

# Des Moines County LAND AUCTION

## Mediapolis, Iowa

**THURSDAY, SEPTEMBER 18, 2014 AT 10:00 A.M.**

Land is located 6 miles east of Mediapolis on Mediapolis Road/H38, then 1 mile south on Highway 99. Farm is located at the intersection of Highway 99 & 225th Street.  
 Auction Location: Auction to be held at the Mediapolis City Hall, 501 Main Street, Mediapolis, Iowa.



### INVESTMENT QUALITY FARMLAND

## 117.79 ACRES M/L – SELLS IN THREE TRACTS

**Selling Choice with the privilege. High bidder may take Tract #1, Tract #2 or Tract #3 or any combination of tracts.**

### TRACT #1 – 38.05 ACRES M/L

FSA indicates: 34.07 NHEL acres tillable  
 Corn Suitability Rating 2 of 76 (CSR1 of 76) on the entire tract  
 Located in Section 25, Huron Township, Des Moines County, IA

### TRACT #2 – 39.74 ACRES M/L

FSA indicates: 41.41 NHEL acres tillable  
 Corn Suitability Rating 2 of 70.6 (CSR1 of 74.6) on the entire tract  
 Located in Section 25, Huron Township, Des Moines County, IA

### TRACT #3 – 40 ACRES M/L

FSA indicates: 38.78 NHEL acres tillable.  
 Corn Suitability Rating 2 of 53.4 (CSR1 of 60.5) on the entire tract  
 Located in Section 30, Huron Township, Des Moines County, IA

**Terms:** 20% down payment on September 18, 2014. Balance at closing with projected date of October 17, 2014 upon delivery of merchantable abstract and deed and all objections have been met.  
**Landlord's Possession:** Projected date of October 17, 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.

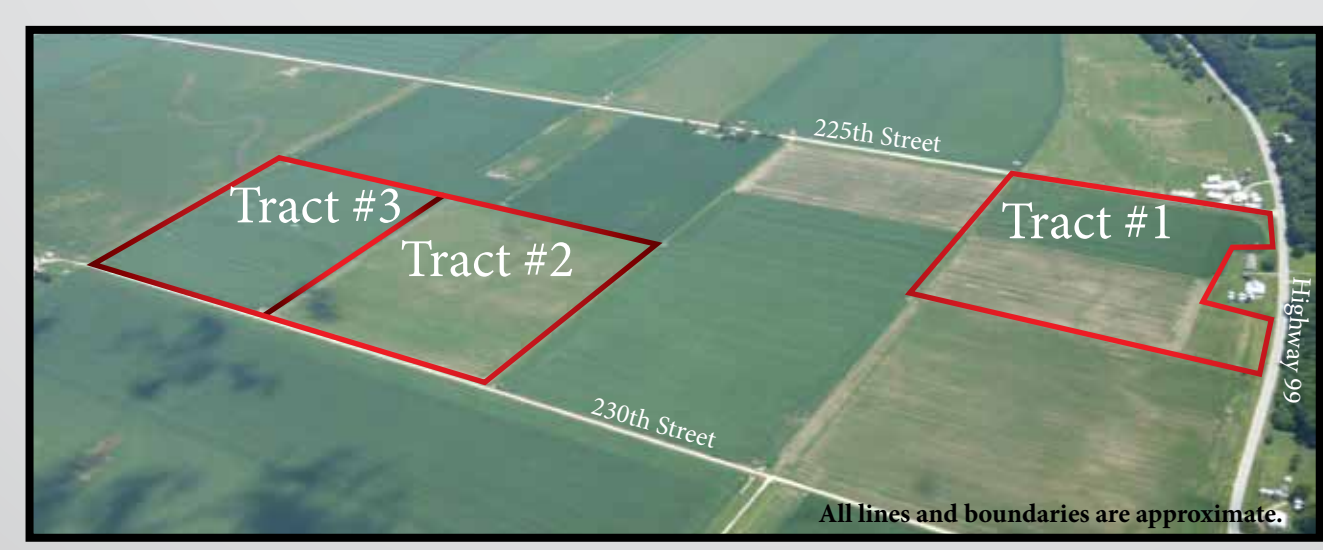
<b>TRACT #1</b>	Gross	\$1,122.72
	Ag. Credit	(43.52)
	Net	\$1,080.00 (ROUNDED)
	Levee/Drainage	\$606.00 (ROUNDED)
<b>TRACT #2</b>	Gross	\$840.53
	Ag. Credit	(32.58)
	Net	\$808.00 (ROUNDED)
	Levee/Drainage	\$1,008.00 (ROUNDED)
<b>TRACT #3</b>	Gross	\$972.62
	Ag. Credit	(37.70)
	Net	\$934.00 (ROUNDED)
	Levee/Drainage	\$1,066.00 (ROUNDED)

- Special Provisions:**
- Current tenant has been given notice and all farms are being sold free and clear for the 2015 farming season. Farms are being sold subject to current tenants' rights. Possession given on March 1, 2015. Fall tillage rights shall be granted.
  - It shall be the obligation of the buyer(s) to report to the Des Moines County FSA office and show filed deed(s) in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
  - The buyer(s) shall be responsible for installing his/her own entrances if needed or desired.
  - The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
  - If in the future a site clean-up is required it shall be at the expense of the buyer(s).
  - The seller shall not be obligated to furnish a survey.
  - 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 seller shall not be obligated to furnish a survey.
  - 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.
  - Any announcements made on the day of the auction will take precedence over prior advertising and printed matter.

**76 CSR**



All lines and boundaries are approximate.



All lines and boundaries are approximate.



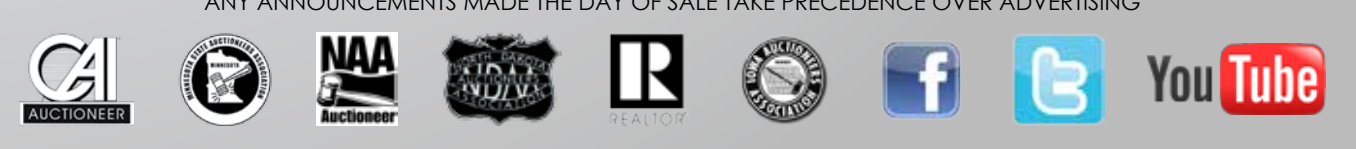
**Steffes Group, Inc.**  
 605 East Winfield Avenue, Mt. Pleasant, IA 52641  
**319.385.2000**  
 SteffesGroup.com

**MEDIAPOLIS, IOWA**  
 Land is located 6 miles east of Mediapolis on Mediapolis Road/H38, then 1 mile south on Highway 99. Farm is located at the intersection of Highway 99 & 225th Street.  
 Auction Location: Auction to be held at the Mediapolis City Hall, 501 Main Street, Mediapolis, Iowa.



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

**RAY L. CREELMAN TRUST**  
 Wm. Scott Power – Attorney for Trustees





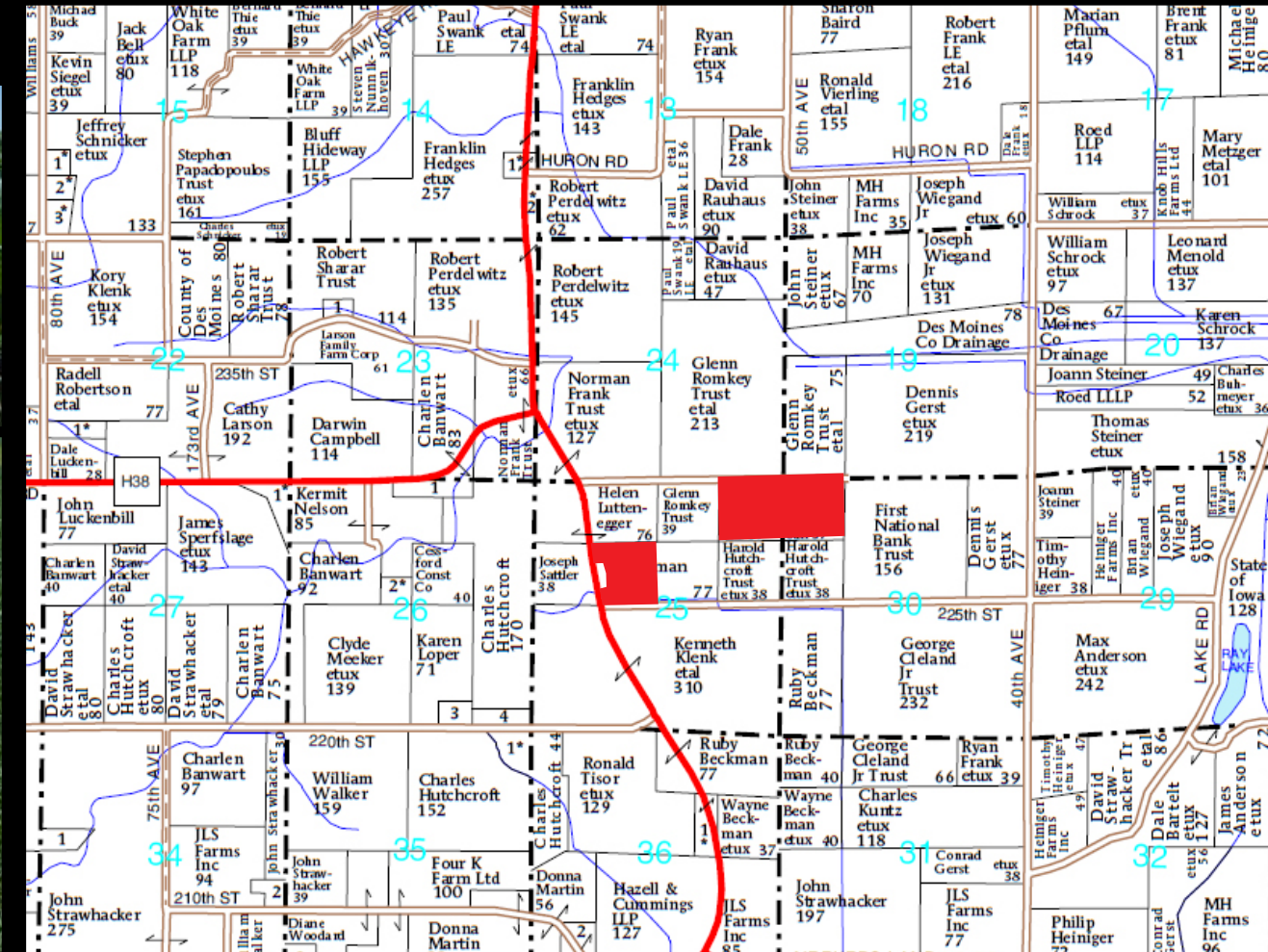
# DES MOINES COUNTY LAND AUCTION

Mediapolis, IA **THURSDAY, SEPTEMBER 18, 2014 AT 10:00 A.M.**

Auction Location: Auction to be held at the Mediapolis City Hall, 501 Main Street, Mediapolis, IA



VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS



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

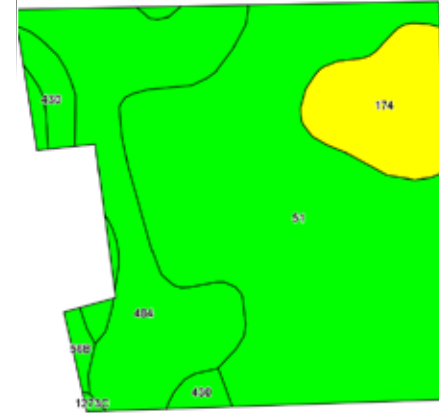
PRSR STD  
US Postage  
PAID  
Permit #243  
Rock Island, IL

Please Post



3 TRACTS!

117.79 Acres M/L  
Des Moines County, IA



TRACT #1 - 38.05 Acres M/L



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
51	Vesser silt loam, 0 to 2 percent slopes	21.83	58.7%	Green	Ilw	74	70
484	Lawson silt loam, 0 to 2 percent slopes	9.14	24.6%	Yellow	Ilw	87	90
174	Bolan loam, 0 to 2 percent slopes	3.96	10.6%	Green	Ilw	60	75
430	Ackmore silt loam, 0 to 2 percent slopes	1.65	4.4%	Green	Ilw	77	83
56B	Cantril loam, 2 to 5 percent slopes	0.57	1.5%	Green	Ilw	81	67
1273C	Olmitz variant loam, 5 to 10 percent slopes	0.06	0.2%	Green	Ilw	85	55
Weighted Average						76	76

TRACT #2 - 39.74 Acres M/L



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
135	Coland clay loam, 0 to 2 percent slopes	19.54	47.2%	Green	Ilw	74	80
51	Vesser silt loam, 0 to 2 percent slopes	14.14	34.1%	Green	Ilw	74	70
960	Shaffton loam, 0 to 2 percent slopes	6.31	15.2%	Yellow	Ilw	57	72
172	Wabash silty clay, 0 to 2 percent slopes	0.96	2.3%	Green	Ilw	37	45
430	Ackmore silt loam, 0 to 2 percent slopes	0.46	1.1%	Green	Ilw	77	83
Weighted Average						70.6	74.6

TRACT #3 - 40 Acres M/L



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
172	Wabash silty clay, 0 to 2 percent slopes	21.57	55.6%	Green	Ilw	37	45
135	Coland clay loam, 0 to 2 percent slopes	17.21	44.4%	Green	Ilw	74	80
Weighted Average						53.4	60.5

## Des Moines County LAND AUCTION

Mediapolis, IA **THURSDAY, SEPTEMBER 18, 2014 AT 10 A.M.**

**319.385.2000**  
**SteffesGroup.com**