

Jefferson County LAND AUCTION

Birmingham, Iowa

TUESDAY, NOVEMBER 25, 2014 AT 10:00 AM

2 miles north of Birmingham, Iowa on Highway 1.
OR 7 miles south of Fairfield on Highway 1.
Auction held on site.

113 Acres M/L - 1 Tract Tillable Farmland with Highway frontage!

FSA information indicates approx. 91 acres tillable.
Corn Suitability Rating 2 of 51.7 on the entire tract.
Corn Suitability Rating 2 of 73.5 (CSR1 of 65.7) on the east 50 acres.

Income producing tillable ground with a timber draw through the back part of the property with a pond & small creek offering perfect cover & habitat for wildlife. Buildings included are a 46'x60' machine shed, a 45'x42' machine shed and other older outbuildings.

Located in Section 36, Liberty Township, Jefferson County, Iowa.

Selling with 2015 Farming Rights

NOT INCLUDED: All farm equipment & items in buildings

Terms: 20% down payment on November 25, 2014. Balance at closing with projected date of December 19, 2014 upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 19, 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.

GROSS:	\$679.72
Ag. Credit:	(34.89)
Family Farm Credit:	(23.85)
NET:	\$621.00 (ROUNDED)

SPECIAL PROVISIONS:

- Farm is being sold free and clear for the 2015 farming season.
- It shall be the obligation of the buyer(s) to report to the Jefferson 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.
- Farm will be surveyed by a registered land surveyor and surveyed acres will be the multiplier.
- The buyer shall be responsible for installing a new driveway entrance at buyer's expense. Highway access is available & will need to be obtained through Iowa DOT. Seller shall grant a temporary use of current driveway entrance up to 1 year or until new driveway entrance is built, whichever occurs first. This easement being granted for one year is an agricultural easement only and may be renewed for more than one year at the approval of Dennis Roland.
- Seller shall retain an easement onto farm for septic drainage for residence not selling.
- A deed restriction will be placed on the farm being sold stating that a hog confinement building can only be built with prior written consent from Dennis Roland, current resident of 2762 Highway 1, Birmingham, IA. This deed restriction shall be valid as long as Dennis Roland is resident of said property.
- Owners state that there is a grave site located along the south property line in the timber.
- 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.
- 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.



All lines and boundaries are approximate.



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

319.385.2000
SteffesGroup.com

BIRMINGHAM, IOWA
2 miles north of Birmingham, Iowa on Highway 1.
OR 7 miles south of Fairfield on Highway 1.
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JWR HOLDINGS, LLLP
Alyssa R. Stewart – 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



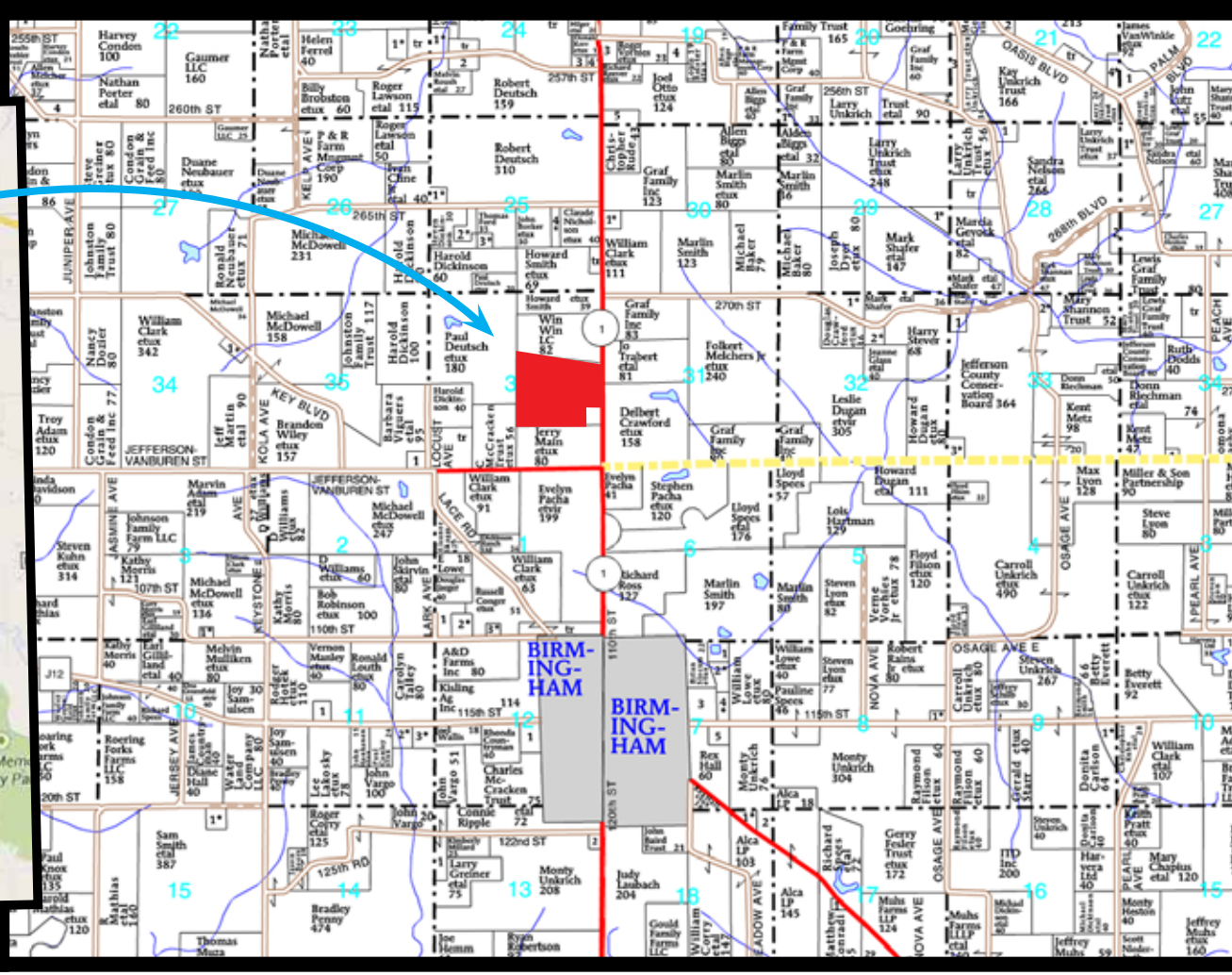
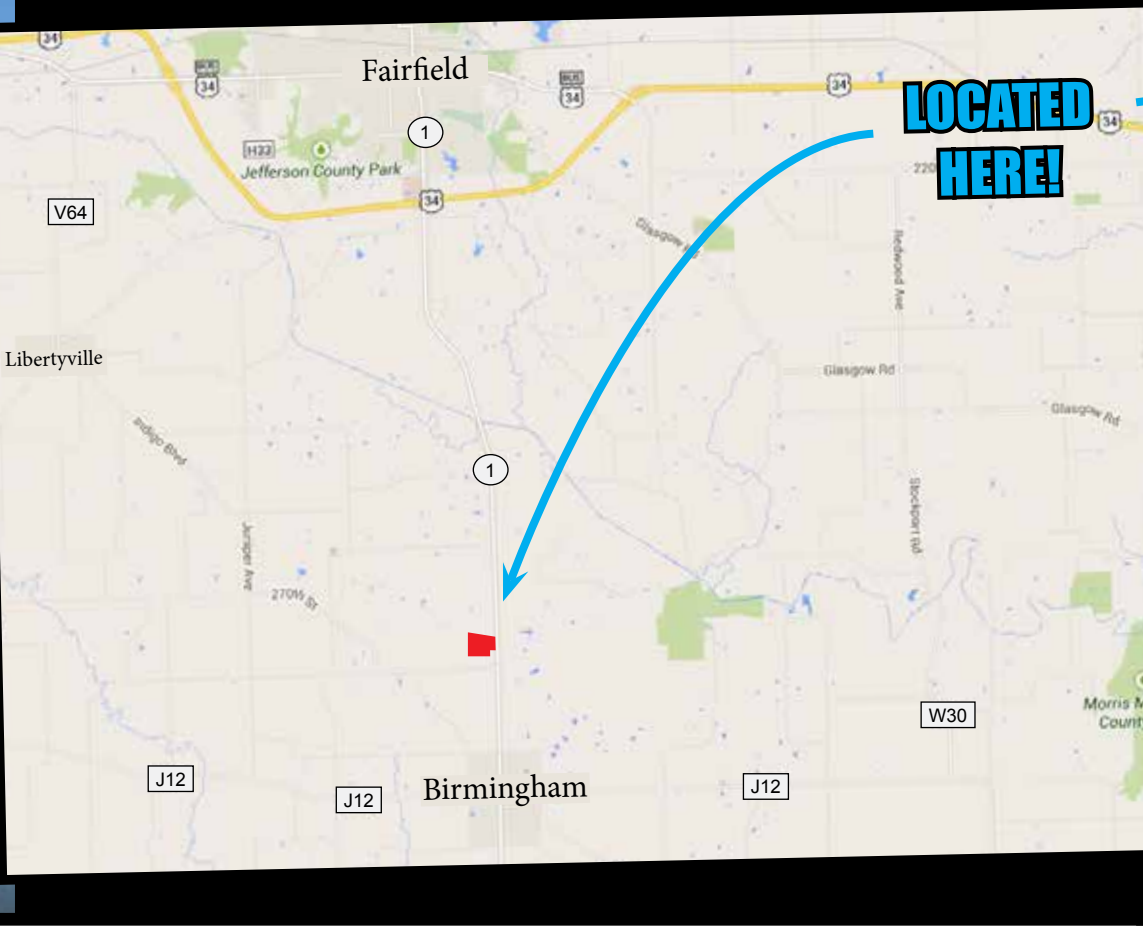
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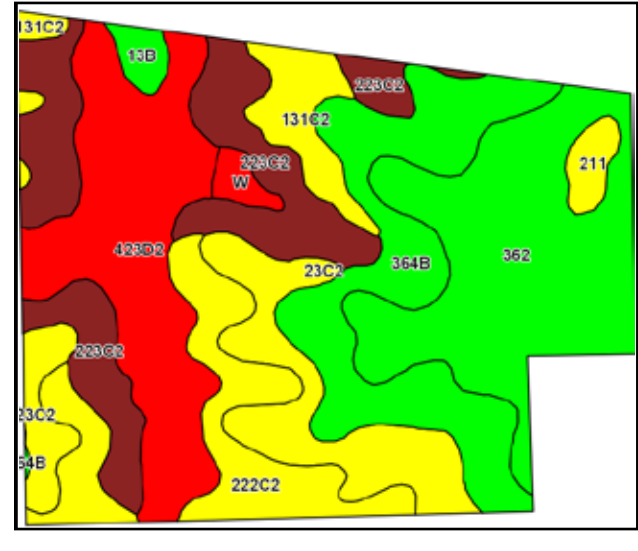


605 East Winfield Avenue
Mt. Pleasant, IA 52641-2951
319-385-2000
SteffesGroup.com

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Rock Island, IL

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Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR	Corn	Soybeans	
362	Haig silt loam, 0 to 2 percent slopes	24.13	21.2%	Green	Ilw	82	70			
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	20.36	17.9%	Red	IVe	10	13			
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	18.03	15.9%	Brown	IVw	34	22			
364B	Grundy silty clay loam, 2 to 5 percent slopes	17.98	15.8%	Green	Ile	75	75			
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	12.64	11.1%	Yellow	IIIe	60	50	9	3	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	11.74	10.3%	Yellow	IVw	42	25			
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	5.02	4.4%	Yellow	IIIe	60	45			
211	Edina silt loam, depressional, 0 to 1 percent slopes	1.50	1.3%	Yellow	IIIw	58	55			
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	1.24	1.1%	Green	Ilw	74	60			
W	Water	1.06	0.9%	Red		0	0			
Weighted Average							51.7	**	1	0.3



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