

Henry County Land AUCTION

TUESDAY, JULY 26, 2016 | 10:00 A.M.

TRENTON, IOWA

The land is located 2 miles west of Trenton on Merrimac Road at the corner of Clayton Avenue & Merrimac Road.

Auction to be held at the Steffes Group facility, 605 East Winfield Avenue, Mt. Pleasant, IA

80.50 Acres M/L – Sells In Two Tracts

"Selling Choice with the Privilege"

Tracts #1 & 2 will be sold price per acre and will be selling Choice with the Privilege. High bidder may take Tract #1 or Tract #2 or both tracts, for their high bid. This will continue until all tracts are sold.

TRACT #1 – 21.05 Acres M/L

This farm is located on the west side of Clayton Avenue.

FSA information: 16.49 acres tillable of which 3.71 acres are in CRP as follows:

2.7 acres at \$231.41 = \$624.80 and expires on 9-30-2023.
1.01 acres at \$166.92 = \$168.58 and expires on 9-30-2022.

Corn Suitability Rating 2 of 51.1 (CSR 1 of 53) on the tillable.

Located in Section 32, Jefferson Township, Henry County, Iowa.

TRACT #2 – 59.45 Acres M/L

This farm is located on the east side of Clayton Avenue.

FSA information: 39.62 acres tillable of which 18.87 acres are in CRP as follows:

10.96 acres at \$231.41 = \$2,536.24 and expires on 9-30-2023.
2.72 acres at \$249.26 = \$677.98 and expires on 9-30-2023.
5.19 acres at \$166.92 = \$866.31 and expires on 9-30-2022.

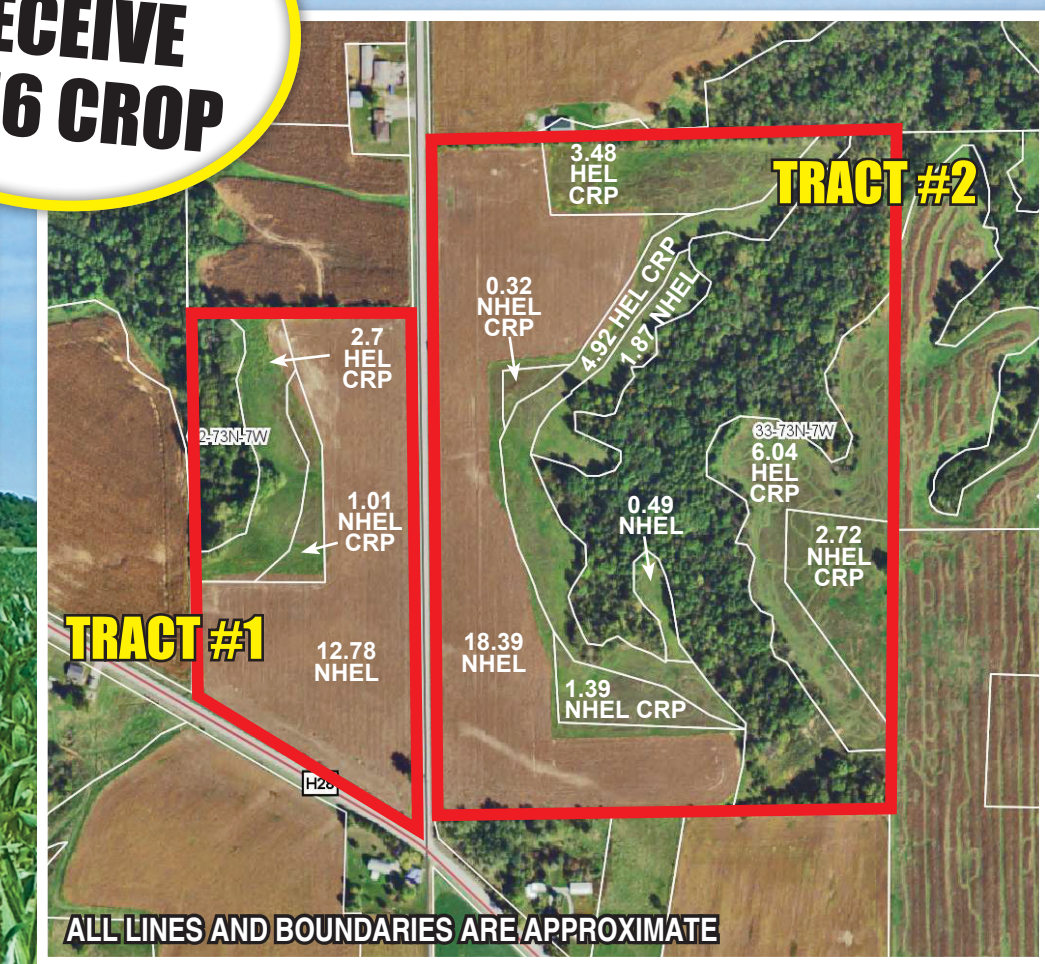
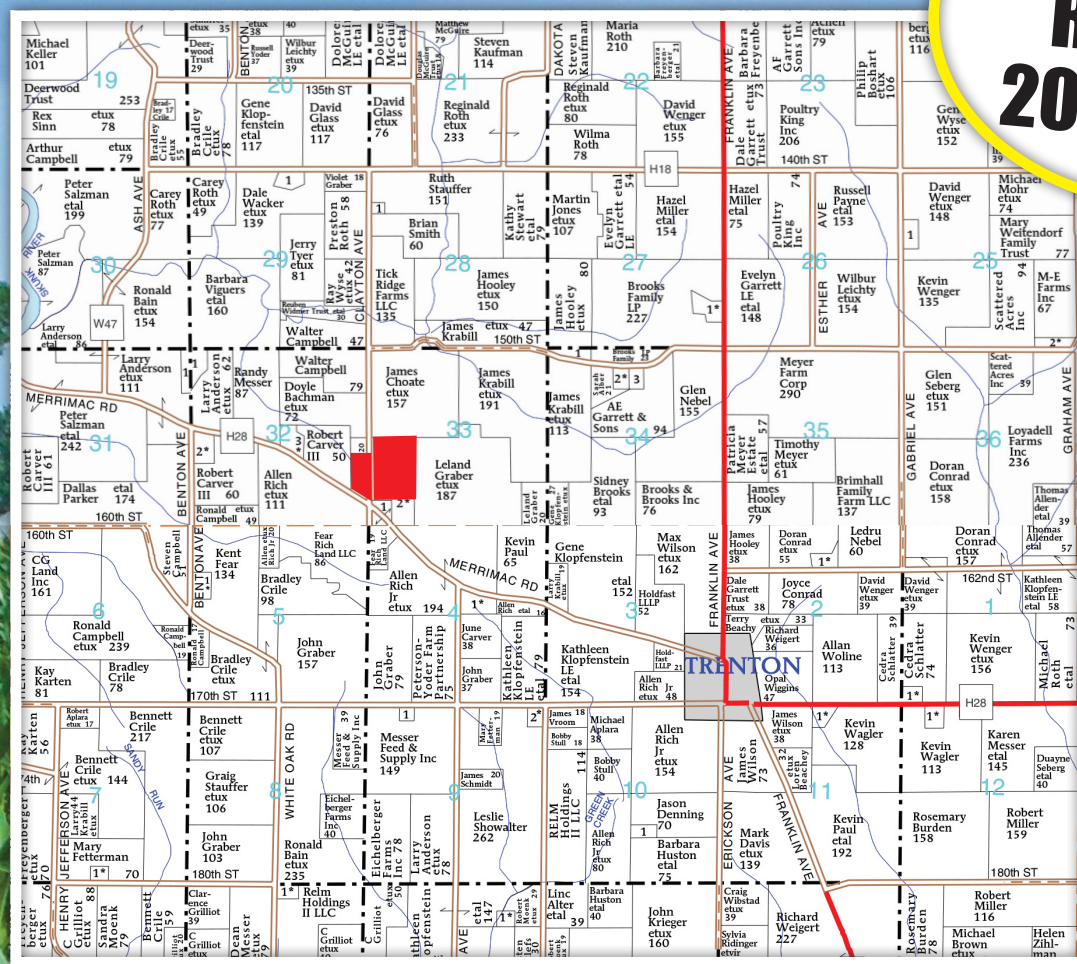
Corn Suitability Rating 2 of 57.4 on the tillable.

Located in Section 33, Jefferson Township, Henry County, Iowa.

Included: 2016 crops. Buyer is responsible for paying the 2016 crop insurance premium.



BUYER TO RECEIVE 2016 CROP



ALL LINES AND BOUNDARIES ARE APPROXIMATE

TERMS & CONDITIONS

TERMS: 20% down payment on July 26, 2016. Balance at closing with a projected date of September 9, 2016 upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of September 9, 2016.

REAL ESTATE TAXES: Seller will be responsible for all real estate taxes through December 31, 2015. Buyer will be responsible for all real estate taxes thereafter.

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

TRACT #1		TRACT #2	
Gross:	\$213.06	Gross:	\$625.26
Family Farm:	(6.36)	Family Farm:	(26.30)
Ag Credit:	(8.96)	Ag Credit:	(18.66)
Net Taxes:	\$198.00 (ROUNDED)	Net Taxes:	\$580.00 (ROUNDED)

SPECIAL PROVISIONS:

It shall be the obligation of the buyer(s) to report to the Henry 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. C. Prorate of CRP.

Tract #1 CRP payment is as follows:

2.7 acres at \$231.41 = \$624.80 and expires on 9-30-2023. 1.01 acres at \$166.92 = \$168.58 and expires on 9-30-2022.

Tract #2 CRP payment is as follows: 10.96 acres at \$231.41 = \$2,536.24 and expires on 9-30-2023.

2.72 acres at \$249.26 = \$677.98 and expires on 9-30-2023. 5.19 acres at \$166.92 = \$866.31 and expires on 9-30-2022.

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.

Seller shall not be obligated to furnish a survey.

The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.

If one buyer purchases more than one tract, the seller shall only be obligated to furnish one abstract and deed. (husband & wife constitute one buyer)

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).

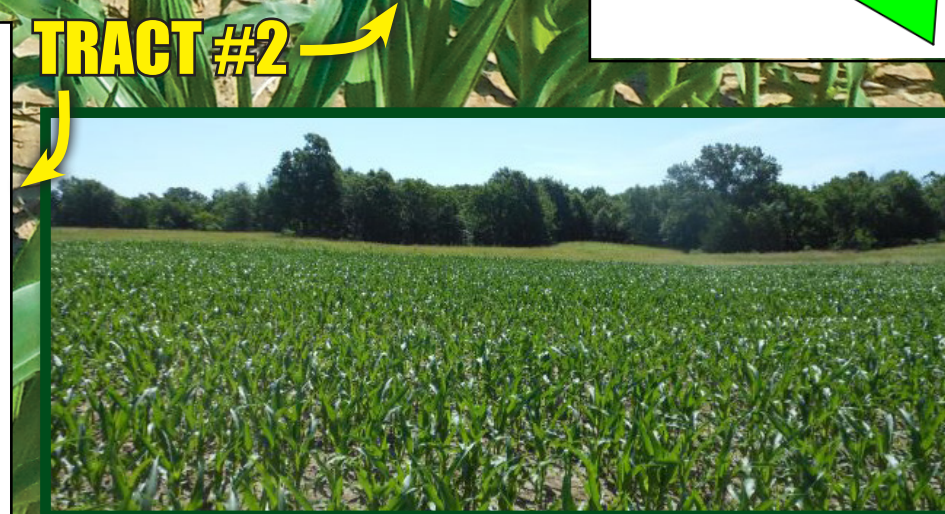
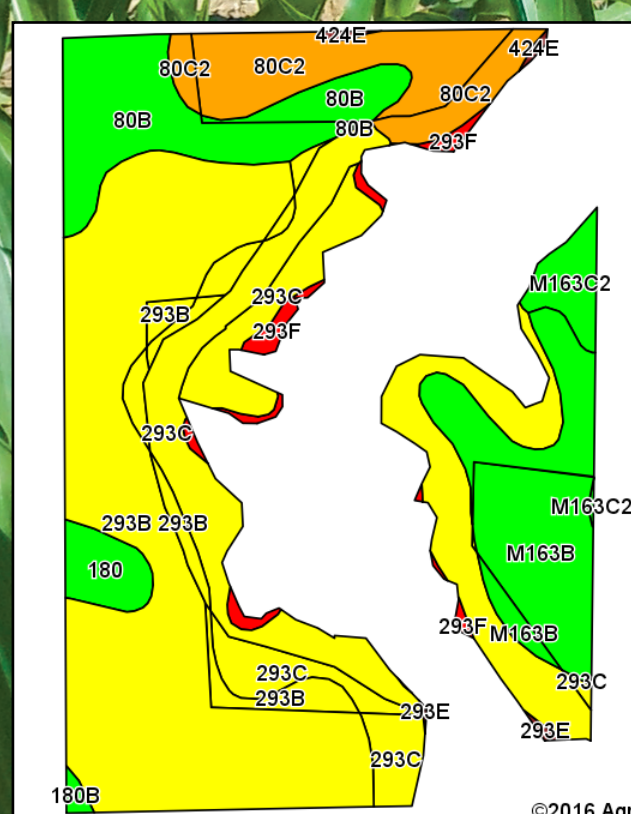
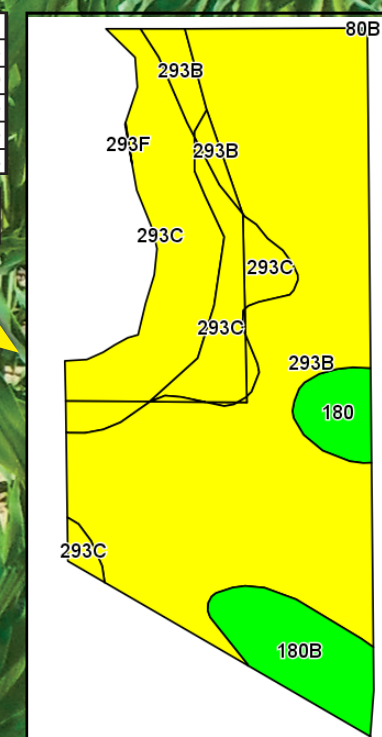
This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.

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.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	CSR2**	CSR	
293B	Chelsea-Fayette-Lamont complex, 2 to 5 percent slopes	10.64	64.5%			Ive	49 54	
293C	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes	3.93	23.8%			Ille	44 40	
180B	Keomah silt loam, 2 to 5 percent slopes	1.33	8.1%			Ilw	76 73	
180	Keomah silt loam, 0 to 2 percent slopes	0.59	3.6%			Ilw	80 76	
Weighted Average							51.1	53

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	CSR2**	CSR	Corn	Soybeans
293B	Chelsea-Fayette-Lamont complex, 2 to 5 percent slopes	13.89	35.5%			Ive	49	54	
293C	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes	10.47	26.8%			Ille	44	40	
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	4.63	11.8%			Ille	84		9 2
80B	Clinton silt loam, 2 to 5 percent slopes	3.99	10.2%			Ille	80		80
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	3.63	9.3%			Ille	69		60
180	Keomah silt loam, 0 to 2 percent slopes	0.84	2.1%			Ilw	80		76
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	0.81	2.1%			Ille	76		9 2
293F	Chelsea-Fayette-Lamont complex, 18 to 25 percent slopes	0.67	1.7%			Vie	11		12
180B	Keomah silt loam, 2 to 5 percent slopes	0.11	0.3%			Ille	76		73
424E	Lindley-Keswick loams, 14 to 18 percent slopes	0.09	0.2%			Vie	24		22
Weighted Average							57.4	1.3	0.3



HELEN L. ZIHLMAN ESTATE

Diane M. Nicholson and D. Steven Zihlman – Co-Executors

Jeffrey D. Thomas – Attorney for Estate

For details contact Lynn Richard at Steffes, 319.385.2000 or by cell 319.931.9090

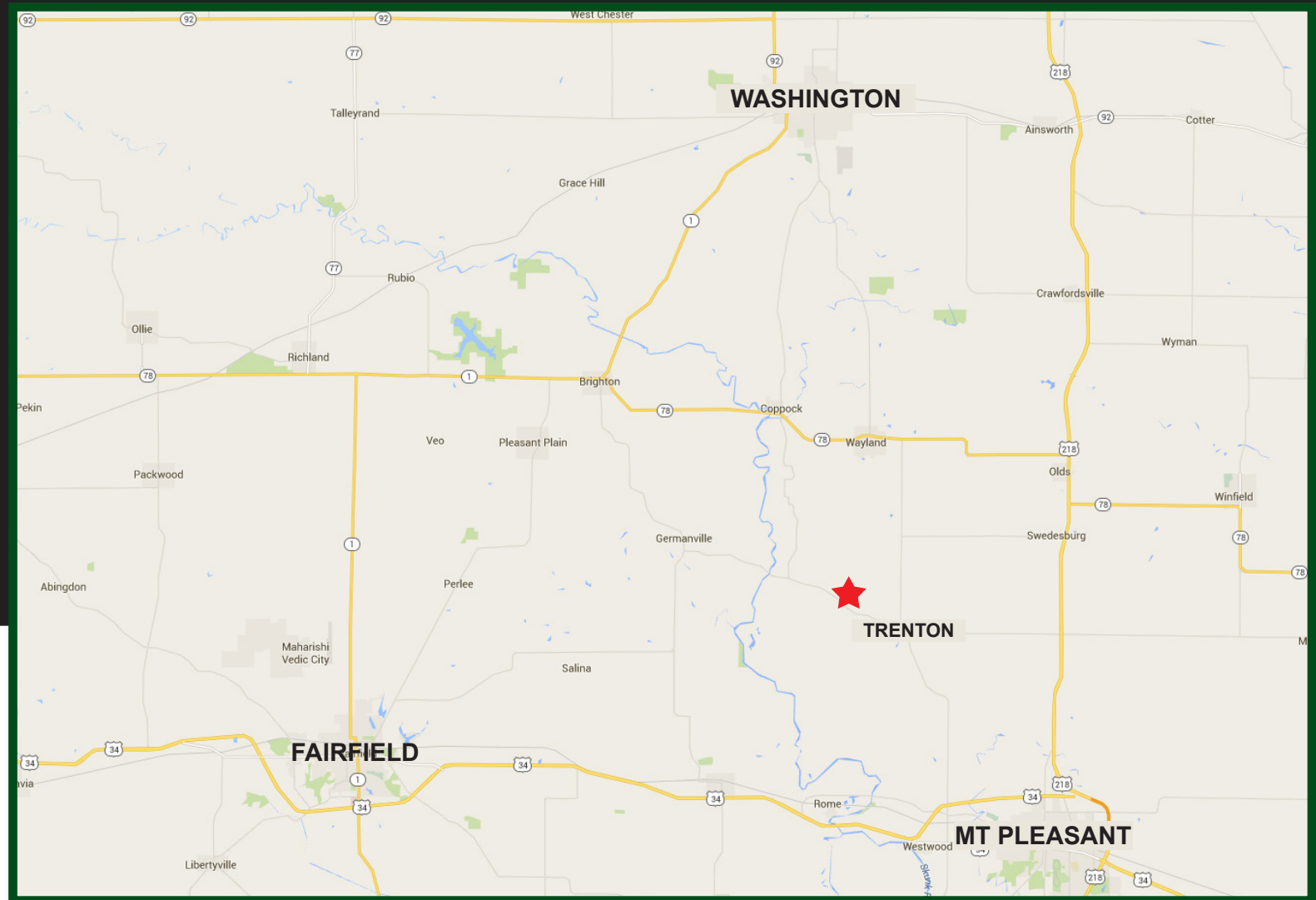


HENRY COUNTY LAND AUCTION

TUESDAY, JULY 26, 2016 AT 10AM

TRENTON, IOWA

The land is located 2 miles west of Trenton on Merrimac Road at the corner of Clayton Avenue & Merrimac Road. Watch for signs. Auction to be held at the Steffes Group facility, 605 East Winfield Ave., Mt. Pleasant, IA



For more details go to SteffesGroup.com



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

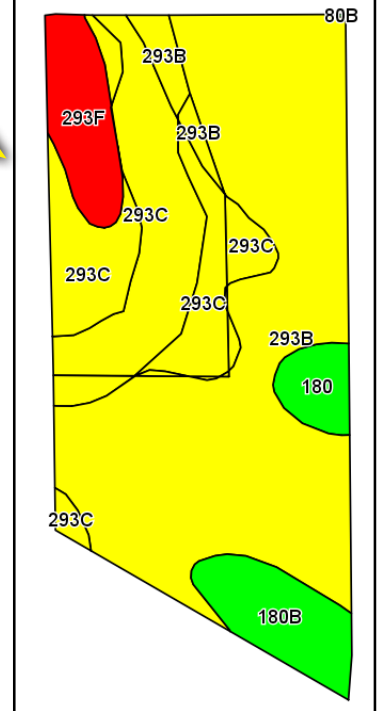
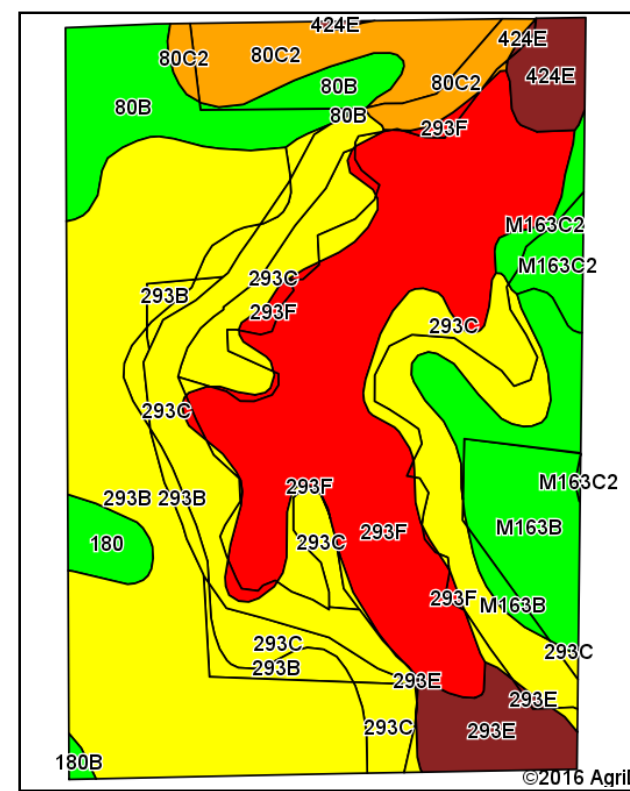
PRESORTED
STANDARD
US POSTAGE
PAID
Permit #315
FARGO, ND

Please Post

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
293B	Chelsea-Fayette-Lamont complex, 2 to 5 percent slopes	10.63	56.0%		IVc	49	54	
293C	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes	5.20	27.4%		IIle	44	40	
180B	Keomah silt loam, 2 to 5 percent slopes	1.33	7.0%		Ile	76	73	
293F	Chelsea-Fayette-Lamont complex, 18 to 25 percent slopes	1.24	6.5%		VIe	11	12	
180	Keomah silt loam, 0 to 2 percent slopes	0.59	3.1%		IIw	80	76	
Weighted Average							48	49.4



TRACT #1



TRACT #2

Henry County Land AUCTION

TUESDAY, JULY 26, 2016 | 10:00 A.M.

80.50 ACRES M/L - SELLS IN TWO TRACTS



319.385.2000
SteffesGroup.com

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans	
293B	Chelsea-Fayette-Lamont complex, 2 to 5 percent slopes	13.84	23.8%		IVc	49	54			
293F	Chelsea-Fayette-Lamont complex, 18 to 25 percent slopes	13.48	23.2%		VIe	11	12			
293C	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes	13.33	22.9%		IIle	44	40			
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	4.63	8.0%		Ile	84		9	2	
80B	Clinton silt loam, 2 to 5 percent slopes	3.99	6.9%		Ile	80	80			
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	3.65	6.3%		IIle	69	60			
293E	Chelsea-Fayette-Lamont complex, 9 to 18 percent slopes	1.89	3.2%		IVe	22	21			
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	1.24	2.1%		IIle	76		9	2	
424E	Lindley-Keswick loams, 14 to 18 percent slopes	1.22	2.1%		VIe	24	22			
180	Keomah silt loam, 0 to 2 percent slopes	0.84	1.4%		IIw	80	76			
180B	Keomah silt loam, 2 to 5 percent slopes	0.11	0.2%		Ile	76	73			
Weighted Average							44.9	-	0.9	0.2

319.385.2000 | SteffesGroup.com