

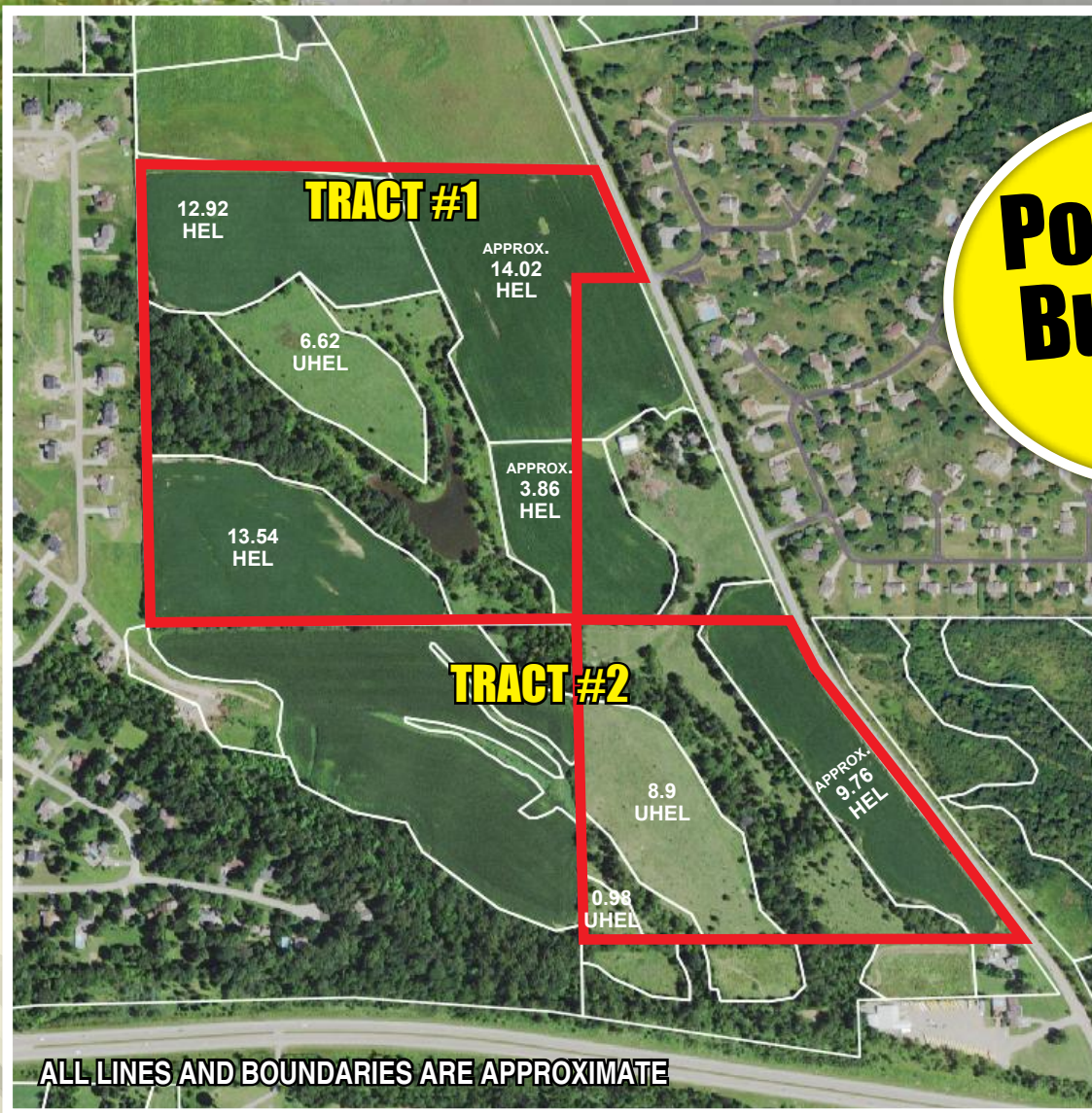
Muscatine County Land AUCTION

THURSDAY, OCTOBER 27, 2016 | 10:00 A.M.

MUSCATINE, IOWA

The land is located from the intersection of Highway 61 bypass & Isett Avenue proceed ½ mile north on Isett Avenue. Watch for signs.

Auction to be held at the Muscatine Agricultural Learning Center, 3200 Lucas Street, Muscatine, IA



106.85 Acres M/L Sells in 2 Tracts

“Selling Choice with the Privilege”
 Tracts #1 & 2 will be sold lump sum price 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 both tracts are sold.

AUCTIONEER'S NOTE: If you are looking to build, this auction offers a unique opportunity with potential building sites with tillable, timber & pasture ground, all located on a hard surface road. The farm is selling Free and Clear for the 2017 farming season.

TRACT #1 – 71.86 Taxable Acres M/L

This is a great combination farm that has it all, tillable, timber, pasture and a secluded pond. Build your dream home here and enjoy the country setting.

Frontage on Isett Avenue.

Currently zoned CO-R1 (Single family-large lot).

FSA information: Approx. 44 HEL acres tillable, 6.62 acres pasture with the balance being timber.

Corn Suitability Rating 2 of 77.3 on the tillable & pasture
 Located in Section 23, Bloomington Township, Muscatine County, Iowa.

TRACT #2 – 34.99 Taxable Acres M/L

This tract offers a potential building site with plenty of room to enjoy the great outdoors.

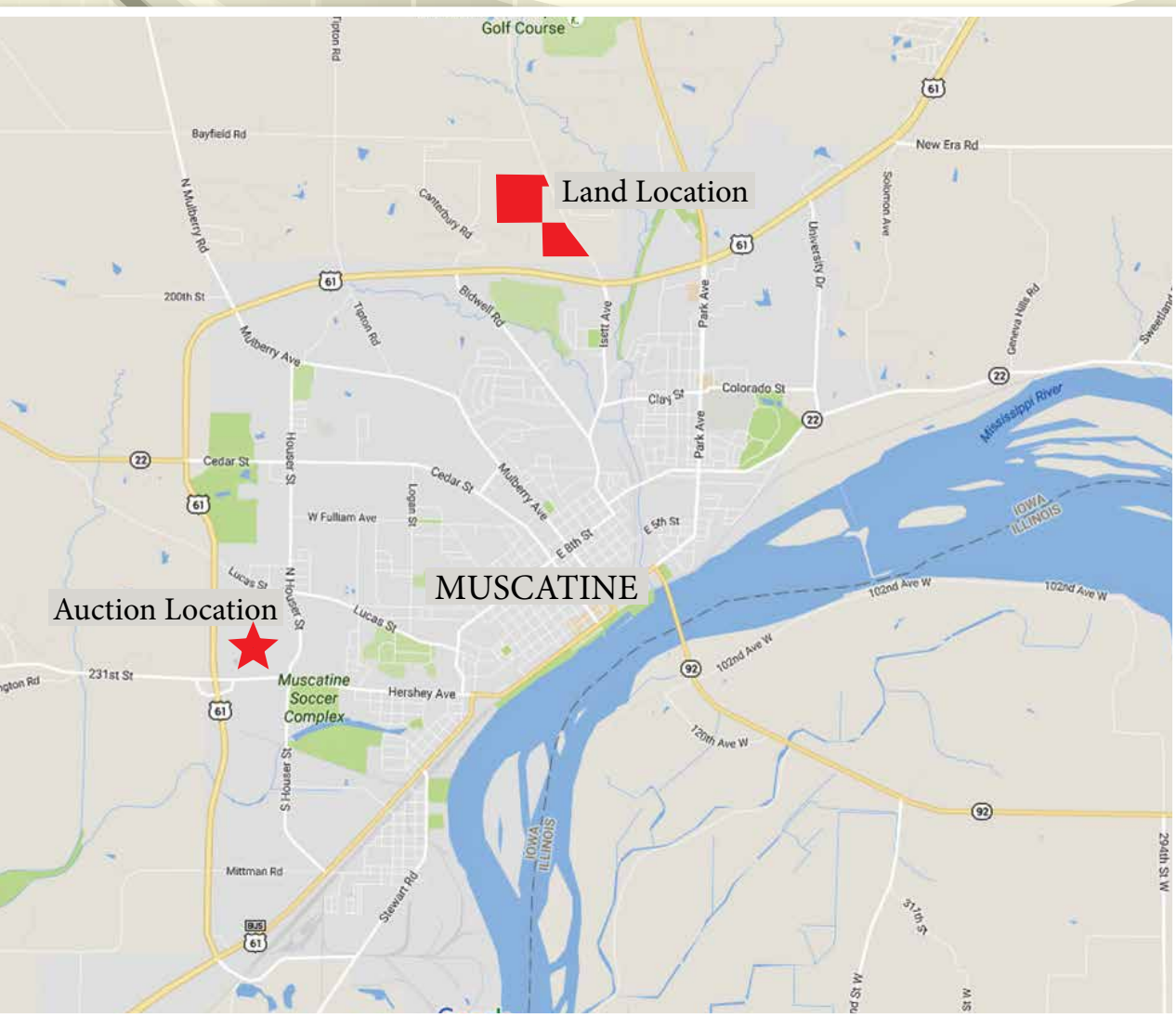
Frontage on Isett Avenue.

Currently zoned CO-R1 (Single family-large lot).

FSA information: Approx. 9.76 HEL acres tillable, balance being timber & pasture.

Corn Suitability Rating 2 of 69.4 on the tillable.

Located in Section 23, Bloomington Township, Muscatine County, Iowa.



NOT INCLUDED: 2016 crops

TERMS & CONDITIONS

TERMS: 20% down payment on October 27, 2016. Balance at closing with a projected date of December 9, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 9, 2016. (Subject to tenants' rights)

REAL ESTATE TAXES: To be prorated to date of closing 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:

	Tract #1	Tract #2
Gross	\$1,958.33	\$818.07
Ag. Credit	(106.57)	(45.34)
Net	\$1,852.00 (rounded)	\$772.00 (rounded)

SPECIAL PROVISIONS:

- Termination has been served to the tenants of the tillable and pasture ground. The farm is being sold free and clear for the 2017 farming season.
- It shall be the obligation of the buyer(s) to report to the Muscatine 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. Please note that the final tillable acres will be determined by the Muscatine County FSA office, as this land is being split from other tillable land that is not selling.
- The seller shall not be obligated to furnish a survey.
- 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 any fencing in accordance with Iowa state law.
- 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.

KENNETH C. BIERMAN, JANICE L. DOUGHERTY, HELEN BRENNAN & GLADYS MURPHY

John R. Eichelberger – Attorney

For details contact Nate Larson at Steffes, 319.385.2000 or by cell 319.931.3944



MUSCATINE COUNTY LAND AUCTION

THURSDAY, OCTOBER 27, 2016 AT 10AM

MUSCATINE, IA

The land is located from the intersection of Highway 61 bypass & Isett Avenue proceed 1/2 mile north on Isett Avenue. Watch for signs.

Auction to be held at the Muscatine Agricultural Learning Center, 3200 Lucas ST, Muscatine, Iowa



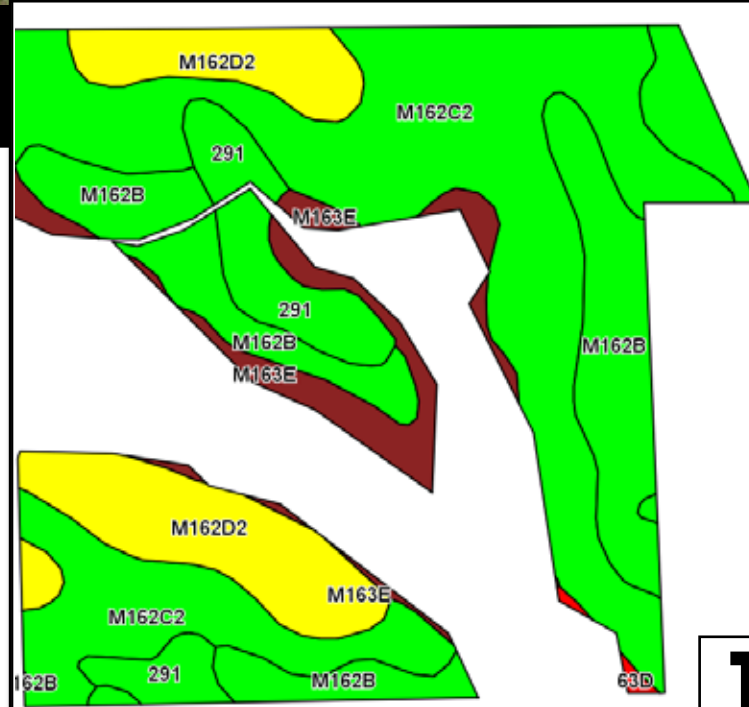
For more details go to SteffesGroup.com



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

Please Post

PRESORTED
STANDARD
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Permit #315
FARGO, ND



TRACT #1

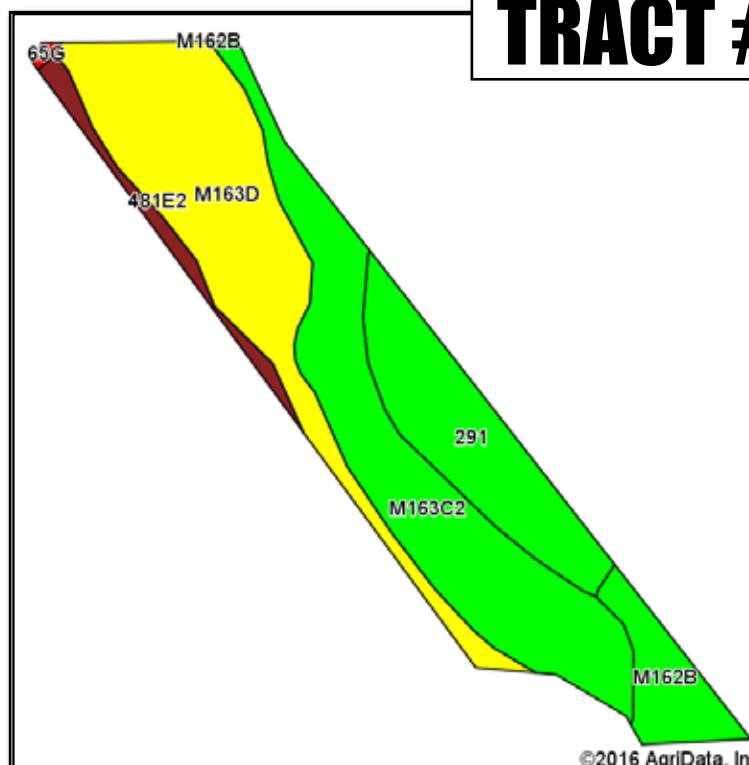
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	22.74	45.8%	Green		Ille	82	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	11.42	23.0%	Green		Ile	90	
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	7.88	15.9%	Yellow		IVe	57	
291	Atterberry silt loam, 0 to 2 percent slopes	4.00	8.1%	Green		Ie	90 95	
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	3.46	7.0%	Red		IVe	39	
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	0.14	0.3%	Red		VIs	5 11	
Weighted Average							77.3	*-



106.85 Acres M/L - 2 Tracts
MUSCATINE, IA

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans	
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	3.38	35.2%	Green		Ille	76	9	2	
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	3.29	34.3%	Yellow		Ille	50			
291	Atterberry silt loam, 0 to 2 percent slopes	1.83	19.1%	Green		Ie	90	95		
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	0.74	7.7%	Green		Ile	90			
481E2	Russell silt loam, 14 to 18 percent slopes, moderately eroded	0.36	3.8%	Red		IVe	38	53		
Weighted Average							69.4	*-	3.2	0.7

TRACT #2



Muscatine County Land AUCTION

THURSDAY, OCTOBER 27, 2016 | 10:00 A.M.

106.85 Acres M/L - SELLS IN 2 TRACTS



319.385.2000
SteffesGroup.com

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