

Henry County LAND AUCTION

Rome, Iowa

THURSDAY, MAY 22, 2014 AT 10:00 A.M.

Land is located 1 mile north of Rome, Iowa Or from Mt. Pleasant, from the intersection of Old Highway 34 & Franklin Avenue/W55, proceed 3 1/2 miles west.

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

INCOME PRODUCING FARMS!
Buyer to Receive Balance of Cash Rent

Preview on Thursday, May 8th from 10-11am

231.52 SURVEYED ACRES SELLS IN THREE TRACTS

TRACT #1 – 40.54 SURVEYED ACRES

FSA information: 40.07 acres tillable of which

4.9 acres are in CRP as follows:

4.1 acres at \$216.44 = \$887 and expires on 9-30-2023

0.8 acres at \$254.40 = \$204 and expires on 9-30-2023

115 bushel corn yield and a 35.1 acre corn base

Corn Suitability Rating 2 is 75.4 on the entire tract

Located in Section 32, Trenton Township, Henry County, Iowa

TRACT #2 – 52.08 SURVEYED ACRES

FSA information: 47.73 acres tillable

117 bushel corn yield and a 43.30 acre corn base

31 bushel bean yield and a 4.40 acre bean base

Corn Suitability Rating 2 is 76.8 on the entire tract

Located in Sections 32 & 33, Trenton Township, Henry County, Iowa

TRACT #3 – 138.9 SURVEYED ACRES

FSA information: 120.08 acres tillable of which

54.1 acres are in CRP as follows:

34 acres at \$107.55 = \$3,657 and expires on 9-30-2014

10.6 acres at \$155.52 = \$1,649 and expires on 9-30-2014

9.5 acres at \$191.03 = \$1,815 and expires on 9-30-2023

Balance being timber and this tract borders the Skunk River!

118 bushel corn yield and a 57.30 acre corn base

29 bushel bean yield and a 8.80 acre bean base

Corn Suitability Rating 2 on the tillable is 71.6 and

66.8 on the entire tract

Located in Sections 28 & 33, Trenton Township, Henry County, Iowa

Terms: 20% down payment on May 22, 2014. Balance at closing with projected date of June 30, 2014 upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of June 30, 2014 (Subject to tenant's 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.

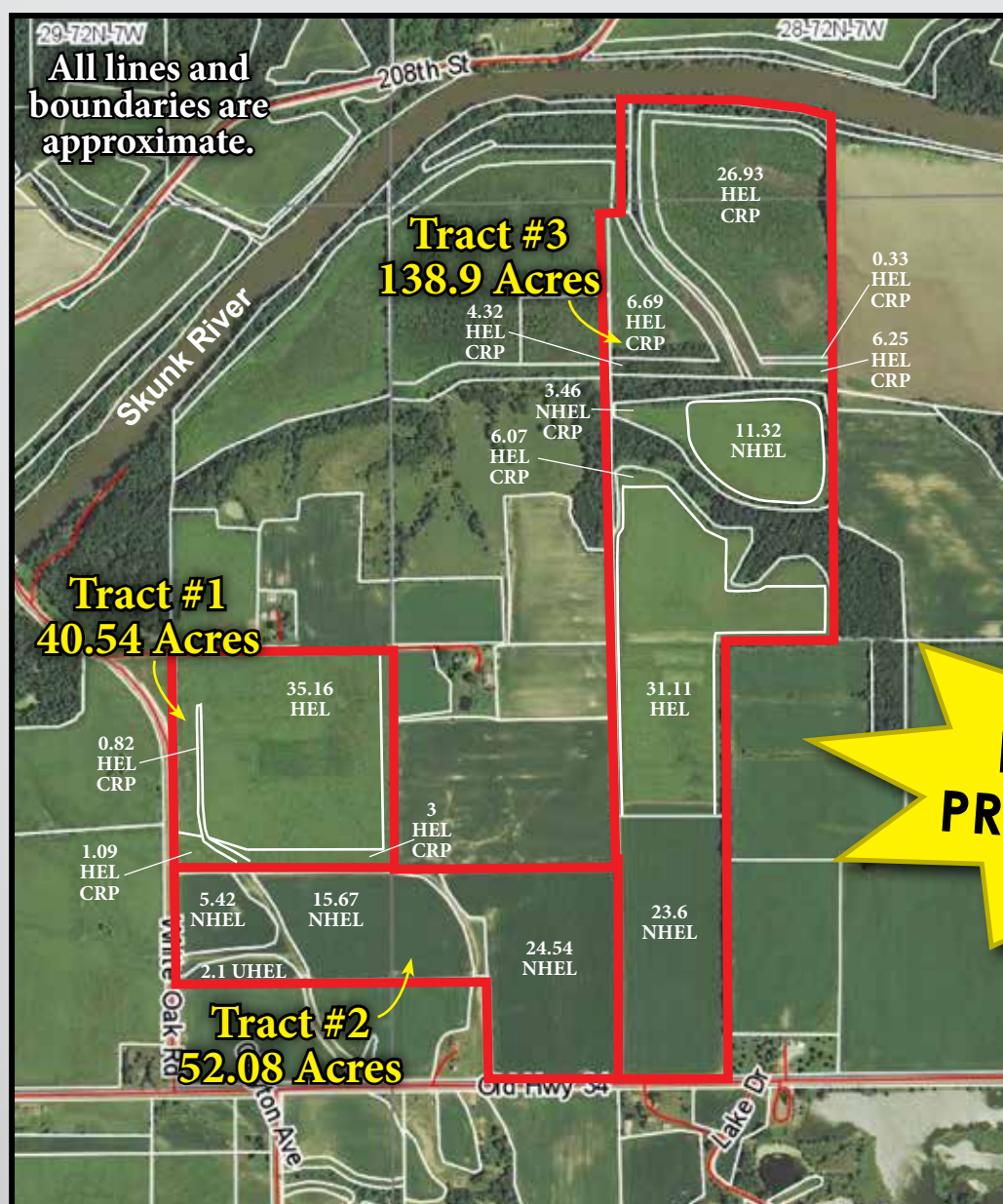
The following taxes are approximate and will be used to prorate at closing.

TRACT #1	TRACT #2	TRACT #3
Gross \$840.59	Gross \$1,066.27	Gross \$1,888.39
Ag. Credit (35.45)	Ag. Credit (44.96)	Ag. Credit (79.62)
Net \$806.00 (ROUNDED)	Net \$1,022.00 (ROUNDED)	Net \$1,808.00 (ROUNDED)

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

Special Provisions:

- Tracts #1, #2 & #3 are selling subject to tenant's rights and are rented for the 2014 crop year as follows:
 - Tract #1:
 - Of Tract #1, 35.17 acres are cash rented. The buyer will receive the balance of the cash rent of \$4,396, due October 1, 2014 and will be paid by the tenant to the buyer.
 - Tract #2:
 - Of Tract #2, 47.73 acres are cash rented. The buyer will receive the balance of the cash rent of \$5,966, due October 1, 2014 and will be paid by the tenant to the buyer.
 - Tract #3:
 - Of Tract #3, 66.03 acres are cash rented. The buyer will receive the balance of the cash rent of \$8,253, due October 1, 2014 and will be paid by the tenant to the buyer.
- It shall be the obligation of the buyer(s) to serve termination to the tenants, prior to September 1, 2014, if so desired.
- It shall be the obligation of the buyer(s) to report to the Henry County FSA office and show filed deed(s) in order to receive the following if applicable:
 - Allotted base acres
 - Any future government programs
 - Prorate of CRP
 - CRP payment on Tract #1 as follows:
 - 4.1 acres at \$216.44 = \$887 and expires on 9-30-2023
 - 0.8 acres at \$254.40 = \$204 and expires on 9-30-2023
 - CRP payment on Tract #3 as follows:
 - 34 acres at \$107.55 = \$3,657 and expires on 9-30-2014
 - 10.6 acres at \$155.52 = \$1,649 and expires on 9-30-2014
 - 9.5 acres at \$191.03 = \$1,815 and expires on 9-30-2023
- Buyer(s) agree to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer(s) agree 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(s) further agree 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) elects 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.
- All Tracts have been surveyed by a registered land surveyor and surveyed acres will be the multiplier for each tract.
- 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).
- The buyer(s) shall be responsible for any fencing in accordance with Iowa state law
- 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 real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer(s) are buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.



INCOME PRODUCING



319.385.2000
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



ROME, IOWA

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ROBERT A. MILLER & WEBEL FARMS 1, LLC

Philip D. McCormick – Attorney

HENRY COUNTY LAND AUCTION

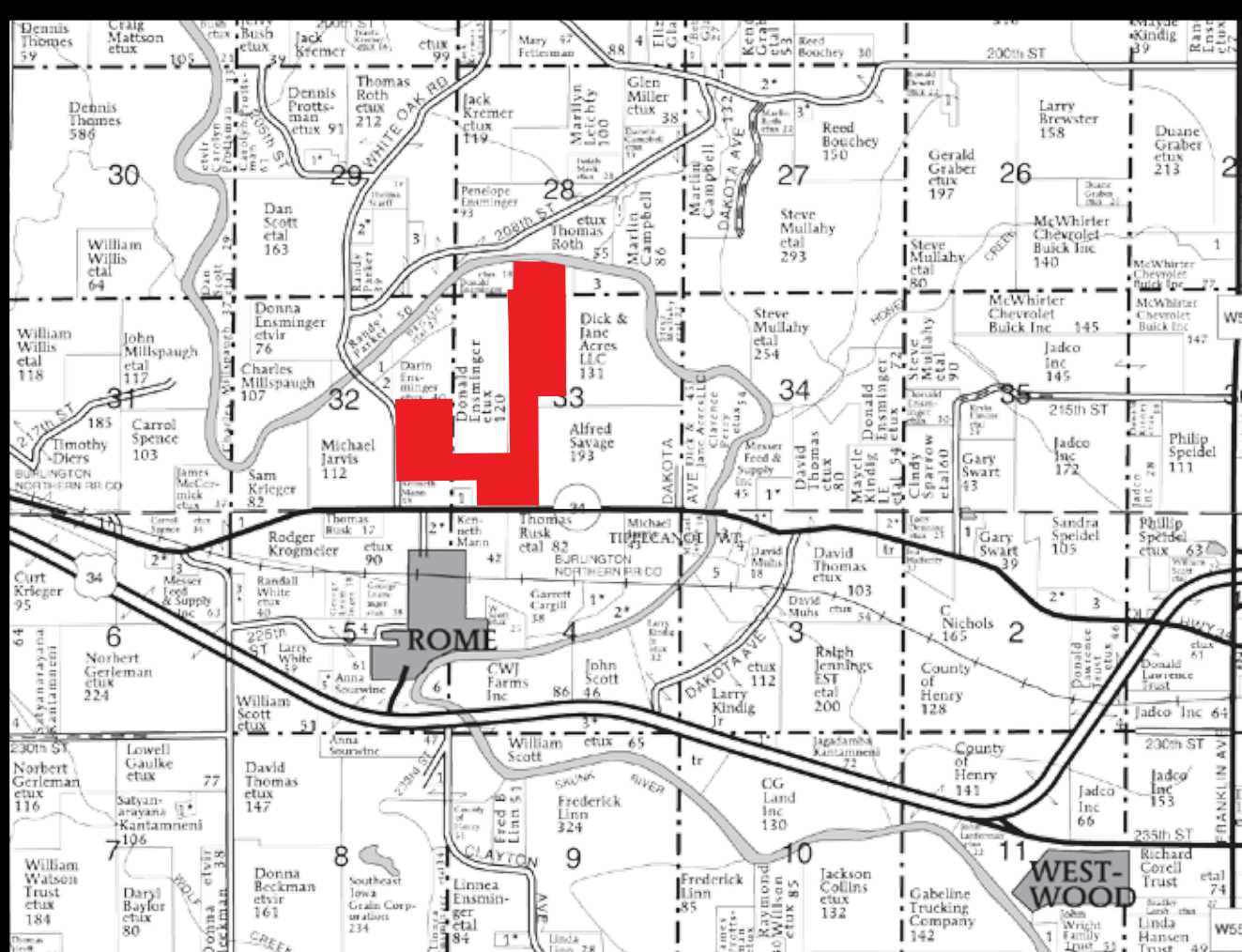
Rome, IA THURSDAY, MAY 22, 2014 AT 10:00 A.M.



VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS



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605 East Winfield Avenue
Mt. Pleasant, IA 52641-2951
319-385-2000
SteffesGroup.com

PRSR2 STD
US Postage
PAID
Permit #243
Rock Island, IL

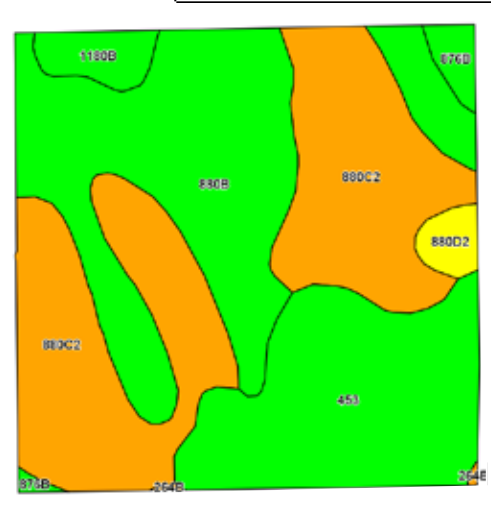
Please Post

3 TRACTS!

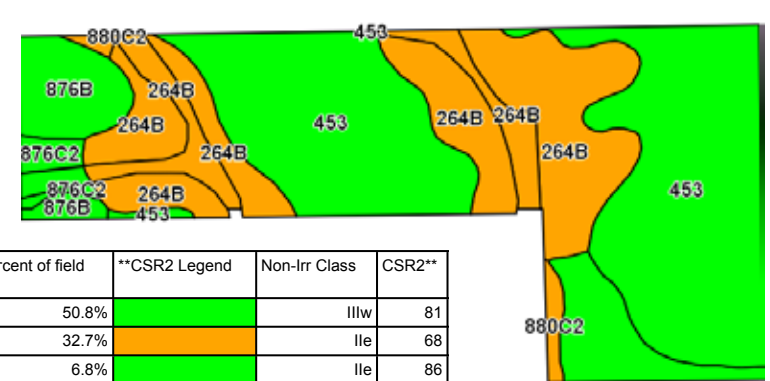


231.52 Surveyed Acres
Rome, IA

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
880C2	Clinton silt loam, benches, 5 to 9 percent slopes, moderately eroded	15.30	38.2%		Ille	69
880B	Clinton silt loam, benches, 2 to 5 percent slopes	13.22	33.0%		Ille	80
453	Tuskeego silt loam, 0 to 2 percent slopes	9.05	22.6%		Ilhw	81
1180B	Keomah silt loam benches 2 to 5 percent slopes	1.09	2.7%		Ille	77
880D2	Clinton silt loam, benches, 9 to 14 percent slopes, moderately eroded	0.68	1.7%		Ille	46
876B	Ladoga silt loam, benches, 2 to 5 percent slopes	0.67	1.7%		Ille	86
264B	Ainsworth silt loam, 2 to 5 percent slopes	0.06	0.1%		Ille	68
Weighted Average						75.4



TRACT #1 - 40.54 Acres M/L

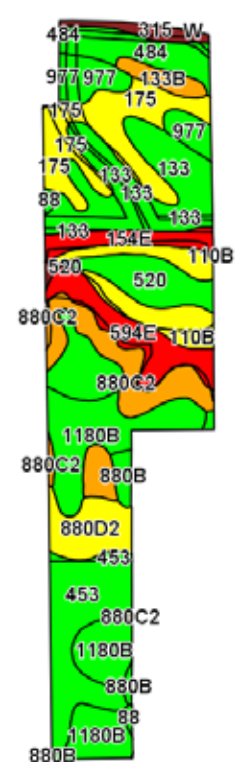


TRACT #2 - 52.08 Acres M/L

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
453	Tuskeego silt loam, 0 to 2 percent slopes	26.10	50.8%		Ilhw	81
264B	Ainsworth silt loam, 2 to 5 percent slopes	16.80	32.7%		Ille	68
876B	Ladoga silt loam, benches, 2 to 5 percent slopes	3.51	6.8%		Ille	86
880B	Clinton silt loam, benches, 2 to 5 percent slopes	3.16	6.1%		Ille	80
876C2	Ladoga silt loam, benches, 5 to 9 percent slopes, moderately eroded	1.11	2.2%		Ille	78
880C2	Clinton silt loam, benches, 5 to 9 percent slopes, moderately eroded	0.72	1.4%		Ille	69
Weighted Average						76.8

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
1180B	Keomah silt loam benches 2 to 5 percent slopes	20.83	15.2%		Ille	77
133	Colo silty clay loam, 0 to 2 percent slopes	17.24	12.6%		Ilw	77
453	Tuskeego silt loam, 0 to 2 percent slopes	13.89	10.2%		Ilhw	81
175	Dickinson fine sandy loam, 0 to 2 percent slopes	13.81	10.1%		Ilis	56
880C2	Clinton silt loam, benches, 5 to 9 percent slopes, moderately eroded	11.54	8.4%		Ille	69
110B	Lamont fine sandy loam, 2 to 5 percent slopes	8.73	6.4%		Ille	53
594E	Galland loam, 14 to 18 percent slopes	7.77	5.7%		Vie	8
880B	Clinton silt loam, benches, 2 to 5 percent slopes	7.41	5.4%		Ille	80
520	Coppock silt loam, 0 to 2 percent slopes	6.86	5.0%		Ilw	79
484	Lawson silt loam, 0 to 2 percent slopes	6.82	5.0%		Ilw	83
880D2	Clinton silt loam, benches, 9 to 14 percent slopes, moderately eroded	6.32	4.6%		Ille	46
977	Richwood silt loam, 0 to 2 percent slopes	5.87	4.3%		I	100
154E	Ainsworth-Lamont complex, 9 to 18 percent slopes	4.18	3.1%		Vie	20
133B	Colo silty clay loam, 2 to 5 percent slopes	2.35	1.7%		Ilw	68
315	Klum-Perks-Nodaway complex, 1 to 3 percent slopes	2.10	1.5%		Ilhw	38
88	Nevin silty clay loam, 0 to 2 percent slopes	0.66	0.5%		I	95
58E	Douds loam, 14 to 18 percent slopes	0.26	0.2%		Vie	39
Weighted Average						66.8

TRACT #3 - 138.9 Acres M/L



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Rome, Iowa

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