

Johnson County LAND AUCTION

Iowa City, Iowa

Farm is located west of Exit 93 of Highway 27/218, then 3 miles west on IWV Road/Melrose Avenue.

Auction to be held at the Iowa Army National Guard Readiness Center, 4540 Melrose Avenue, Iowa City, Iowa. (1/2 mile west of Exit 93)

THURSDAY, OCTOBER 2, 2014 AT 10:00 A.M.

LAND PREVIEW
Thursday, September 18th from 5-6pm

110 ACRES M/L SUBJECT TO THE FINAL SURVEY
SELLS IN TWO TRACTS

Selling Choice with the privilege.

High bidder may take Tract #1 or Tract #2 or both tracts.

TRACT #1 – 40 Acres M/L (Subject to final survey)

FSA indicates: 37.52 HEL acres tillable
Corn Suitability Rating 2 of 52.9 (CSR1 of 54.4) on the entire tract.
Located in Section 11, Union Township, Johnson County, Iowa.

TRACT #2 – 70 Acres M/L (Subject to final survey)

FSA indicates: Approx.: 67.5 HEL acres tillable.
Corn Suitability Rating 2 of 55 (CSR1 of 56.1) on the entire tract.
Located in Section 15, Union Township, Johnson County, Iowa.

Tract #1

Terms: 20% down payment on October 2, 2014. Balance at closing with projected date of January 2, 2015 upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of January 2, 2015.

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	Gross	\$564.53
	Ag. Credit	(22.90)
	Net	\$542.00 (ROUNDED)

Tract #2

Terms: 20% down payment on October 2, 2014. Balance at closing with projected date of December 1, 2014 upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 1, 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.

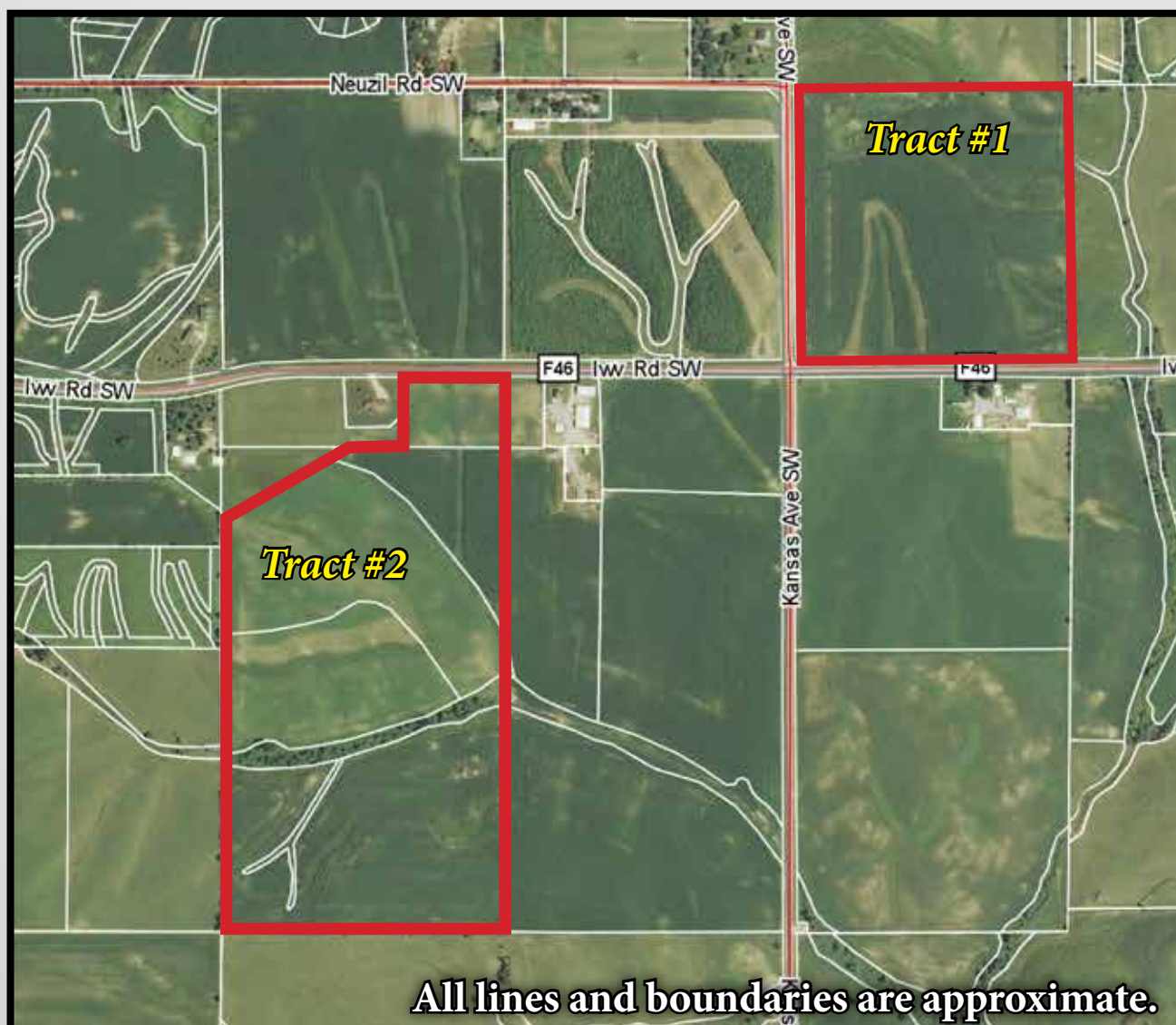
TRACT #2	Gross	\$1,082.37
	Ag. Credit	(44.00)
	Net	\$1,038.00 (ROUNDED)

Special Provisions:

- Current tenant has been given notice and all farms are being sold free and clear for the 2015 farming season.
- It shall be the obligation of the buyer(s) to report to the Johnson 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.
- Both Tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for each tract.
- 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).
- 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).
- 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.



View Website for More Pictures



All lines and boundaries are approximate.

Tillable Farmland with Development Potential on Hard Surface Road, Minutes from Iowa City!

IOWA CITY, IOWA

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MARJORY E. ROGERS
Dale Sanderson – Attorney



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

319.385.2000
SteffesGroup.com



Tim Meyer Terry Hoenig Lynn Richard Chris Richard Jason Denning Nate Larson Duane Norton

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



Iowa City,
Iowa

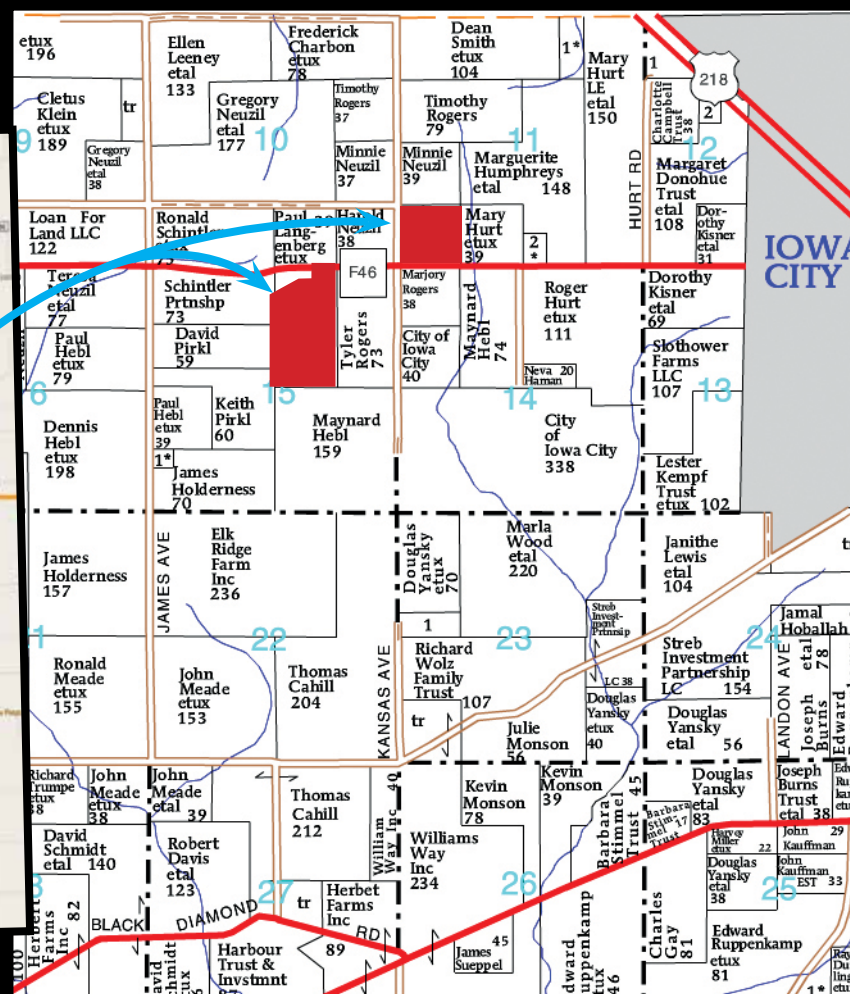
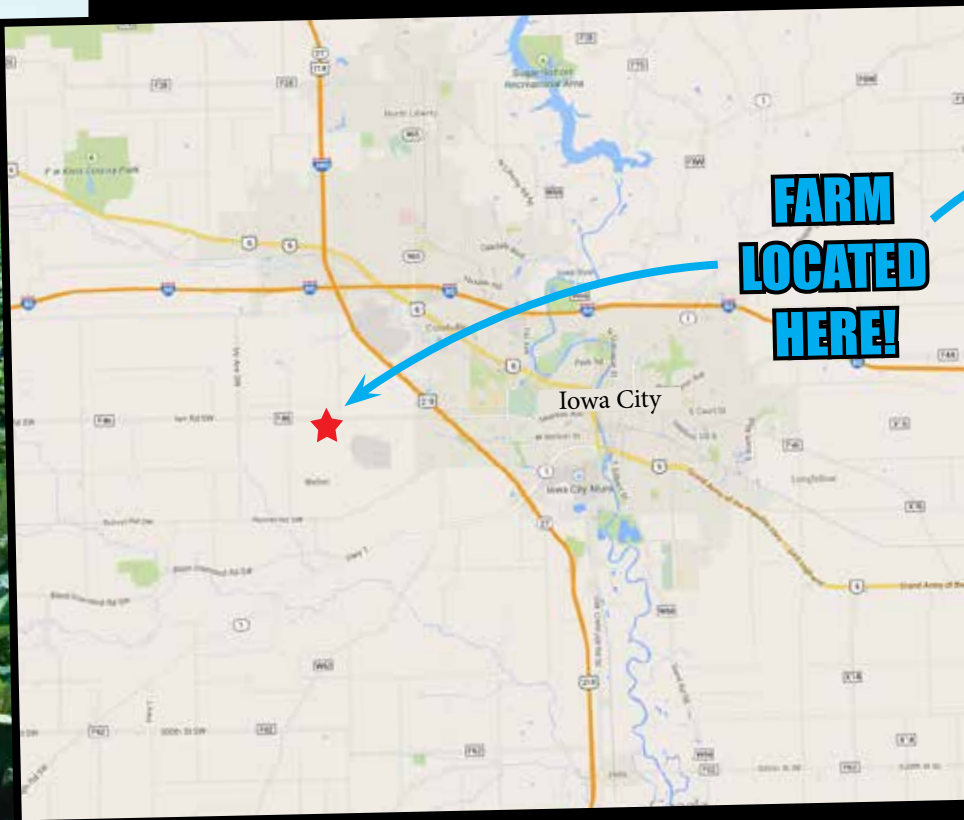
JOHNSON COUNTY LAND AUCTION

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VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS



605 East Winfield Avenue
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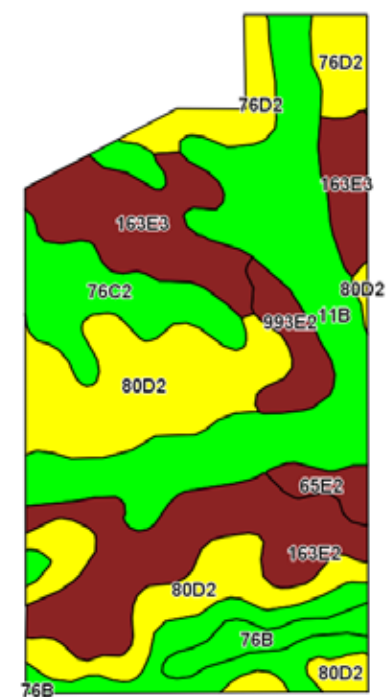
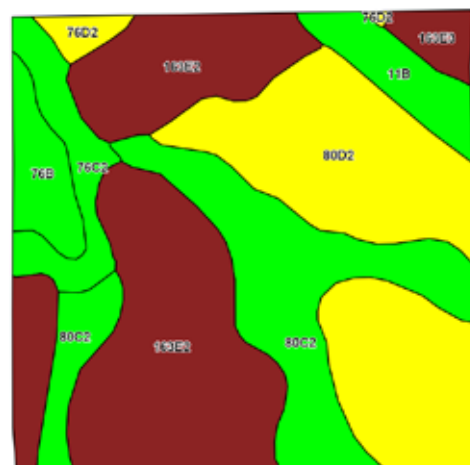
Please Post

2 TRACTS!



110 Acres M/L
Johnson County, IA

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	12.88	34.3%		Ive	38	48
80D2	Clinton silt loam, 9 to 14 percent slopes, moderately eroded	10.63	28.3%		Ille	46	50
80C2	Clinton silt loam, 5 to 9 percent slopes, moderately eroded	7.41	19.7%		Ille	72	60
76C2	Ladoga silt loam, 5 to 9 percent slopes, moderately eroded	2.06	5.5%		Ille	78	65
11B	Colo-Ely complex, 2 to 5 percent slopes	1.71	4.6%		Ile	75	70
76B	Ladoga silt loam, 2 to 5 percent slopes	1.53	4.1%		Ile	86	85
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	0.77	2.1%		Vie	31	45
76D2	Ladoga silt loam, 9 to 14 percent slopes, moderately eroded	0.53	1.4%		Ille	52	55
Weighted Average						52.9	54.4



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
11B	Colo-Ely complex, 2 to 5 percent slopes	16.38	23.2%		Ile	75	70
80D2	Clinton silt loam, 9 to 14 percent slopes, moderately eroded	15.89	22.5%		Ille	46	50
76C2	Ladoga silt loam, 5 to 9 percent slopes, moderately eroded	10.55	15.0%		Ille	78	65
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	9.42	13.4%		Ive	38	48
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	8.70	12.3%		Vie	31	45
76D2	Ladoga silt loam, 9 to 14 percent slopes, moderately eroded	4.26	6.0%		Ille	52	55
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately erode	2.28	3.2%		Vie	23	25
76B	Ladoga silt loam, 2 to 5 percent slopes	1.85	2.6%		Ile	86	85
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.16	1.6%		Vie	28	28
Weighted Average						55	56.1

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