

# Louisa County Land **AUCTION**

Morning Sun, IA

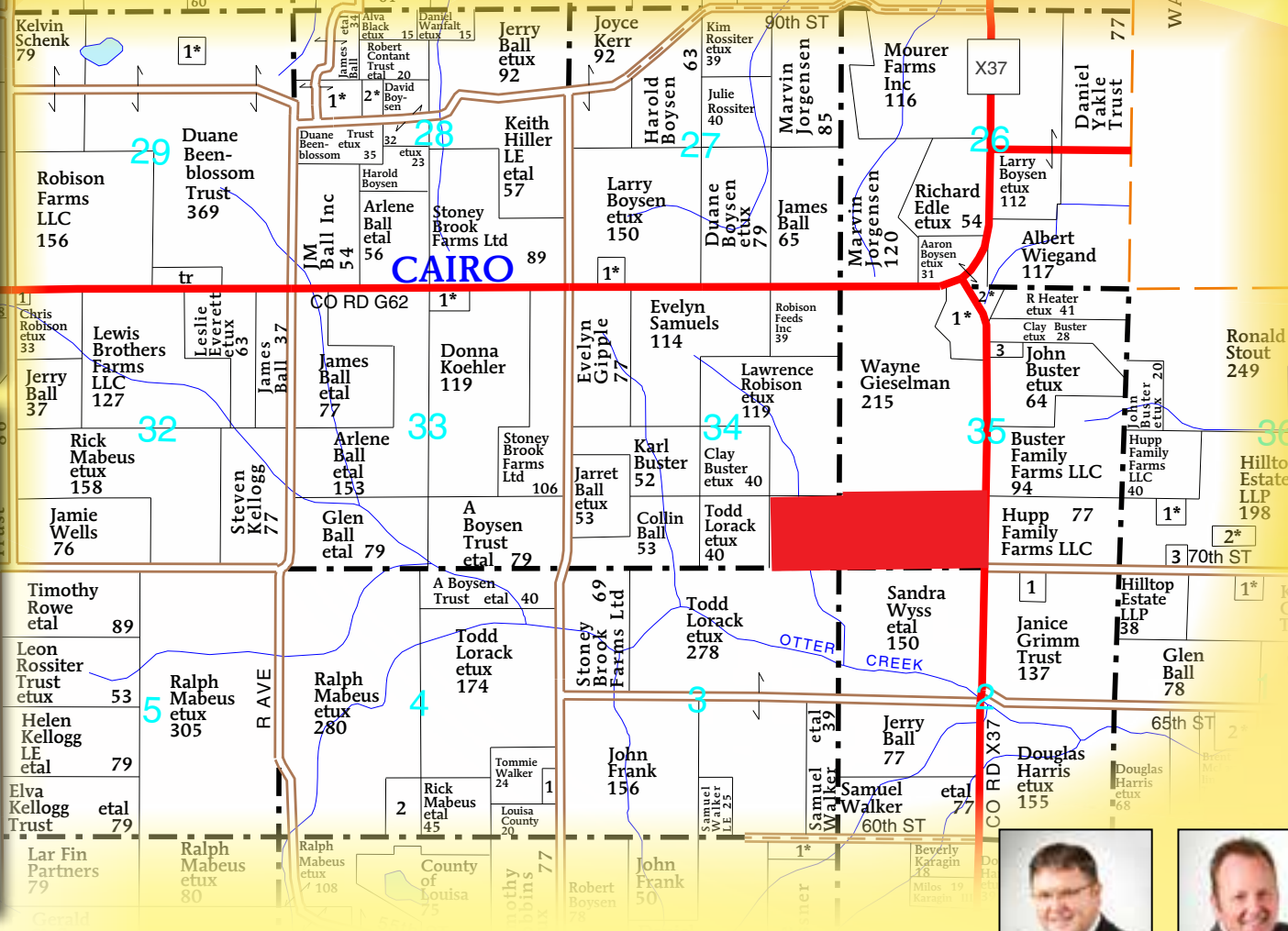
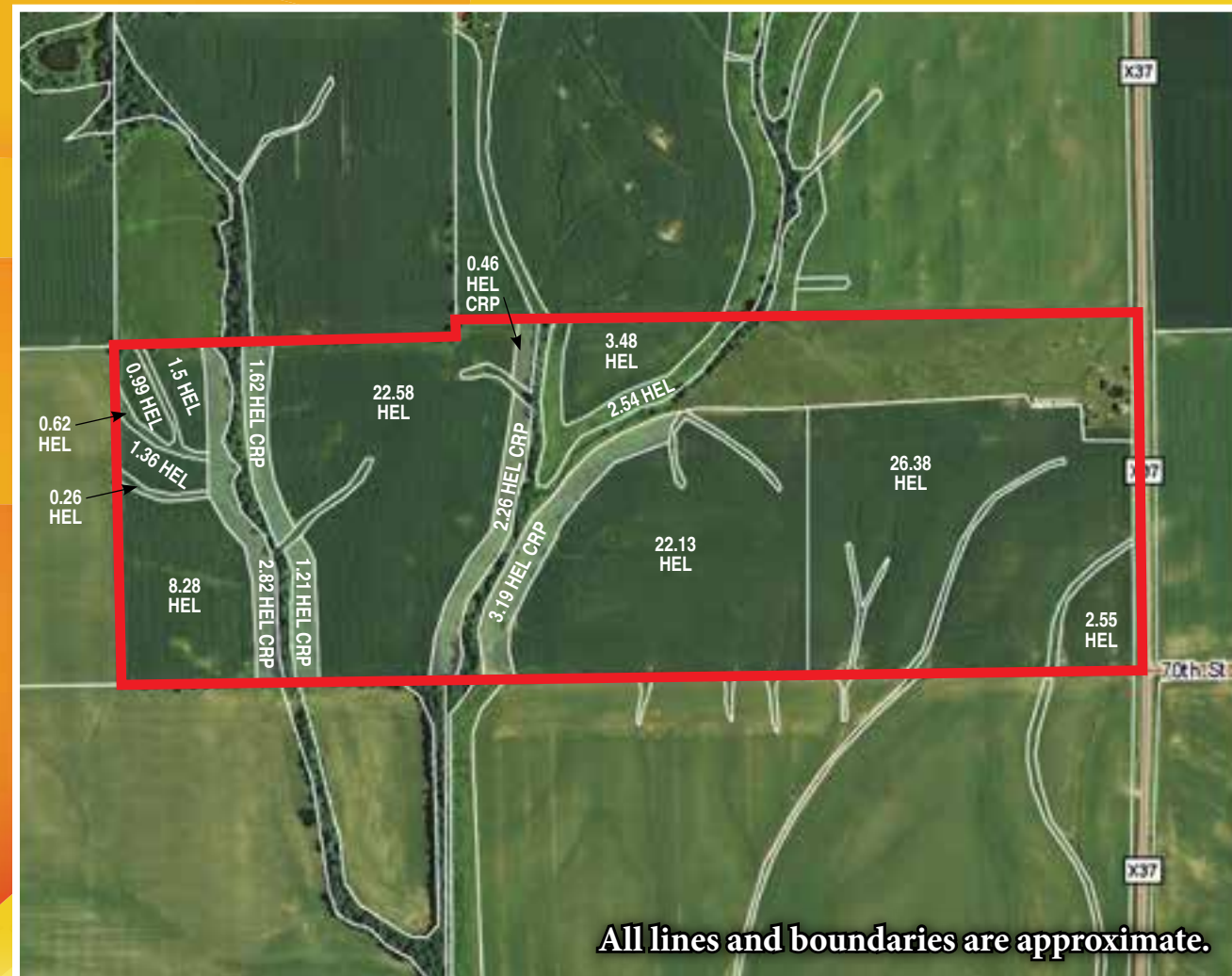
**TUESDAY, APRIL 7, 2015 | 10:00 A.M.**



**Farm is selling FREE & CLEAR for the 2015 farming season!**

**MORNING SUN, IOWA**  
 Land is located 5 miles north of Morning Sun on County Road X37. (7209 CR X37)  
**Auction to be held at the Morning Sun Community Center, North Main Street.**

**122.64 Taxable Acres M/L**  
 Sells in One Tract | Tillable Ground & Pasture Ground  
 FSA information: 104.24 acres tillable of which 11.56 acres are in CRP as follows:  
 11.56 acres at \$271.77 = \$3,142 and expires on 9-30-2024.  
 Approximately 17 acres of fenced pasture ground.  
 Three older outbuildings.  
 Property does have a well (condition unknown)  
 Corn Suitability Rating 2 on the entire farm of 71.6 (CSR 1 of 65.2).  
 Located in Sections 34 & 35, Marshall Township, Louisa County, Iowa.



**NOT INCLUDED:** LP tanks, Farm machinery, Vehicles & Personal Property in building.

**TERMS & CONDITIONS**  
**TERMS:** 20% down payment on April 7, 2015. Balance at closing with projected date of May 7, 2015 upon delivery of merchantable abstract and deed and all objections have been met.  
**POSSESSION:** Projected date of May 7, 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  
 Gross: \$3,527.73  
 Ag Credit: (\$156.85)  
 Net: \$3,370.00 (rounded)

**SPECIAL PROVISIONS:**

- Farm is being sold free and clear for the 2015 farming season
- Immediate tillage rights will be granted.
- It shall be the obligation of the buyer to report to the Louisa County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. Prorate of CRP
- 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 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.
- 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**



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

**BACKWATER FARMS LLC**  
**WILLIAM R. JAHN, JR. - ATTORNEY FOR SELLER**





# LOUISA COUNTY LAND AUCTION

## TUESDAY, APRIL 7, 2015 at 10:00 A.M.

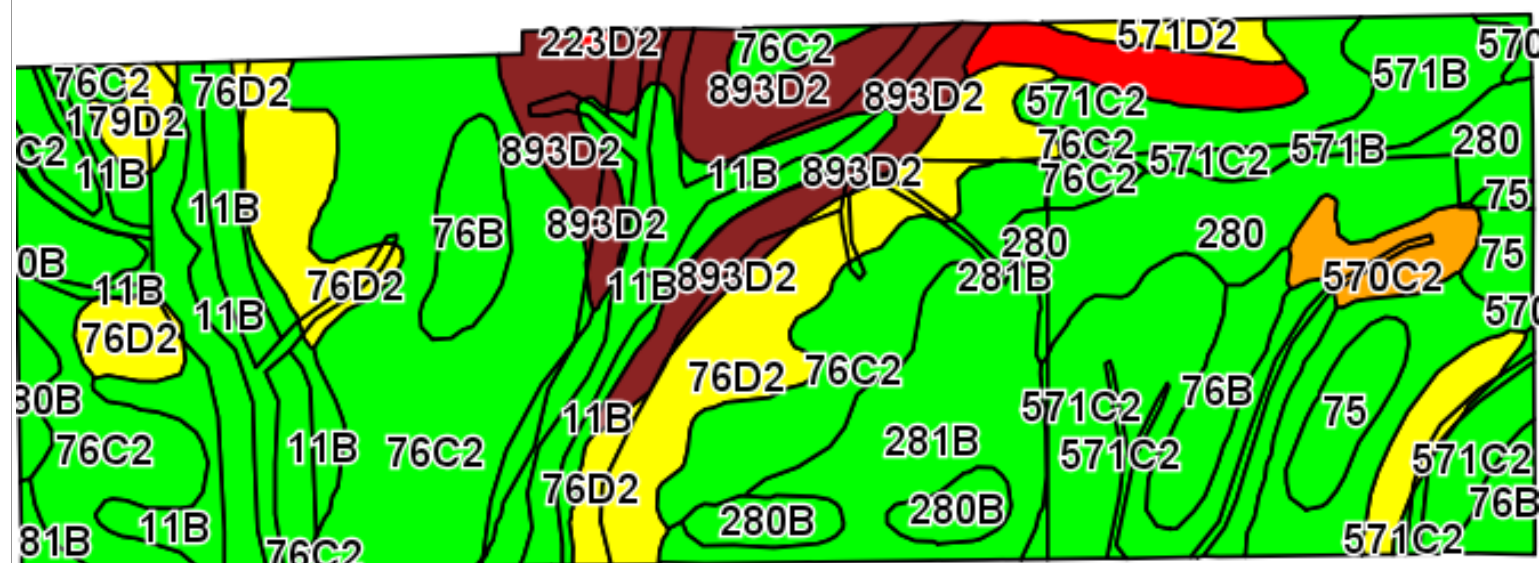
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VIEW [STEFFESGROUP.COM](http://STEFFESGROUP.COM) FOR COMPLETE DETAILS



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	28.48	22.8%		IIIe	75	65
11B	Colo-Ely silty clay loams, 0 to 5 percent slopes	18.76	15.0%		Ile	78	68
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	14.10	11.3%		IIIe	75	62
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	12.64	10.1%		IIIe	49	55
893D2	Gara-Rinda complex, 9 to 14 percent slopes, moderately eroded	9.70	7.8%		IVe	40	18
76B	Ladoga silt loam, 2 to 5 percent slopes	9.15	7.3%		Ile	86	85
281B	Otley silty clay loam, 2 to 5 percent slopes	8.21	6.6%		Ile	91	90
280	Mahaska silty clay loam, 0 to 2 percent slopes	7.31	5.8%		I	94	95
571B	Hedrick silt loam, 2 to 5 percent slopes	2.83	2.3%		Ile	85	82
75	Givin silt loam, 0 to 2 percent slopes	2.83	2.3%		I	83	85
280B	Mahaska silty clay loam, 2 to 5 percent slopes	2.75	2.2%		Ile	89	90
571D2	Hedrick silt loam, 9 to 14 percent slopes, moderately eroded	2.60	2.1%		IIIe	49	52
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately erode	2.54	2.0%		IVe	10	9
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	2.00	1.6%		IIIe	70	67
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	1.02	0.8%		IVe	45	43
570B	Nira silty clay loam, 2 to 5 percent slopes	0.24	0.2%		Ile	81	87
Weighted Average						71.6	65.2



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

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Morning Sun, IA



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**AUCTION**

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