

Henry County LAND AUCTION

Mt. Pleasant, IA Land is located 4 miles north of Mt. Pleasant on Franklin Avenue/W55, then 1/2 mile east on 200th Street. Auction to be held at the Steffes Auction Pavilion, 605 East Winfield Avenue, Mt. Pleasant.

TUESDAY, MARCH 4, 2014 AT 10:00 A.M.

42.52 ACRES, M/L
 SELLS IN ONE TRACT
TILLABLE FARM LAND WITH CRP

MT. PLEASANT, IOWA Land is located 4 miles north of Mt. Pleasant on Franklin Avenue/W55, then 1/2 mile east on 200th Street.

Auction to be held at the Steffes Auction Pavilion, 605 East Winfield Avenue, Mt. Pleasant.

FSA information:
 31.75 acres tillable of which 5.2 acres are in CRP as follows:
 2.7 acres at \$98.52 = \$266.00 and expires on 9-30-2015
 1.7 acres at \$87.94 = \$149.00 and expires on 9-30-2015
 0.8 acres at \$102.50 = \$82.00 and expires on 9-30-2015
 Corn suitability rating on the tillable is 52.2 and 45.8 on entire farm.
 110 bushel corn yield and 25.4 acre corn base
 34 bushel bean yield and 1.2 acre bean base
 Located in Section 25, Trenton Township, Henry County, Iowa

Terms: 20% down payment on March 4, 2014. Balance at closing with projected date of April 4, 2014 upon delivery of merchantable abstract and deed.
 Possession: March 4, 2014 - New Buyer has 2014 Farming Rights!

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 and will be used to prorate at closing.
 Gross: \$613.95
 Ag. Credit: (28.58)
 Net: \$586.00 (Rounded)

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

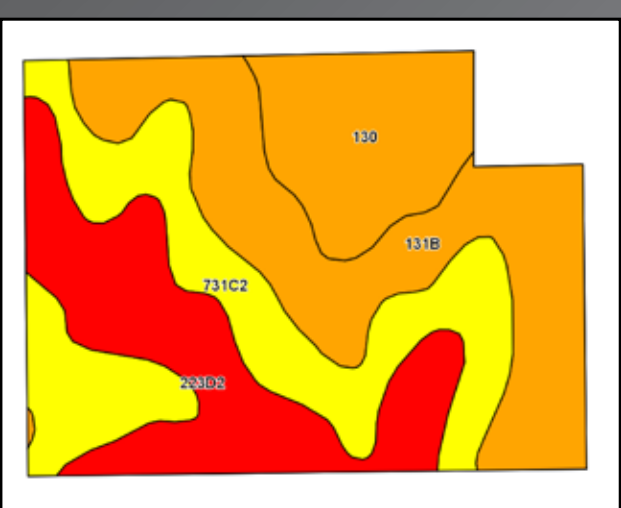
SPECIAL PROVISIONS:

- Seller shall not be obligated to furnish a survey.
- Property is selling subject to court approval.
- It shall be the obligation of the buyer to report to the Henry County FSA office and show filed deed in order to receive the following if applicable:
 A. Allotted base acres.
 B. Any future government programs.
- Buyer will receive 100% of the CRP payment.
- CRP Payment as follows:
 2.7 acres at \$98.52 = \$266.00 and expires on 9-30-2015
 1.7 acres at \$87.94 = \$149.00 and expires on 9-30-2015
 0.8 acres at \$102.50 = \$82.00 and expires on 9-30-2015
- 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/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 elects to take the ground out of CRP, the buyer will be responsible to the seller/tenant for any prorate of the CRP payment that the seller/tenant would have received.
- The buyer 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.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- 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 same.

Land Preview on Tuesday, February 18th from 10-11AM



Selling with 2014 Farming Rights

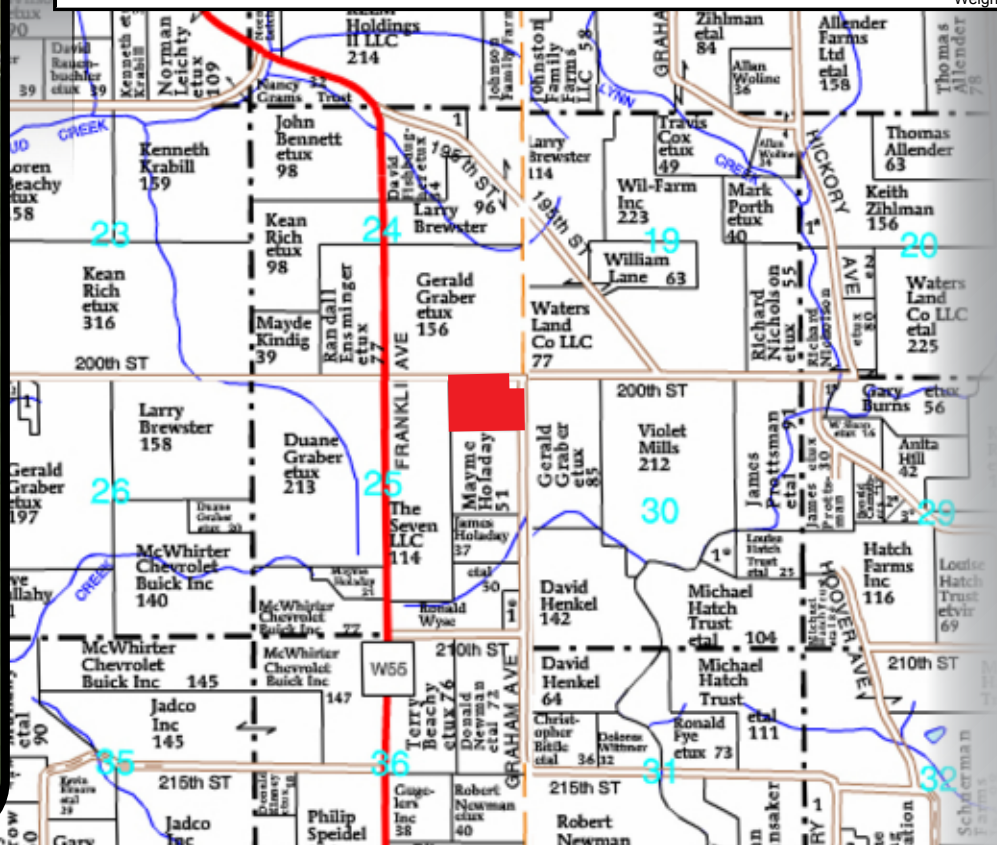


SHARON K. HIATT-HILBRANT ESTATE
 Pam Oetken & Eldon Witthoft - Co-Executors
 Seleta Bainter - Attorney for Estate

All lines and boundaries are approximate.



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans	
131B	Freshing silt loam, 2 to 5 percent slopes	12.61	30.7%		IIIc	67	175	47	
F31C2	Freshing silty clay loam, 5 to 9 percent slopes, moderately eroded	12.03	29.3%		IIIc	45	146	39	
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	9.98	24.3%		IVe	9	97	26	
130	Belinda silt loam, 0 to 2 percent slopes	6.45	15.7%		IIW	63	170	46	
Weighted Average							45.8	146.8	39.4



319.385.2000
 www.steffesgroup.com
 STEFFES GROUP, INC.
 605 East Winfield Avenue, Mt. Pleasant, IA 52641



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



