

# Louisa County LAND & REAL ESTATE AUCTION Columbus Junction, Iowa

**TUESDAY, SEPTEMBER 16, 2014 AT 10:00 A.M.**

Open House Tuesday, September 2<sup>nd</sup> from 4-5:30pm

Farm is located 1/2 mile east of Columbus City on X37 then 2 miles south on 218th Avenue, then 1/2 mile west on 120th Street, then 1/2 mile south on S Avenue. Watch for signs.

Auction to be held at the Youth Learning Center at the Louisa County Fairgrounds, Columbus Junction, Iowa.

**254.5 Acres M/L - SUBJECT TO FINAL SURVEY**  
**INVESTMENT QUALITY FARMLAND AND CRP RECREATIONAL GROUND!**

**SELLS IN 6 TRACTS**

**TRACT #1 - 80 Acres M/L**  
**SUBJECT TO FINAL SURVEY**

FSA information: 58.7 NHEL tillable acres & 19.19 HEL tillable acres  
 Corn Suitability Rating 2 of 80.6 (CSR 1 of 79.1) on the entire tract.  
 Located in Section 8, Columbus City 'E' Township, Louisa County, IA.

**TRACT #2 - 20 Acres M/L**  
**SUBJECT TO FINAL SURVEY**

This tract features a pond with a potential future building site.  
 FSA information: 18.27 acres tillable all of which is in CRP as follows:  
 18.27 acres x \$141.43 = \$2,583.92 and expires on 9-30-2019.  
 Corn Suitability Rating 2 of 65.5 (CSR 1 of 57.9) on the entire tract.  
 Located in Section 8, Columbus City 'E' Township, Louisa County, IA.

**TRACT #3 - 16.5 Acres M/L**  
**SUBJECT TO FINAL SURVEY**

FSA information: Approx. 15.08 acres tillable of which approx. 14.4 acres are in CRP as follows: Approx. 14.4 acres x \$141.43 = \$2,036.59 and expires on 9-30-2019.  
 Corn Suitability Rating 2 of 54.2 (CSR 1 of 53.3) on the entire tract.  
 Located in Section 7, Columbus City 'E' Township, Louisa County, IA.

**TRACT #4 - Two Story Home On 2 Acres M/L**  
**SUBJECT TO FINAL SURVEY**

Home is located at 22468 120th Street, Columbus Junction. Looking for an affordable home in the country, make sure to check out this two story country home that has 1772 sq.ft. of total living space. Large living room with wood laminate flooring. Office area off of living room and bath on main level. Eat in kitchen with pantry. Deck. Upstairs has four bedrooms and a laundry room with washer & dryer hookups & 1/2 bath. Partial basement with Weil McLain heat pump (2 years old), electric water heater, 100 amp breaker box. Home has a 135' well. Outbuildings include: 1 car garage with lean to, 1 car garage, utility shed & livestock waterer. Located on 2 acres M/L, SUBJECT TO FINAL SURVEY. Included: Window air, LP tank, Utility shed. Not included: Heritage Sign & planter in front yard, Refrigerator, Stove, Washer, Dryer, Freezer, Small red tack shed

**TRACT #5 - 108 Acres M/L**  
**SUBJECT TO FINAL SURVEY**

Over \$7,900 of CRP annual income! If you are looking for recreational land that has CRP income, this is your tract! This tract has CRP on both the north and south sides with timber & creek running through the middle of the property, making this an excellent habitat for wildlife!  
 FSA information: Approx. 60 acres tillable of which 59 acres are in CRP as follows:  
 46.2 acres x \$134.93 = \$6,234 and expires on 9-30-2017  
 12.8 acres x \$132.39 = \$1,695 and expires on 9-30-2027  
 Corn Suitability Rating 2 of 56.1 (CSR 1 of 56) on the entire tract.  
 Located in Section 7, Columbus City 'E' Township, Louisa County, IA.

**TRACT #6 - 28 Acres M/L**  
**SUBJECT TO FINAL SURVEY**

If you are looking for a smaller tract for recreational opportunities with CRP income this is your tract. Over \$2,800 of CRP annual income! CRP on both sides of the timber draw presents perfect cover for habitat.  
 FSA information: Approx. 21.2 acres tillable of which approx. 20 acres are in CRP as follows:  
 Approx. 20 acres x \$141.43 = \$2,828.60 and expires on 9-30-2019  
 Corn Suitability Rating 2 of 60.2 (CSR 1 of 55.1) on the entire tract.  
 Located in Section 6 & 7, Columbus City 'E' Township, Louisa County, IA.



**Terms:** 20% down payment on September 16, 2014. Balance at closing with projected date of November 14, 2014 upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of November 14, 2014 (Subject to tenant's rights on tillable land)

**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 #	Gross	Ag. Credit	Net
TRACT #1	\$2,636.63	(149.20)	\$2,487.00 (ROUNDED)
TRACT #2	\$550.57	(33.57)	\$517.00 (ROUNDED)
TRACT #3	\$307.37	(20.87)	\$286.00 (ROUNDED)
TRACT #4	\$716.48		\$717.00 (ROUNDED)
TRACT #5	\$1,560.44	(93.55)	\$1,467.00 (ROUNDED)
TRACT #6	\$438.29	(23.06)	\$415.00 (ROUNDED)

- Special Provisions:**
- Current tenant on the tillable land 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.
  - Timber ground is being sold free and clear for the 2014 fall/winter hunting season.
  - Tract #1 has a lease for use of road & areas with buildings & pipeline, it pays \$666.30 per year.
  - The mineral rights & underground storage rights have already been sold & are not included with the sale of the ground.
  - It shall be the obligation of the buyer(s) to report to the Louisa 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. C. Prorate of CRP.
  - 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 will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for each tract, except Tract #4 the home will be sold lump sum price.
  - On Tract #4, Seller disclaims any warranty on the septic system. It shall be the buyer's obligation to inspect & determine if the septic system complies with state and county septic code and whether it can be operational as installed. Any inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Louisa County & Iowa laws & regulations.
  - 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.
  - Any announcements made on the day of the auction will take precedence over prior advertising and printed matter.

**80 CSR**



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

**LONE OAK FARMS CORP.**  
**Ronald D. Cutkomp - President**  
**Steven A. Sents - Attorney**



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



# LOUISA COUNTY LAND & REAL ESTATE AUCTION

Columbus Junction, IA **TUESDAY, SEPTEMBER 16, 2014 AT 10 A.M.**

Auction to be held at the Youth Learning Center at the Louisa County Fairgrounds, Columbus Junction, IA



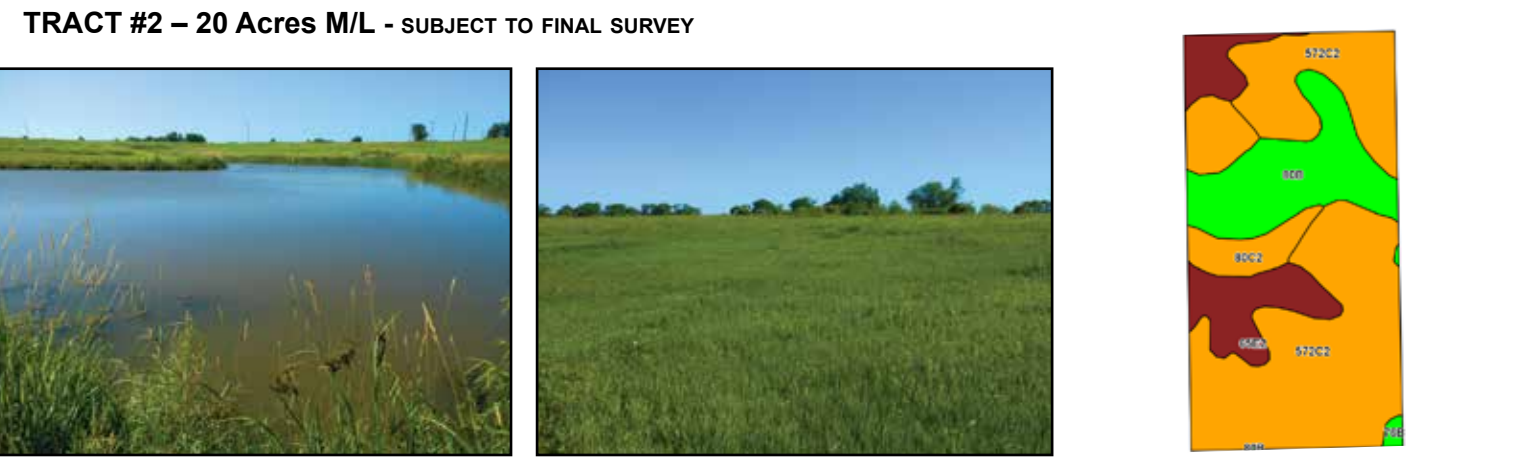
**TRACT #1 - 80 Acres M/L - SUBJECT TO FINAL SURVEY**

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
75	Givin silt loam, 0 to 2 percent slopes	22.92	28.6%		I	83	85
80B	Clinton silt loam, 2 to 5 percent slopes	20.83	26.0%		Ile	80	80
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	17.41	21.7%		Ile	69	57
280	Mahaska silty clay loam, 0 to 2 percent slopes	11.88	14.8%		I	91	95
76B	Ladoga silt loam, 2 to 5 percent slopes	7.20	9.0%		Ile	86	85
<b>Weighted Average</b>						<b>80.6</b>	<b>79.1</b>



**TRACT #3 - 16.5 Acres M/L - SUBJECT TO FINAL SURVEY**

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	4.91	29.3%		Vle	28	28
80C2	Clinton silt loam, 5 to 9 percent slopes, moderately eroded	4.29	25.6%		Ile	69	60
80D2	Clinton silt loam, 9 to 14 percent slopes, moderately eroded	3.54	21.1%		Ile	44	50
80B	Clinton silt loam, 2 to 5 percent slopes	2.61	15.6%		Ile	80	80
75	Givin silt loam, 0 to 2 percent slopes	1.17	7.0%		I	83	85
65E	Lindley loam, 14 to 18 percent slopes	0.10	0.6%		Vle	31	30
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	0.08	0.5%		Ile	69	57



**TRACT #2 - 20 Acres M/L - SUBJECT TO FINAL SURVEY**

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	11.47	56.0%		Ile	69	57
80B	Clinton silt loam, 2 to 5 percent slopes	3.96	19.3%		Ile	80	80
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	2.86	14.0%		Vle	28	28
80C2	Clinton silt loam, 5 to 9 percent slopes, moderately eroded	2.07	10.1%		Ile	69	60
76B	Ladoga silt loam, 2 to 5 percent slopes	0.12	0.6%		Ile	86	85
<b>Weighted Average</b>						<b>65.6</b>	<b>57.9</b>



**TRACT #4 - TWO STORY HOME ON 2 ACRES M/L - SUBJECT TO FINAL SURVEY**

**VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS**



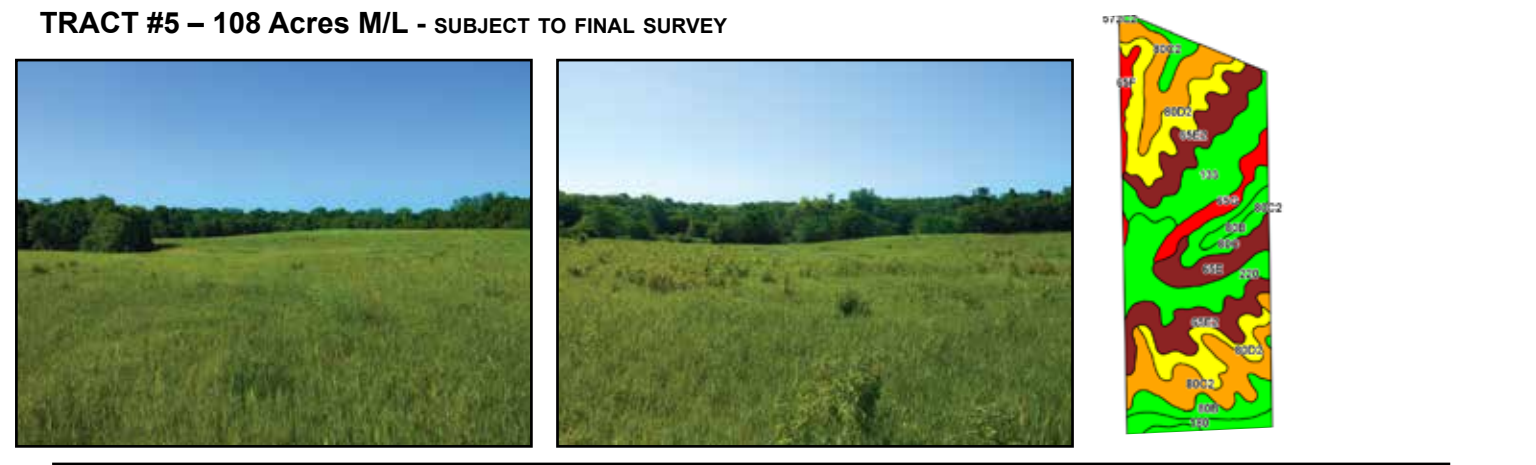
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**6 TRACTS** **80 CSR**

254.5 Acres M/L  
Louisa County, IA



**TRACT #5 - 108 Acres M/L - SUBJECT TO FINAL SURVEY**

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
80C2	Clinton silt loam, 5 to 9 percent slopes, moderately eroded	19.26	17.8%		Ile	69	60
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	18.13	16.7%		Vle	28	28
80D2	Clinton silt loam, 9 to 14 percent slopes, moderately eroded	16.31	15.0%		Ile	44	50
133	Colo silty clay loam, 0 to 2 percent slopes	12.29	11.3%		Ilw	78	80
220	Nodaway silt loam, 0 to 2 percent slopes	11.61	10.7%		Ilw	77	87
80B	Clinton silt loam, 2 to 5 percent slopes	10.05	9.3%		Ile	80	80
65E	Lindley loam, 14 to 18 percent slopes	5.96	5.5%		Vle	31	30
80C	Clinton silt loam, 5 to 9 percent slopes	4.78	4.4%		Ile	72	65
65G	Lindley loam, 25 to 40 percent slopes	4.41	4.1%		Vle	5	5
180	Keomah silt loam, 0 to 2 percent slopes	3.48	3.2%		Ilw	82	76
65F	Lindley loam, 18 to 25 percent slopes	2.12	2.0%		Vle	14	10
<b>Weighted Average</b>						<b>56.1</b>	<b>56</b>

**TRACT #6 - 28 Acres M/L - SUBJECT TO FINAL SURVEY**

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
80B	Clinton silt loam, 2 to 5 percent slopes	9.37	32.8%		Ile	80	80
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	6.21	21.8%		Ile	69	57
65F	Lindley loam, 18 to 25 percent slopes	5.93	20.8%		Vle	14	10
80C2	Clinton silt loam, 5 to 9 percent slopes, moderately eroded	5.23	18.3%		Ile	69	60
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	0.75	2.6%		Ive	41	38
133	Colo silty clay loam, 0 to 2 percent slopes	0.71	2.5%		Ilw	78	80
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.25	0.9%		Vle	28	28
80D2	Clinton silt loam, 9 to 14 percent slopes, moderately eroded	0.10	0.4%		Ile	44	50
<b>Weighted Average</b>						<b>60.2</b>	<b>55.1</b>

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Columbus Junction, Iowa  
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254.5 Acres - Tillable Land - Timber - CRP - Real Estate

