

AUCTION

TUESDAY, MAY 12, 2015, | 10:00 A.M.



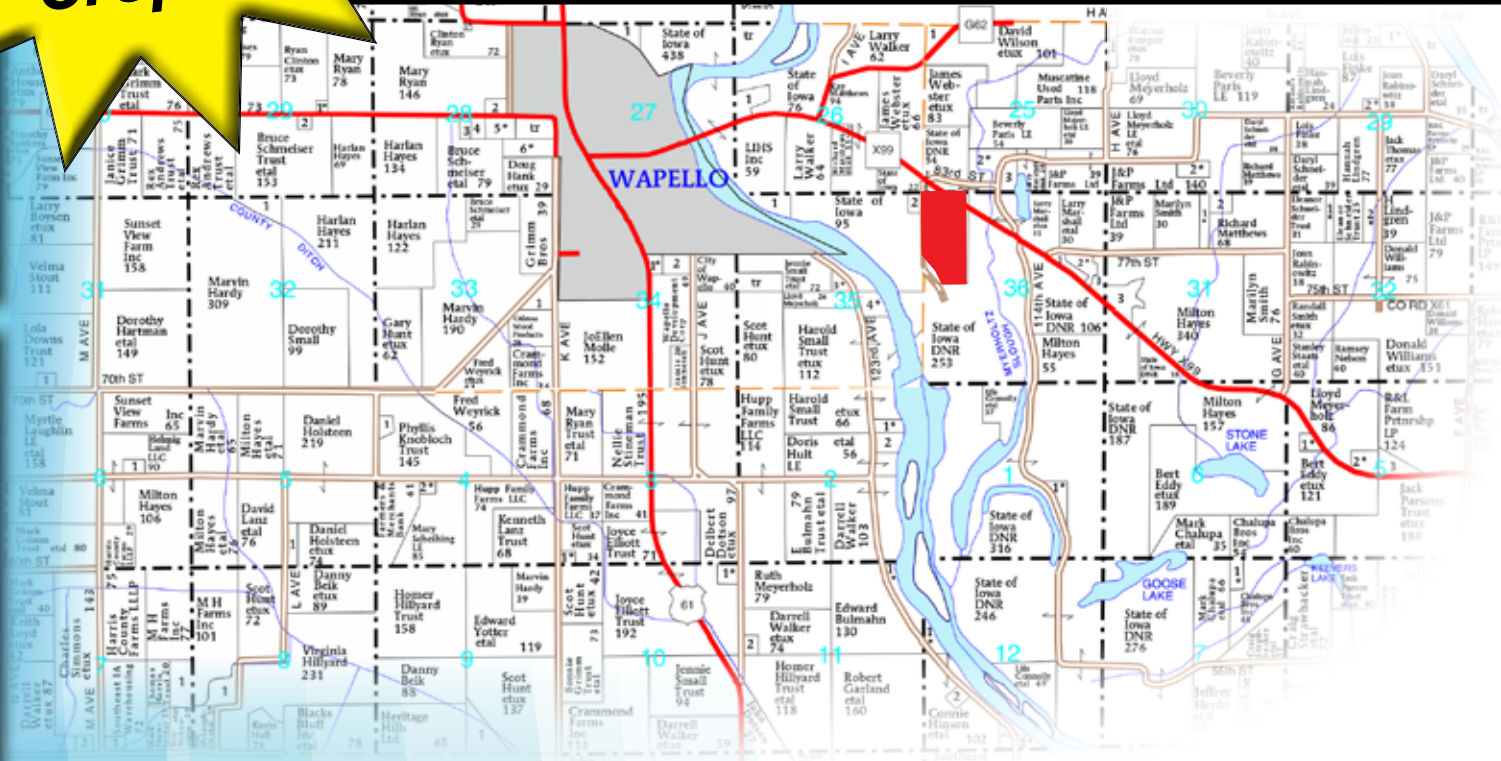
WAPELLO, IOWA
 Land is located 1 mile east of Wapello, Iowa on Highway 99, then ¼ mile south on 119th Avenue.
 Auction will be held at the Charles W. Briggs Civic Center, 317 Water St., Wapello, Iowa.

72.9 Taxable Acres
 Sells in One Tract | Tillable Ground & Timber Ground
 FSA information: 52.66 acres tillable, balance being timber & pond.
 Corn Suitability Rating 2 on the tillable of 47.6 (CSR 1 of 61.2).
 Corn Suitability Rating 2 on the entire farm of 44.3 (CSR 1 of 57).
 Located in Section 36, Jefferson Township, Louisa County, Iowa.
 Not included: Farm Machinery



All lines and boundaries are approximate.

Buyer to receive 50% of Crop!!



TERMS & CONDITIONS

TERMS: 20% down payment on May 12, 2015. Balance at closing with projected date of July 13, 2015 upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of July 13, 2015. (Subject to tenant's rights)

REAL ESTATE TAXES: Seller will be responsible for all real estate taxes through December 31, 2014. Buyer will be responsible for all real estate taxes thereafter.

The following taxes are approximate and will be used to prorate at closing.

Gross:	\$1,366.44
Ag Credit:	(\$74.52)
Net:	\$1,292.00 (rounded)

SPECIAL PROVISIONS:

- Farm is selling subject to court approval.
- Farm is selling subject to tenant's rights. The farm land is rented for the 2015 crop year on a 50/50 crop share basis. The buyer will receive 50% of the crop. The buyer will also be responsible for 50% of the input costs & will reimburse any expenses already paid for the 2015 crop year.
- It shall be the obligation of the buyer(s) to serve termination to the tenant, prior to September 1, 2015, if so desired.
- Seller shall not be obligated to furnish a survey.
- 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.
- 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 cleanup 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

PATRICIA MAJOR ESTATE
 Kirk Johnston & Judith J. Earnest – Co-Executors
 Alyssa Stewart – Attorney for Estate



Tim Meyer Terry Hoenig Lynn Richard Chris Richard Jason Denning Nate Larson Duane Norton
 Licensed to sell in Iowa, Minnesota, North Dakota, Missouri, and Illinois #441-001755
 ANY ANNOUNCEMENTS MADE THE DAY OF SALE TAKE PRECEDENCE OVER ADVERTISING



LOUISA COUNTY LAND AUCTION

TUESDAY, MAY 12, 2015 at 10:00 A.M.

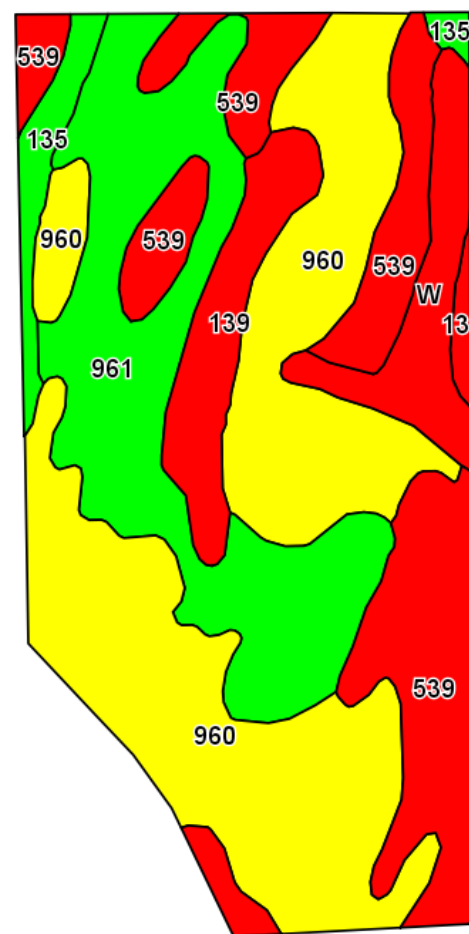
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Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
960	Shaffton loam, 0 to 2 percent slopes	27.91	39.6%	Yellow	IIw	58	78
961	Ambraw loam, 0 to 2 percent slopes	16.42	23.3%	Green	IIw	73	70
539	Perks sandy loam, 0 to 3 percent slopes	15.11	21.4%	Red	IIIs	7	30
139	Perks loamy sand, 0 to 3 percent slopes	4.77	6.8%	Red	IVs	11	15
W	Water	4.13	5.9%	Red			0
135	Coland clay loam, 0 to 2 percent slopes	2.18	3.1%	Green	IIw	71	80
Weighted Average						44.4	57.1



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72.9 Taxable Acres
Wapello, Iowa



Louisa County Land Wapello, Iowa
AUCTION

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72.9 Taxable Acres – Sells in One Tract
Tillable Ground – Timber Ground



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