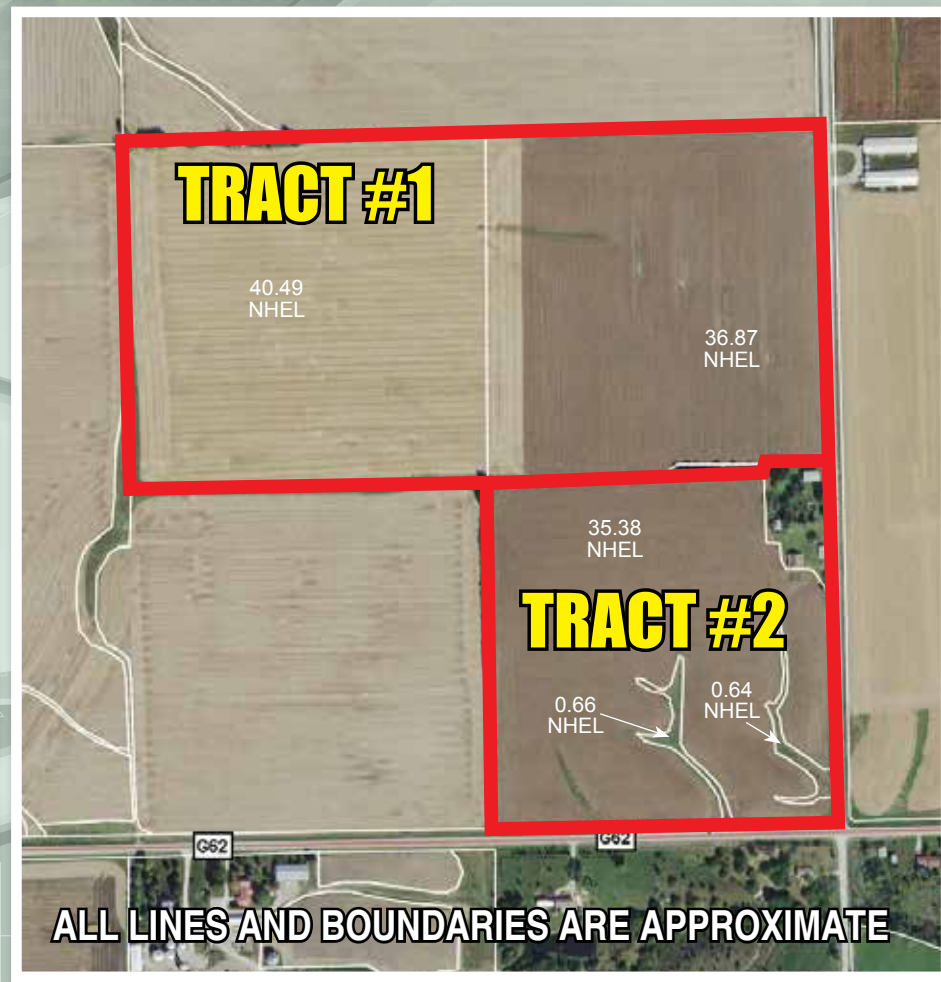
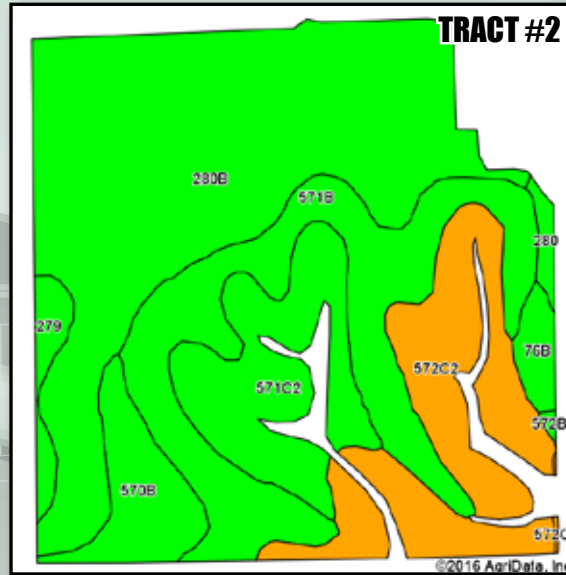
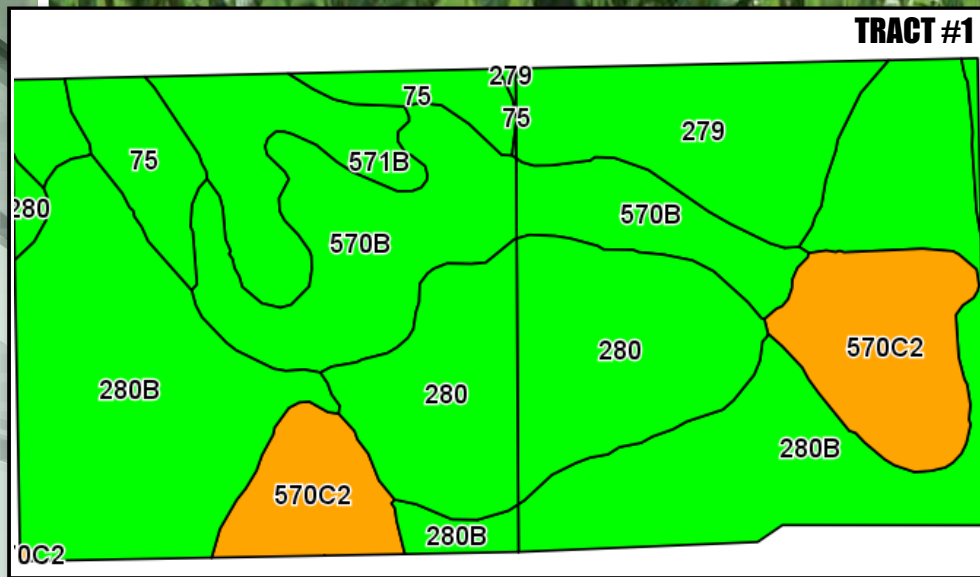


Louisa County AUCTION

THURSDAY, AUGUST 25, 2016 | 10:00 A.M.

**86.8
CSR1**



ALL LINES AND BOUNDARIES ARE APPROXIMATE

WAPELLO, IOWA

The land is located 5 miles west of Wapello on G62, then west 4 miles on G62, then ¼ mile north on S Avenue. OR 3 miles north of Winfield on W66, then 4 miles east on CR G62, then ¼ mile north on S Avenue Watch for signs.

Auction will be held at the Charles W. Briggs Civic Center, 317 Water St., Wapello, Iowa.

117 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 – 79 Acres M/L – Subject to final survey

FSA information: 77.36 NHEL acres tillable
Corn Suitability Rating 2 of 85.4 (CSR 1 of 86.8) on the tillable.
Located in Section 30, Marshall Township, Louisa County, Iowa.

TRACT #2 – 38 Acres M/L – Subject to final survey

FSA information: 36.68 NHEL acres tillable
Corn Suitability Rating 2 of 82.8 (CSR 1 of 79.6) on the tillable.
This tract has a machine shed w/ partial concrete floor, 3 older barns, wire corn crib, windmill, well & cistern have been capped & an old homestead site.

Located in Section 30, Marshall Township, Louisa County, Iowa.

Not Included: 2016 crops, Tenant's farm machinery

TERMS & CONDITIONS

TERMS: 20% down payment on August 25, 2016. Balance at closing with a projected date of October 10, 2016 upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of October 10, 2016. (Subject to tenant's rights.)

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 at closing.

	Tract #1	Tract #2
Gross:	\$3,046.95	\$1,371.09
Ag Credit:	(190.75)	(82.58)
Net Taxes:	\$2,856.00 (ROUNDED)	\$1,288.00 (ROUNDED)

SPECIAL PROVISIONS:

- It shall be the obligation of the buyer(s) to report to the Louisa 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.
- Notice has been given to the tenant, the farm is selling free and clear for the 2017 Farming Season. Tillage rights shall be granted after removal of the 2016 crops, no later than December 1, 2016.
- Both Tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for each tract.
- 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
280B	Mahaska silty clay loam, 2 to 5 percent slopes	26.63	34.4%		Ile	89	90
280	Mahaska silty clay loam, 0 to 2 percent slopes	13.68	17.7%		Iw	94	95
570B	Nira silty clay loam, 2 to 5 percent slopes	11.24	14.5%		Ile	81	87
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	8.83	11.4%		IIle	70	67
279	Taintor silty clay loam, 0 to 2 percent slopes	7.45	9.6%		IIw	83	88
571B	Hedrick silt loam, 2 to 5 percent slopes	5.58	7.2%		Ile	85	82
75	Givin silt loam, 0 to 2 percent slopes	3.95	5.1%		Iw	83	85
Weighted Average						85.4	86.8

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
280B	Mahaska silty clay loam, 2 to 5 percent slopes	14.87	42.0%		Ile	89	90
571B	Hedrick silt loam, 2 to 5 percent slopes	7.36	20.8%		Ile	85	82
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	5.65	16.0%		IIle	69	57
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	4.10	11.6%		IIle	75	62
570B	Nira silty clay loam, 2 to 5 percent slopes	1.92	5.4%		Ile	81	87
279	Taintor silty clay loam, 0 to 2 percent slopes	0.65	1.8%		IIw	83	88
76B	Ladoga silt loam, 2 to 5 percent slopes	0.57	1.6%		Ile	86	85
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.26	0.7%		Iw	94	95
Weighted Average						82.8	79.6

EVELYN L. GIPPLE ESTATE

James Gipple & Janice Webb – Co-Executors --- Steven A. Sents – Attorney
For details contact Nate Larson at Steffes, 319.385.2000 or by cell 319.931.3944



LOUISA COUNTY LAND AUCTION

THURSDAY, AUGUST 25, 2016 AT 10AM

WAPELLO, IA

The land is located 5 miles west of Wapello on G62, then west 4 miles on G62, then ¼ mile north on S Avenue. OR 3 miles north of Winfield on W66, then 4 miles east on CR G62, then ¼ mile north on S Avenue.

Watch for signs.

Auction held at the CHARLES W. BRIGGS CIVIC CENTER, 317 WATER ST., WAPELLO, IA



**86.8
CSR1**



For more details go to SteffesGroup.com



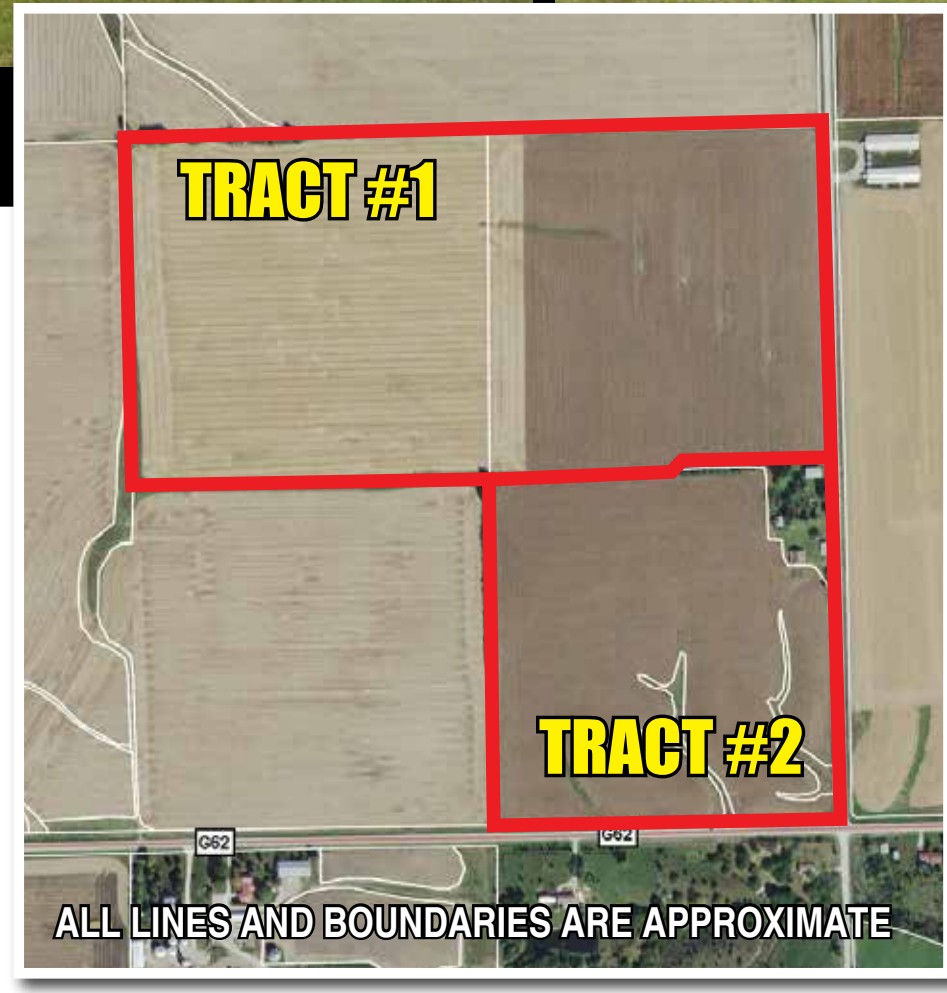
605 East Winfield Avenue
Mt. Pleasant, IA 52641-2951
319-385-2000
SteffesGroup.com

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FARGO, ND

86.8 CSR1

117 Acres M/L - 2 Tracts
WAPELLO, IA



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Louisa County AUCTION

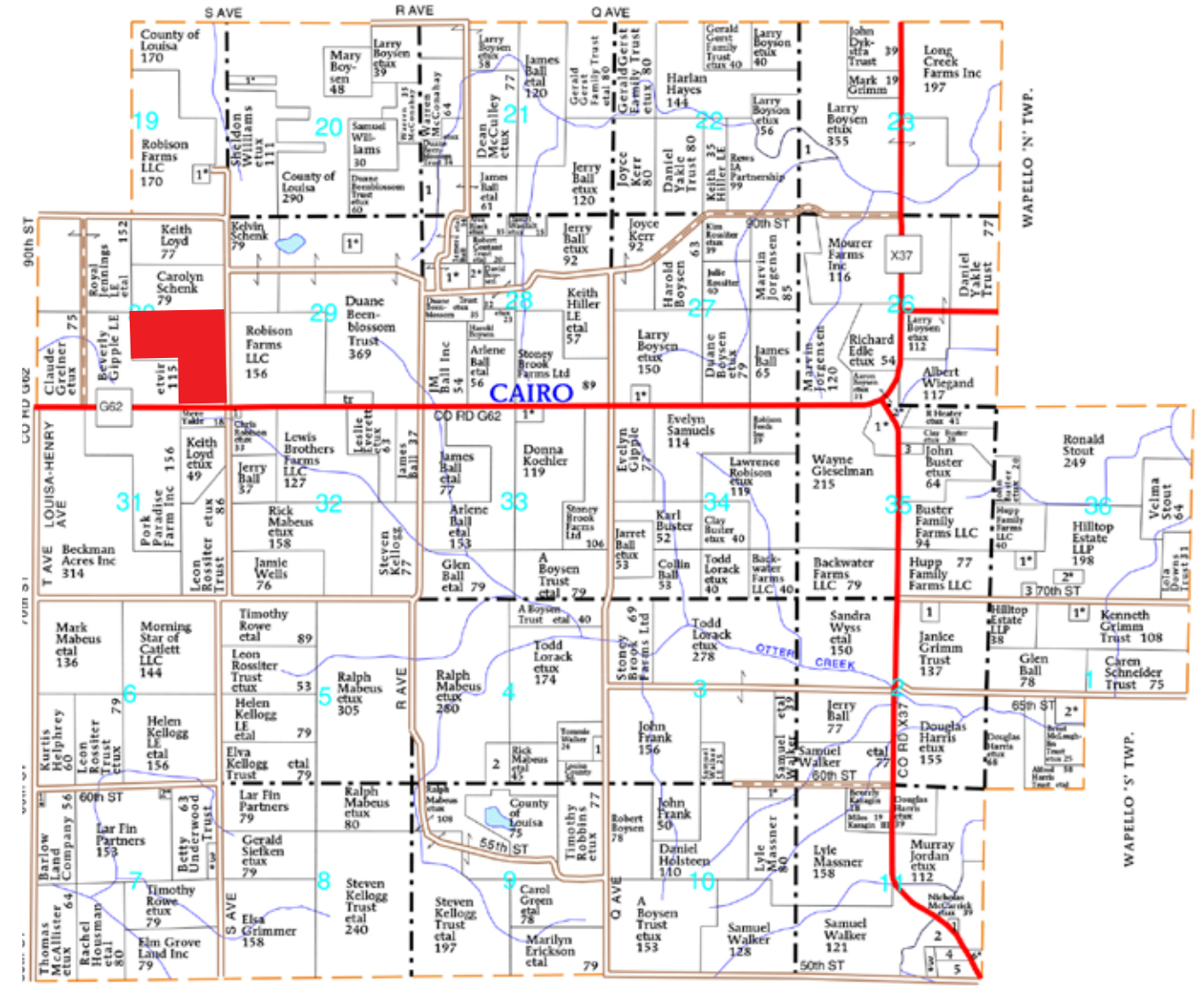
THURSDAY, AUGUST 25, 2016 | 10:00 A.M.

**117 Acres M/L
SELLS IN 2 TRACTS**



**86.8
CSR1**

319.385.2000
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