

Henry County Land

Mt. Pleasant, Iowa

AUCTION

THURSDAY, JANUARY 29, 2015 | 10:00 A.M.



MT. PLEASANT, IOWA
 Land is located 1 mile west of Mt. Pleasant on Old Highway 34.
 Auction will be held at the Steffes Auction Pavilion, 605 East Winfield Avenue, Mt. Pleasant

106.64 Taxable Acres
 Sells in One Tract | Tillable & Timber ground on hard surface road!

FSA information: 75.28 HEL acres tillable with the balance of land being timber.
 Corn Suitability Rating 2 on the tillable of 57.8 (CSR1 of 49.1) and 49.7 (CSR 1 of 42.1) on the entire farm. Located in Section 2, Tippecanoe Township, Henry County, Iowa.
 If you are looking for income producing tillable ground with recreational/hunting opportunities, this is the property!
 Not included: All Farm Machinery & Gates not attached.



TERMS & CONDITIONS

TERMS: 20% down payment on January 29, 2015. Balance at closing with projected date of February 27, 2015 upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of February 27, 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.
 Gross: \$1,322.51
 Ag Credit: (\$60.63)
 Net: \$1,262.00 (rounded)

SPECIAL PROVISIONS:

- Termination has been served to the tenant. Farm is being sold free and clear for the 2015 farming season.
- It shall be the obligation of the buyer to report to the Henry County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- The buyer 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.
- There is a perpetual easement from the adjoining land owner (E1/2 NW1/4 lying South of the public highway of Section 2, Township 71 North, Range 7 West, Henry County, Iowa), for an easement for ingress and egress over and across the old CB & Q Railroad right-of-way on the southwest corner of the adjoining land owner's property
- 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) acknowledges that he/she has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer(s) is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.
- Any announcements made the day of sale take precedence over advertising.



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

JAMES R. COWEN
 PAUL A. MILLER – ATTORNEY FOR SELLER



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



HENRY COUNTY LAND AUCTION

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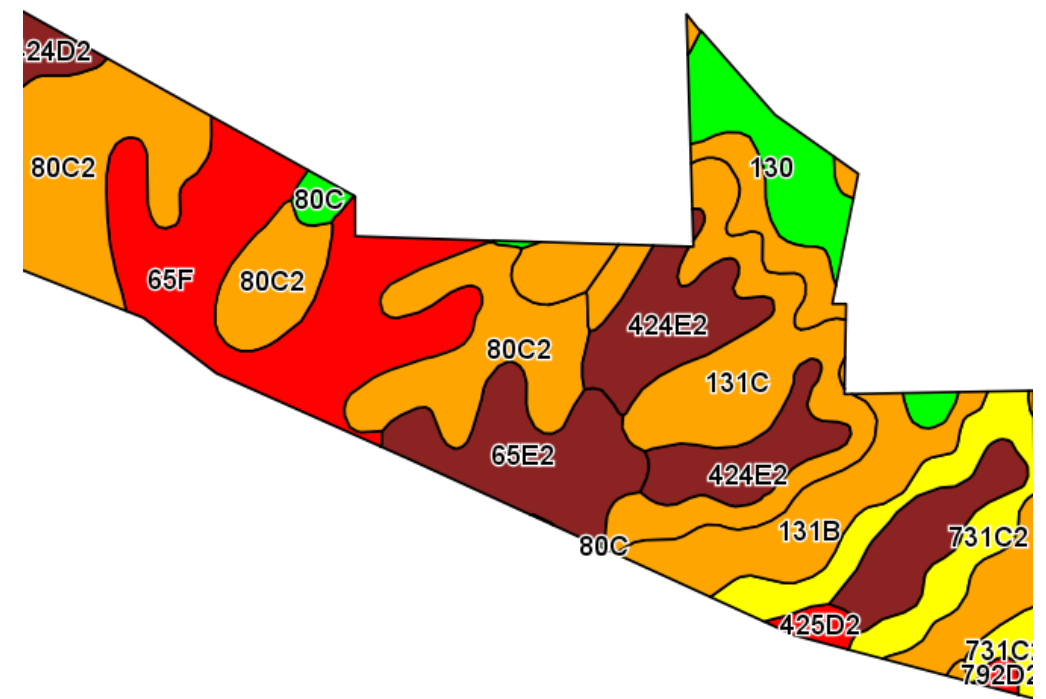
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VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	22.12	20.8%		IIle	69	60
65F	Lindley loam, 18 to 25 percent slopes	17.10	16.1%		VIIe	13	10
131B	Pershing silt loam, 2 to 5 percent slopes	14.83	13.9%		IIle	70	67
131C	Pershing silt loam, 5 to 9 percent slopes	13.26	12.5%		IIle	65	49
424E2	Lindley-Keswick loams, 14 to 18 percent slopes, moderately eroded	9.72	9.1%		VIe	24	20
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	8.30	7.8%		IIle	58	45
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	7.83	7.4%		VIe	31	28
130	Belinda silt loam, 0 to 2 percent slopes	5.52	5.2%		IIIw	76	63
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.40	4.1%		IVw	33	22
424D2	Lindley-Keswick loams, 9 to 14 percent slopes, moderately eroded	1.24	1.2%		IVe	31	29
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	0.83	0.8%		IVe	10	12
80C	Clinton silt loam, 5 to 9 percent slopes	0.83	0.8%		IIle	72	65
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.37	0.3%		IVe	13	13
Weighted Average						49.7	42.1



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

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