

Large LAND AUCTION

MARION COUNTY

Knoxville, Iowa

FRIDAY, DECEMBER 19, 2014 AT 1:30 P.M.

Farm is located 3 miles west of Knoxville on Highway 5/92 then 2 miles south on 80th Avenue. Watch for signs.
Auction to be held at the National Sprint Car Hall of Fame & Museum. One Sprint Capital Place, Knoxville, Iowa. (Marion County Fairgrounds)



LAND PREVIEW
Friday, December 5th from 1:30 - 2:30PM

508 Acres M/L
Subject to final survey - Sells in 2 tracts

Opportunity to buy a LARGE Contiguous Tract of Farmland!

Selling Choice with the privilege.
High bidder may take Tract #1 or Tract #2 or both tracts.

TRACT #1 - 423 Acres M/L
SUBJECT TO FINAL SURVEY

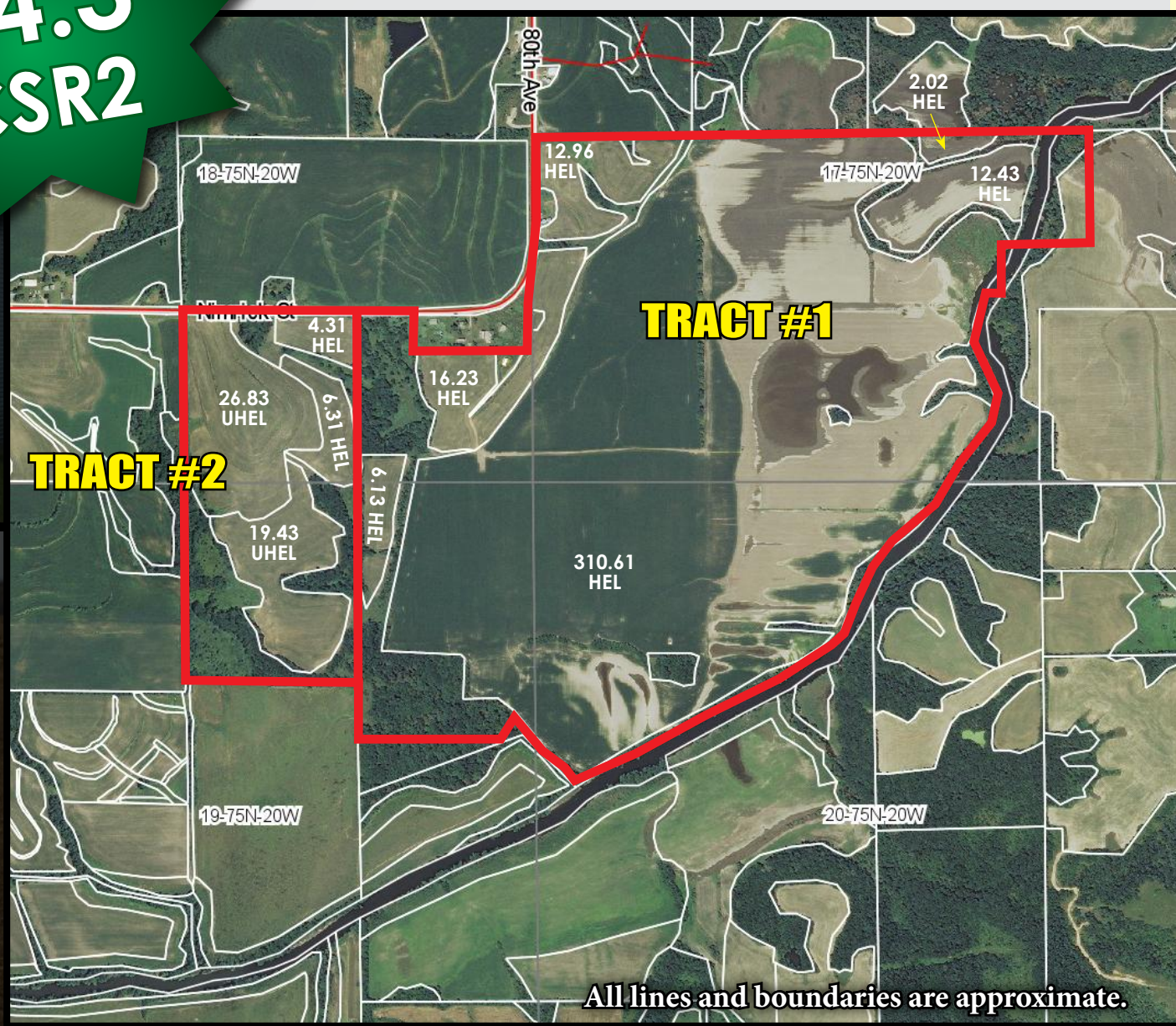
FSA information: Approx. 360.38 acres tillable
Corn Suitability Rating 2 of 84.3 on the tillable.
This tract also has four 10,000 bu.(approx.) grain bins,
3 with dryer floors & older machine shed.
Located in Sections 17, 18, 19 & 20, Knoxville 'S' Township,
Marion County, Iowa.

Not included: Farm machinery & items in building, LP tank

TRACT #2 - 85 Acres M/L
SUBJECT TO FINAL SURVEY

FSA information: Approx. 56.88 acres tillable
Corn Suitability Rating 2 of 60.5 on the tillable.
Located in Sections 18 & 19, Knoxville 'S' Township,
Marion County, Iowa.

84.3
CSR2



TERMS: 10% down payment payable on December 19, 2014. Remaining principal balance to be paid at closing. Closing will be on or before March 1, 2015 upon delivery of merchantable abstract of title and Trustee's Deed.

POSSESSION: Projected date of March 1, 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 #	Gross	Ag. Credit	Net
TRACT #1	\$13,177.14	(708.14)	\$12,470.00 (ROUNDED)
TRACT #2	\$1,526.18	(83.07)	\$1,444.00 (ROUNDED)

SPECIAL PROVISIONS:

- The current tenant has been given the required notice of termination and tenant and landlord possession will be given upon closing and settlement which will be no later than March 1, 2015. Purchaser shall be given possession of the real estate for the 2015 crop year.
- It shall be the obligation of the buyer(s) to report to the Marion 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.
- Tract #1 is adjacent to Whitebreast Creek and subject to a flowage easement that has been granted to the Army Corps of Engineers for the benefit of Red Rock Lake.
- 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.
- 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

KNOXVILLE, IOWA
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NORA VANDERWILT TRUST
Rande A. McAllister - Trustee
300 South Jefferson, Mt. Pleasant, Iowa



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



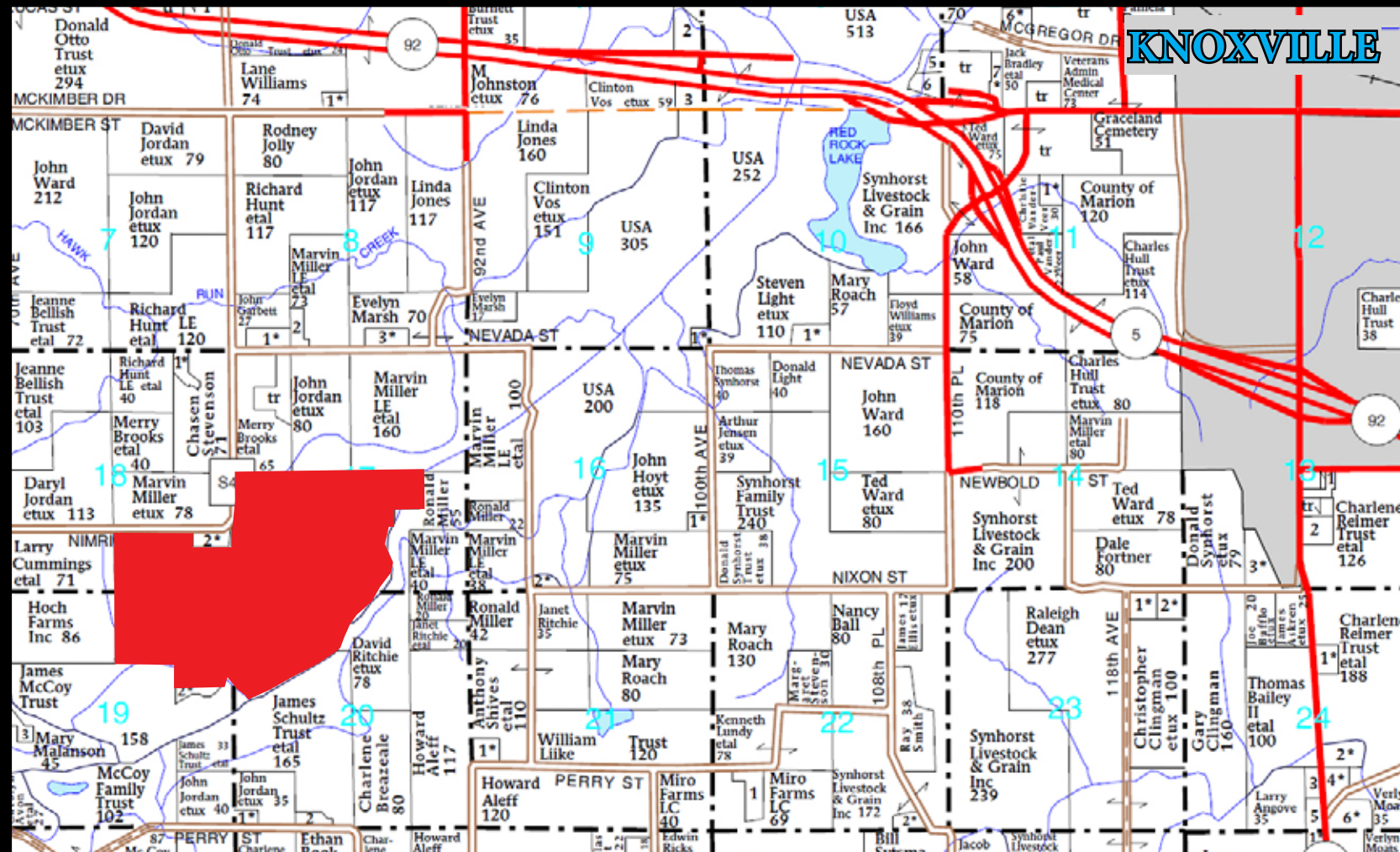
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VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS



605 East Winfield Avenue
Mt. Pleasant, IA 52641-2951
319-385-2000
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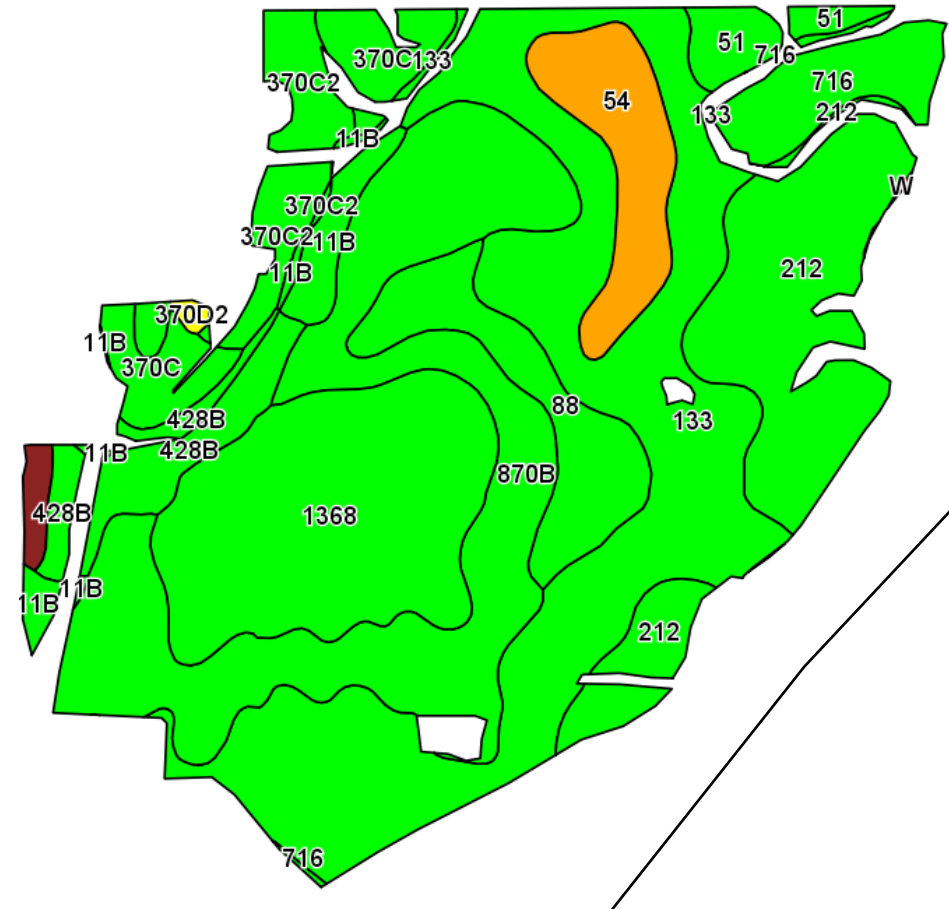
PRSR STD
US Postage
PAID
Permit #243
Rock Island, IL

Please Post

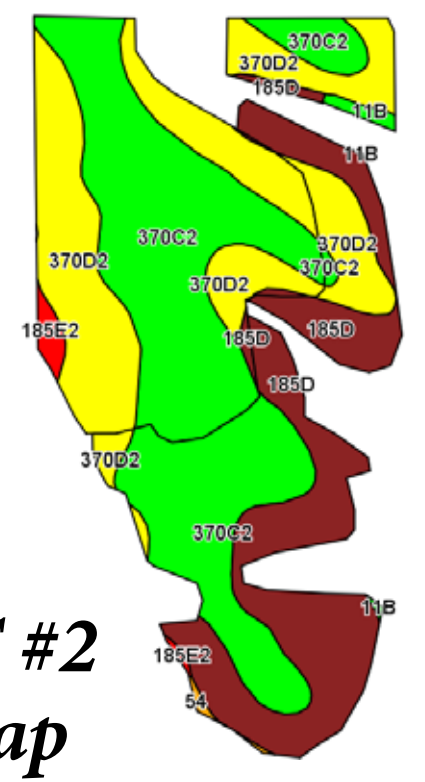
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR	
133	Colo silty clay loam, 0 to 2 percent slopes	92.56	25.7%		llw	74	80	
870B	Sharpsburg silty clay loam, benches, 2 to 5 percent slopes	70.11	19.5%		lle	91	87	
1368	Macksburg silty clay loam, benches, 0 to 2 percent slopes	51.07	14.2%		l	94	95	
212	Kennebec silt loam, 0 to 2 percent slopes	43.38	12.0%		l	92	95	
88	Nevin silty clay loam, 0 to 2 percent slopes	18.92	5.3%		l	95	90	
54	Zook silty clay loam, 0 to 2 percent slopes	16.60	4.6%		llw	69	70	
428B	Ely silty clay loam, 2 to 5 percent slopes	13.30	3.7%		lle	88	88	
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	12.88	3.6%		llle	86	72	
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, moderately eroded	12.88	3.6%		llle	82	67	
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	12.50	3.5%		llw	78	80	
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	7.38	2.0%		lle	78	65	
51	Vesser silt loam, 0 to 2 percent slopes	5.88	1.6%		llw	74	74	
185D	Bauer silt loam, 9 to 14 percent slopes	2.12	0.6%		Vle	28	20	
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, moderately eroded	0.65	0.2%		llle	58	57	
W	Water	0.15	0.0%				0	
Weighted Average							84.3	*

2 TRACTS!

508 Acres M/L
Marion County, IA



TRACT #1
Soil Map



TRACT #2
Soil Map

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR	
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, moderately eroded	24.81	43.6%		llle	82	67	
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, moderately eroded	16.69	29.3%		llle	58	57	
185D	Bauer silt loam, 9 to 14 percent slopes	14.32	25.2%		Vle	28	20	
185E2	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	0.58	1.0%		Vlle	5	10	
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	0.35	0.6%		lle	78	65	
54	Zook silty clay loam, 0 to 2 percent slopes	0.13	0.2%		llw	69	70	
Weighted Average							60.5	51.6

LARGE LAND AUCTION

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