henry County FSA office and show filed deed in order to receive the following if applicable:
 - Allotted base acres
 - Any future government programs
 - Prorate of CRP
- The CRP payment on Tract #2 is as follows:
 - 5.3 acres at \$165.21 = \$876.00 and expires on 9-30-2017
 - 7.3 acres at \$133.35 = \$973.00 and expires on 9-30-2017
- Buyer(s) agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer(s) agrees to accept responsibility and liability for any actions by the buyer(s) which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer(s) further agrees to indemnify and hold harmless the sellers/tenant for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the CRP. In the event the buyer(s) elect to take the ground out of CRP, the buyer(s) will be responsible to the seller/tenant for any prorate of the CRP payment that the seller/tenant would have received.
- Both Tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier.
- The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
- The buyer(s) shall be responsible for installing his/her own entrances if needed or desired.
- If in the future a site clean up is required it shall be at the expense of the buyer(s).
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer(s) acknowledges that he/she has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer(s) is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.



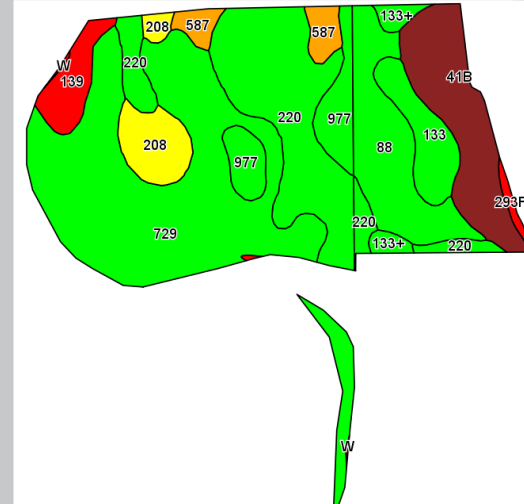
TRACT #2: 96 Acres M/L (SUBJECT TO FINAL SURVEY)

FSA information: 66.81 acres tillable of which 12.6 is in CRP as follows:
5.3 acres at \$165.21 = \$876.00 and expires on 9-30-2017
7.3 acres at \$133.35 = \$973.00 and expires on 9-30-2017
\$1,849 Total CRP Payment

Balance of land is timber and borders the Skunk River.

Corn suitability rating on the entire farm is 73.8.

Located in Section 19, Jefferson Township, Henry County, Iowa and Section 24, Walnut Township, Jefferson County, Iowa



Code	Soil Description	Acres	Percent of field	C-SR Legend	Non-Irr Class	C-SR*	Corn	Soybeans
729	Nodaway-Coppock complex, 0 to 2 percent slopes	36.01	36.5%		IIw	77	184	50
220	Nodaway silt loam, 0 to 2 percent slopes	17.88	18.1%		IIw	87	197	53
41B	Sparta loamy fine sand, 2 to 5 percent slopes	10.63	10.8%		IVa	40	138	38
88	Nevin silt loam, 0 to 2 percent slopes	10.45	10.6%		IIw	90	207	56
877	Richwood silt loam, 0 to 2 percent slopes	5.10	5.2%		IIw	95	208	56
208	Klun fine sandy loam, 0 to 2 percent slopes	4.53	4.6%		IIw	95	154	42
133	Coco silt loam, 0 to 2 percent slopes	4.41	4.5%		IIw	83	183	52
139	Perks loamy sand, 1 to 3 percent slopes	3.25	3.3%		IVa	15	100	27
587	Chequest silt loam, 0 to 2 percent slopes	2.55	2.6%		IIw	65	168	46
220	Nodaway silt loam, 0 to 2 percent slopes	1.78	1.8%		IIw	87	202	55
133+	Coco silt loam, overwash, 0 to 2 percent slopes	1.49	1.5%		IIw	85	202	54
293F	Chelsea-Lamont-Fayette complex, 18 to 25 percent slopes	0.50	0.5%		VIIIa	12	101	27
W	Water	0.14	0.1%					
Weighted Average			73.8				180.9	48



MICHAEL J. KELLER
Gary L. Wiegel - Attorney



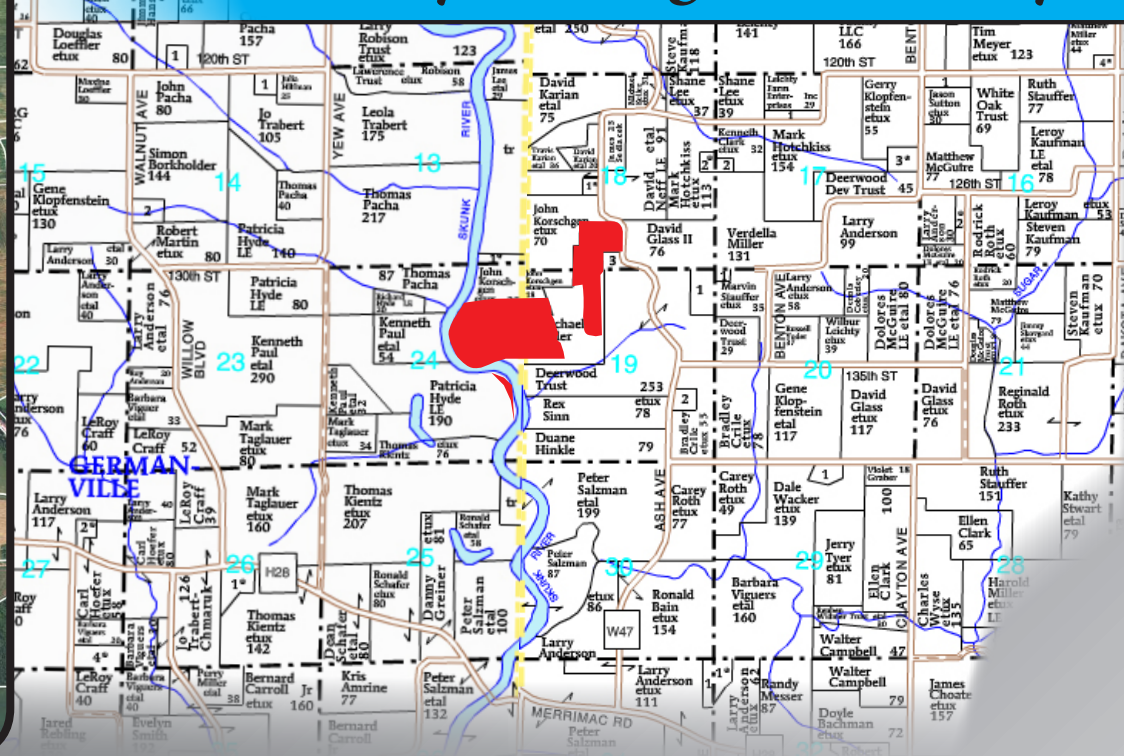
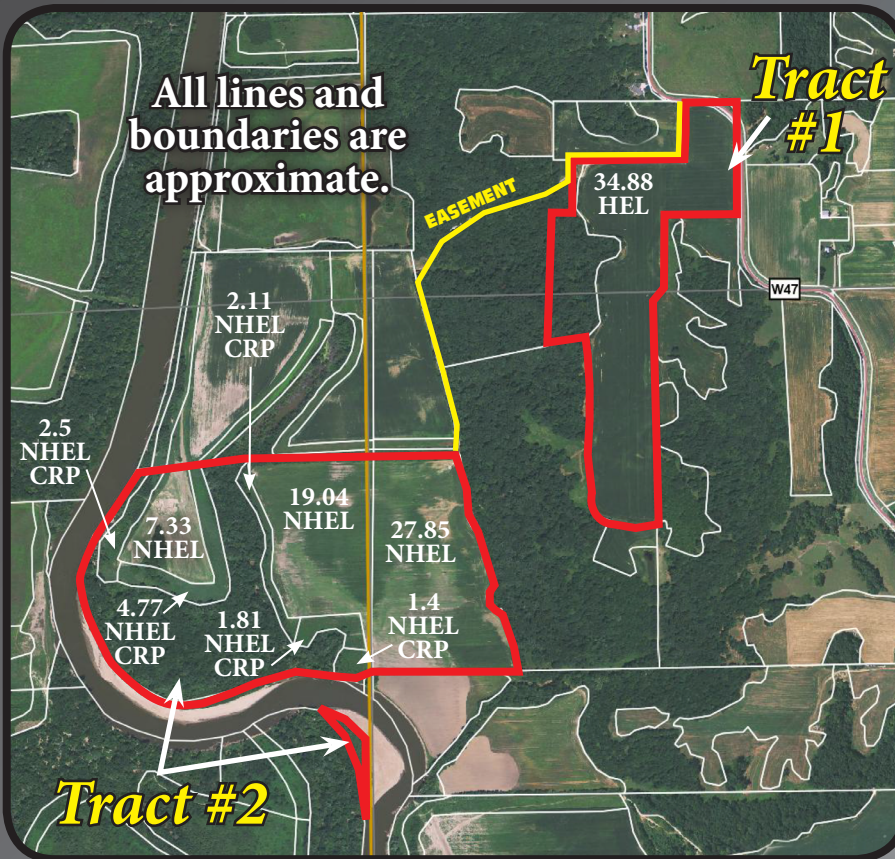
319.385.2000
www.steffesgroup.com

STEFFES GROUP, INC.
605 East Winfield Avenue, Mt. Pleasant, IA 52641



Tim Meyer Chris Richard Terry Hoenig Lynn Richard Jason Denning
Scott Steffes ND81, Brad Olstad ND319, and Bob Steffes ND82

Licensed to sell in Iowa, Minnesota, North Dakota, Missouri, and Illinois #441-001755
ANY ANNOUNCEMENTS MADE THE DAY OF SALE TAKE PRECEDENCE OVER ADVERTISING



WAYLAND,
IOWA

139 ACRES M/L

SELLING IN TWO TRACTS (SUBJECT TO FINAL SURVEY)

TRACT #1 - 43 Acres M/L (Subject To Final Survey)



TRACT #2 - 96 Acres M/L (Subject To Final Survey)



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2 Tracts!



139 ACRES M/L
Wayland, IA

Henry & Jefferson County

LAND AUCTION

WAYLAND, IOWA Farm is located 3 miles south of Wayland on W53/Franklin Avenue, then 3 1/4 miles west on 140th Street, then 1 1/4 miles north on Ash Avenue. OR 3 1/2 miles south of Coppock, Iowa on Ash Avenue. Auction will be held at Wayland City Hall, 218 West Main St., Wayland, Iowa.

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