

Lee County
LAND

AUCTION

Montrose, Iowa

TUESDAY, SEPTEMBER 23, 2014 AT 10:00 A.M.

Farm is located 1 mile south of Montrose on Highway 61 then 1 mile northwest on Highway 218, then 1 1/2 miles west on J72/300th Street. Or 8 miles south of Donnellson on Highway 27/218, then 5 miles east on J72/300th Street

Auction Location: Auction to be held at the Youth Learning Center, at the Lee County Fairgrounds, Donnellson, Iowa.

LOCATED ON A
HARD SURFACE ROAD

**28.86 Acres M/L
SELLS IN ONE TRACT**

**67
CSR**

FSA indicates: 28.03 HEL acres tillable
Corn Suitability Rating 2 of 67.2 (CSR1 of 57.4) on the entire tract.
There is a 3' to 4' dug well located on the property, located north & east of the home.
Located in Section 7, Montrose Township, Lee County, Iowa.

Terms: 20% down payment on September 23, 2014. Balance at closing with projected date of October 23, 2014 upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of October 23, 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.

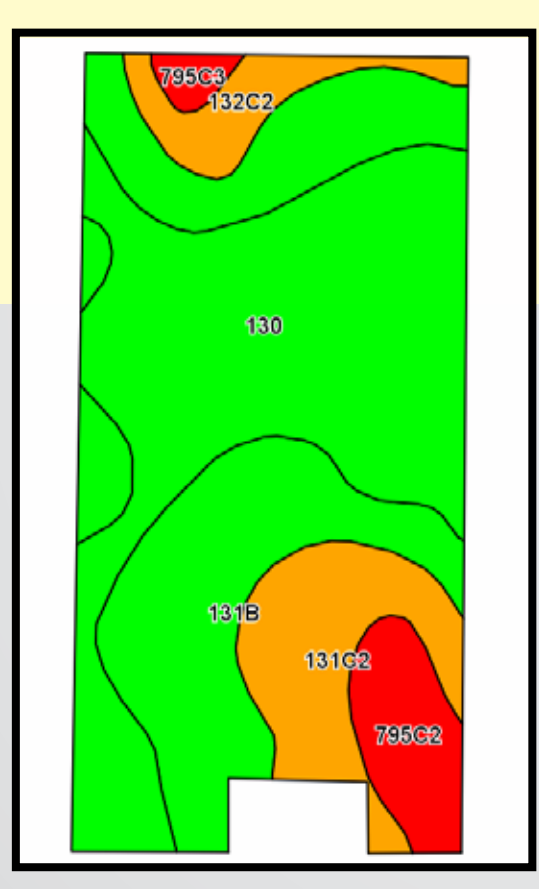
The following taxes are approximate and will be used to prorate at closing.

Gross	\$580.06
Ag. Credit	(31.11)
Net	\$550.00 (ROUNDED)

Special Provisions:

- Current tenant has been given notice and farm is being sold free and clear for the 2015 farming season. Farm is being sold subject to current tenants' rights. Fall tillage rights have been granted by the tenant.
- It shall be the obligation of the buyer(s) to report to the Lee 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.
- The seller shall not be obligated to furnish a survey.
- 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) 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.



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
130	Belinda silt loam, 0 to 2 percent slopes	12.12	42.6%	IIIw	76	63	
131B	Pershing silt loam, 2 to 5 percent slopes	9.52	33.5%	IIIe	72	67	
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	3.22	11.3%	IIIe	64	45	
795C2	Ashgrove silt loam, 5 to 9 percent slopes, moderately eroded	1.84	6.5%	IVe	5	15	
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	1.41	5.0%	IIIe	62	40	
795C3	Ashgrove soils, 5 to 9 percent slopes, severely eroded	0.34	1.2%	IVe	5	5	
Weighted Average						67.2	57.4

MONTROSE, IOWA

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



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

GARY G. AND NORMA M. BRUNK
Laura M. Krehbiel – Attorney for sellers



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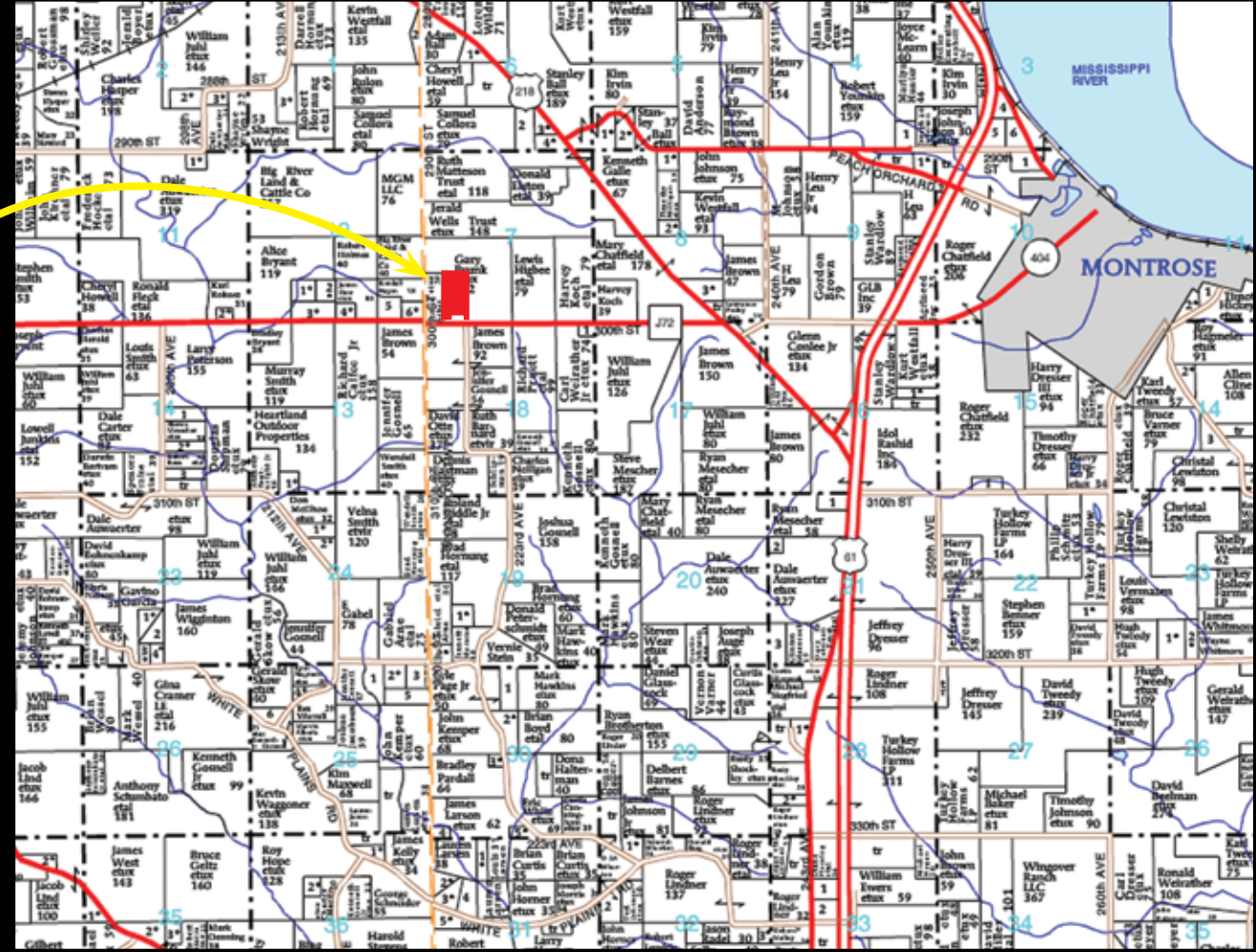
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VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS



**FARM
LOCATED
HERE!**



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

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

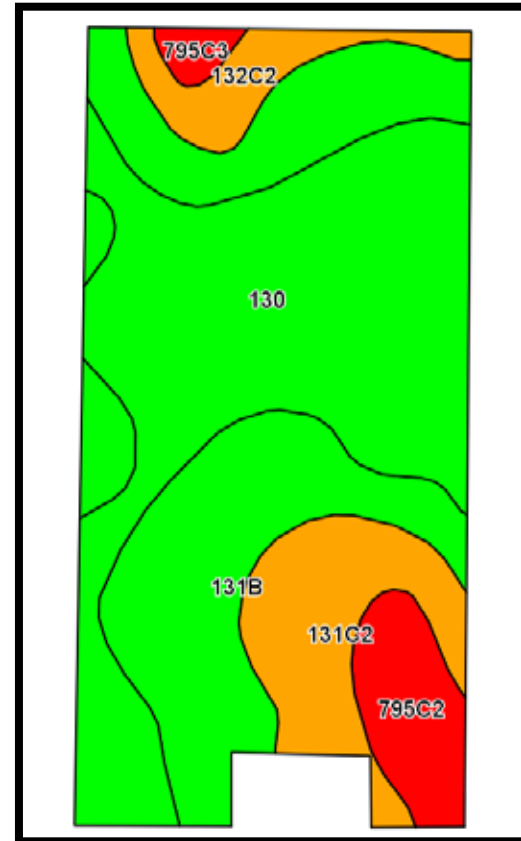
Please Post

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1 TRACT!



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