

Henry County LAND AUCTION Mt. Pleasant, Iowa

TUESDAY, SEPTEMBER 30, 2014 AT 10:00 A.M.

Land is located 3 miles south of Mt. Pleasant on Highway 27/218, then 1 mile southeast on Kentucky Avenue.
 Auction to be held at the Steffes Auction Pavilion, 605 East Winfield Avenue, Mt. Pleasant.



PREVIEW
 Tuesday, September 16th from 5-6pm

85 Acres M/L - SUBJECT TO FINAL SURVEY

SELLS IN TWO TRACTS

TRACT #1 - 78 Acres M/L - SUBJECT TO FINAL SURVEY

This tract features CRP land and timber draws, with neighboring timber, this tract offers an excellent pass through for wildlife.
 FSA information: 69 acres tillable all of which is in CRP as follows:
 69 acres at \$100.06 = \$6,904 and expires on 9-30-2017.
 Corn Suitability Rating 2 of 38.1 on the entire tract.
 Located in Section 3, Jackson Township, Henry County, Iowa.

TRACT #2 - 7 Acres M/L - SUBJECT TO FINAL SURVEY

Looking for a place to build in the country or a getaway with a pond? This tract borders Tract #1 and has the potential to be an excellent building site or getaway with a pond, and nestled amongst the trees. This tract also has an uninhabitable home with older outbuildings, windmill & well (condition unknown).
 Located in Section 3, Jackson Township, Henry County, Iowa.



CRP GROUND & POTENTIAL BUILDING SITE!

Terms: 20% down payment on September 30, 2014. Balance at closing with projected date of October 30, 2014 upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of October 30, 2014.
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 #		
TRACT #1	Gross	\$785.31
	Ag. Credit	(39.26)
	Family Farm	(24.63)
	Net	\$721.00 (ROUNDED)
TRACT #2	Gross	\$199.20
	Ag. Credit	(0.34)
	Family Farm	(0.24)
	Net	\$198.00 (ROUNDED)

- Special Provisions:**
- 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.
 - 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.
 - 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 Henry County & Iowa laws & regulations.
 - Both Tracts will be 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.
 - Any announcements made on the day of the auction will take precedence over prior advertising and printed matter.



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

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

M. JANET BRUGGEMEYER
 Philip D. McCormick - Attorney



HENRY COUNTY LAND AUCTION

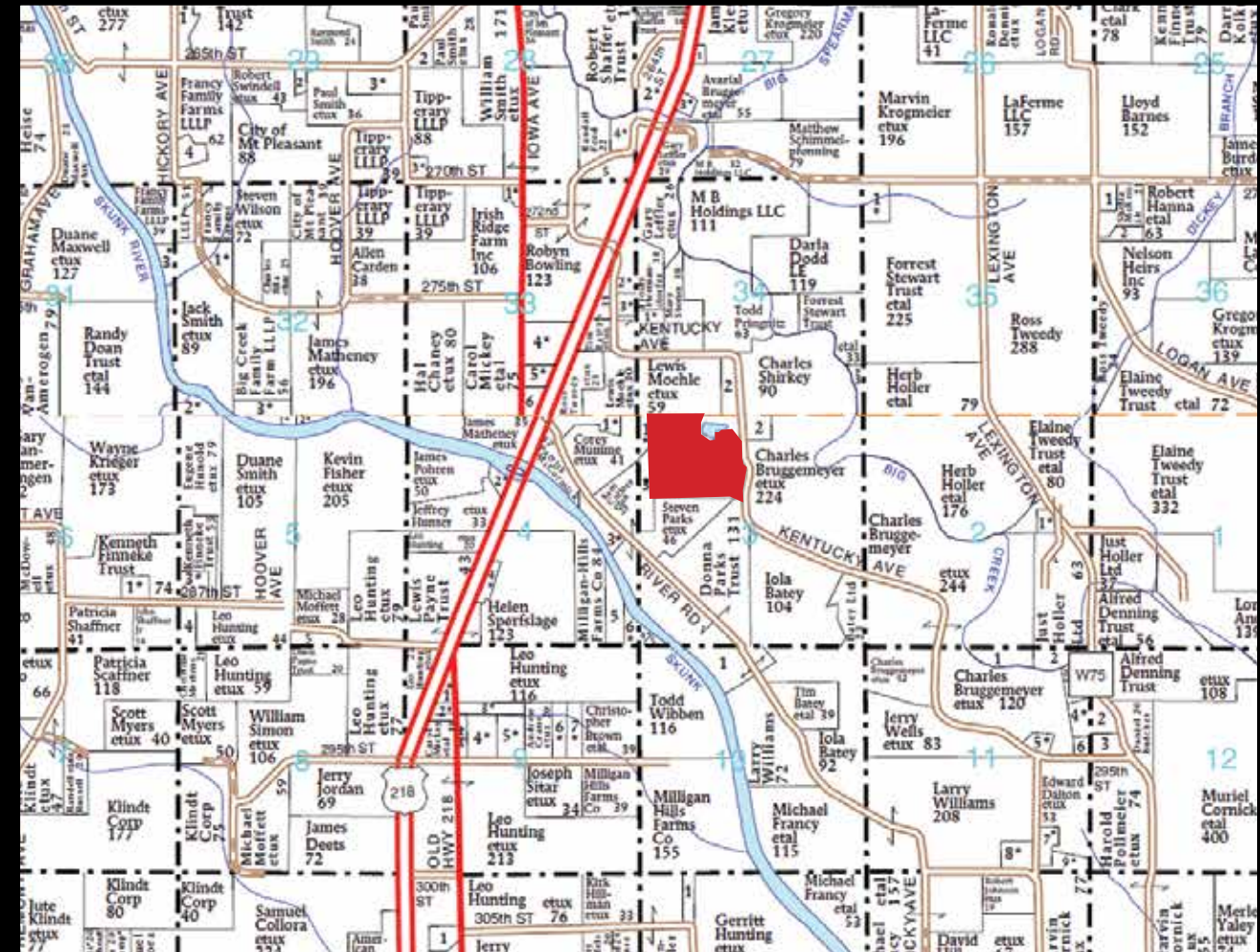
Mt. Pleasant, IA

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VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS



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

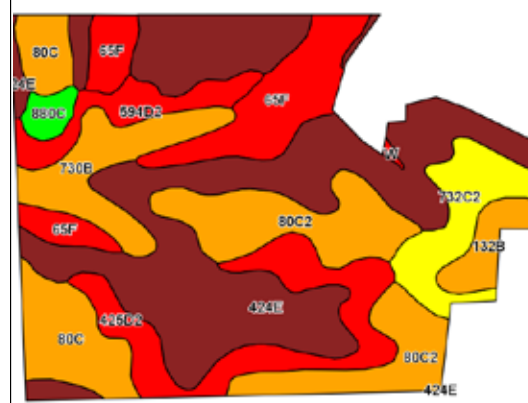
PRSR STD
US Postage
PAID
Permit #243
Rock Island, IL

Please Post

2 TRACTS!



85 Acres M/L
Henry County, IA



Henry County LAND AUCTION

TUESDAY, SEPTEMBER 30, 2014 AT 10:00 A.M.



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Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR	
424E	Lindley-Keswick loams, 14 to 18 percent slopes	28.36	36.1%		Vle	26	22	
80C2	Clinton silt loam, 5 to 9 percent slopes, moderately eroded	10.93	13.9%		IIIe	66	60	
65F	Lindley loam, 18 to 25 percent slopes	8.52	10.8%		VIIe	13	10	
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	7.61	9.7%		IVe	10	12	
80C	Clinton silt loam, 5 to 9 percent slopes	6.42	8.2%		IIIe	69	65	
730B	Nodaway-Cantril complex, 2 to 5 percent slopes	5.32	6.8%		IIe	69	64	
732C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	4.91	6.2%		IIIe	56	40	
594D2	Galland loam, 9 to 14 percent slopes, moderately eroded	3.25	4.1%		IVe	14	5	
132B	Weller silt loam, 2 to 5 percent slopes	2.12	2.7%		IIIe	69	60	
880C	Clinton silt loam, benches, 5 to 9 percent slopes	1.01	1.3%		IIIe	72	65	
W	Water	0.11	0.1%			0	0	
Weighted Average							38.1	-