

Washington County Land AUCTION

Brighton, Iowa

THURSDAY, FEBRUARY 26, 2015 | 10:00 A.M.



Tillable Ground is selling FREE & CLEAR for the 2015 farming season!

BRIGHTON, IOWA

Land is located 4 miles west of Brighton, Iowa on Highway 1/Hwy 78.

Auction to be held at the Brighton Community Center, 100 East Washington Street, Brighton, Iowa.

199.51 Acres M/L

Sells in One Tract | Tillable, Pasture, Timber & 3 ponds!

An excellent combination farm! Featuring tillable, fenced pasture ground, timber, 3 ponds and a creek running through the property. All situated along Highway 1/ Hwy 78.

FSA information: 126.57 acres tillable of which 29.07 acres are currently being used as pasture and 12.2 acres are in CRP as follows:

10 acres at \$144.26 = \$1,443 and expires on 9-30-2015.

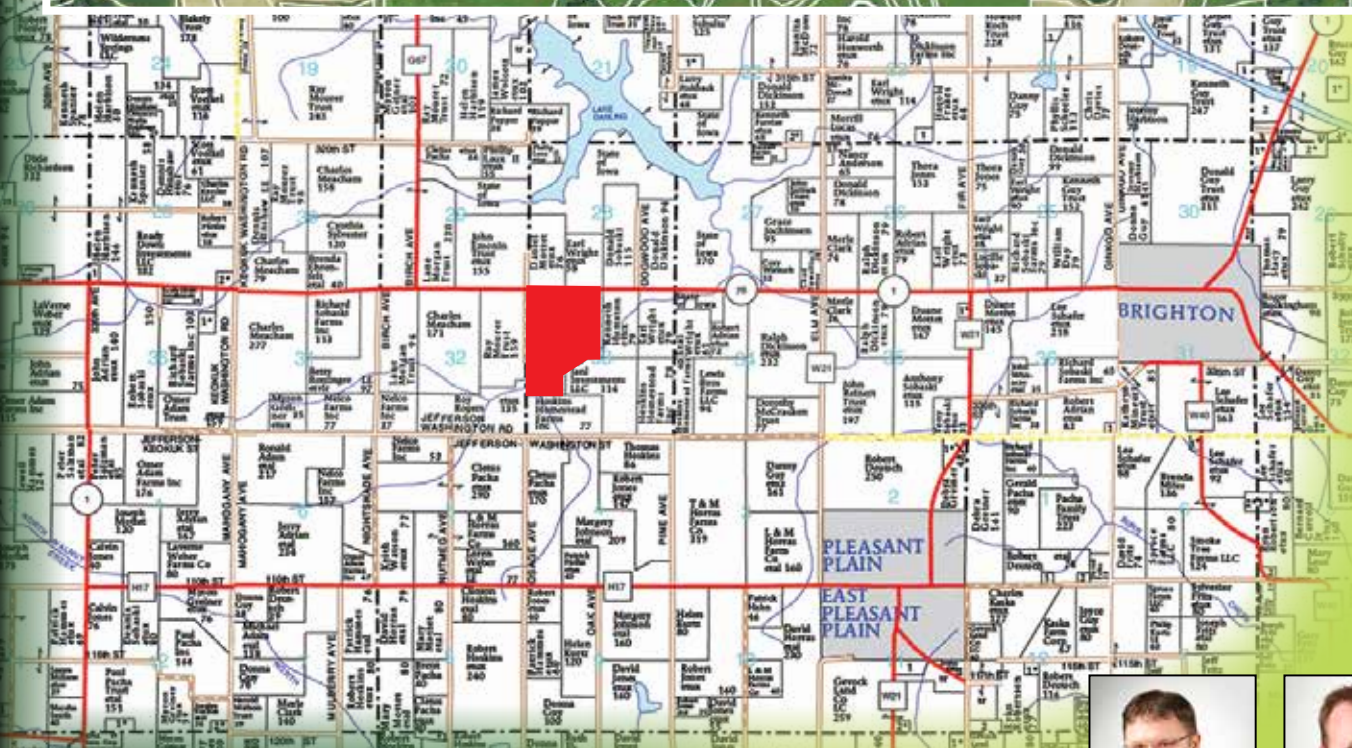
2.2 acres at \$205.20 = \$451 and expires on 9-30-2020.

Pasture is rented for the 2015 season.

Corn Suitability Rating 2 of 70 (CSR1 of 63.8) on the tillable and 64.9 (CSR1 of 59.8) on the entire tract.

Balance of land being timber.

Located in Section 33, Clay Township, Washington County, Iowa.



TERMS & CONDITIONS

Terms: 20% down payment on February 26, 2015. Balance at closing with projected date of March 26, 2015 upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of March 26, 2015. (Subject to tenants rights on pasture ground)

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	\$2,593.84
Ag. Credit	(99.75)
Net	\$2,494.00 (ROUNDED)

Special Provisions:

- Tillable farm ground is selling free and clear for the 2015 Farming Season.
- Pasture ground is rented for the 2015 and is selling subject to tenants' rights.
- It shall be the obligation of the buyer to serve termination to the tenant on the pasture ground, prior to September 1, 2015, if so desired.
- It shall be the obligation of the buyer(s) to report to the Washington County FSA office and show filed deed(s) in order to receive the following if applicable:
 - Allotted base acres.
 - Any future government programs.
 - CRP Prorate.
- 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.
- 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 the day of sale take precedence over advertising.



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

WILLIAM K. DAY ESTATE

ROBERT SCHLEGEL – ATTORNEY FOR ESTATE

Licensed to sell in Iowa, Minnesota, North Dakota, Missouri, and Illinois #41-001755
ANY ANNOUNCEMENTS MADE THE DAY OF SALE TAKE PRECEDENCE OVER ADVERTISING



WASHINGTON COUNTY IOWA LAND

THURSDAY, FEBRUARY 26, 2015 AT 10:00 A.M.

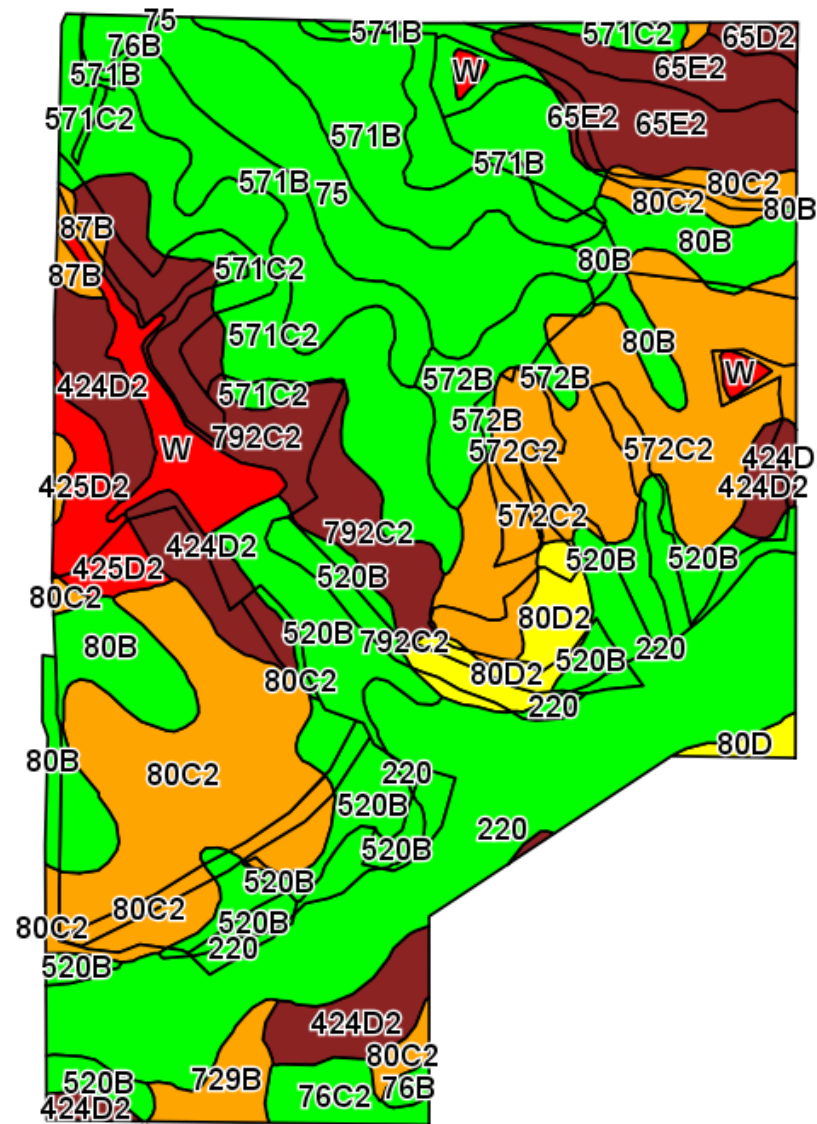
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VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
220	Nodaway silt loam, 0 to 2 percent slopes	28.10	13.7%		Ilw	78	87
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	25.14	12.3%		Ille	69	60
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	22.04	10.7%		Ille	75	62
520B	Coppock silt loam, 2 to 5 percent slopes	19.94	9.7%		Ilw	80	60
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	16.70	8.1%		Ille	69	57
571B	Hedrick silt loam, 2 to 5 percent slopes	14.59	7.1%		Ille	85	82
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded	12.07	5.9%		Ive	29	15
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	11.51	5.6%		Ille	24	27
80B	Clinton silt loam, 2 to 5 percent slopes	10.60	5.2%		Ille	80	80
75	Givin silt loam, 0 to 2 percent slopes	10.33	5.0%		I	84	85
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	9.11	4.4%		Vle	28	28
W	Water	4.71	2.3%			0	0
572B	Inton silt loam, 2 to 5 percent slopes	4.57	2.2%		Ille	80	77
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	4.04	2.0%		Ille	46	50
425D2	Keswick silt loam, 9 to 14 percent slopes, moderately eroded	3.53	1.7%		Ive	7	12
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	2.24	1.1%		Ille	75	65
729B	Ackmore-Nodaway silt loams, 2 to 5 percent slopes	2.23	1.1%		Ilw	70	67
76B	Ladoga silt loam, 2 to 5 percent slopes	1.31	0.6%		Ille	86	85
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	0.92	0.4%		Ilw	68	60
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	0.75	0.4%		Ive	39	38
80D	Clinton silt loam, 9 to 14 percent slopes	0.71	0.3%		Ille	51	55
Weighted Average						64.9	59.8



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