

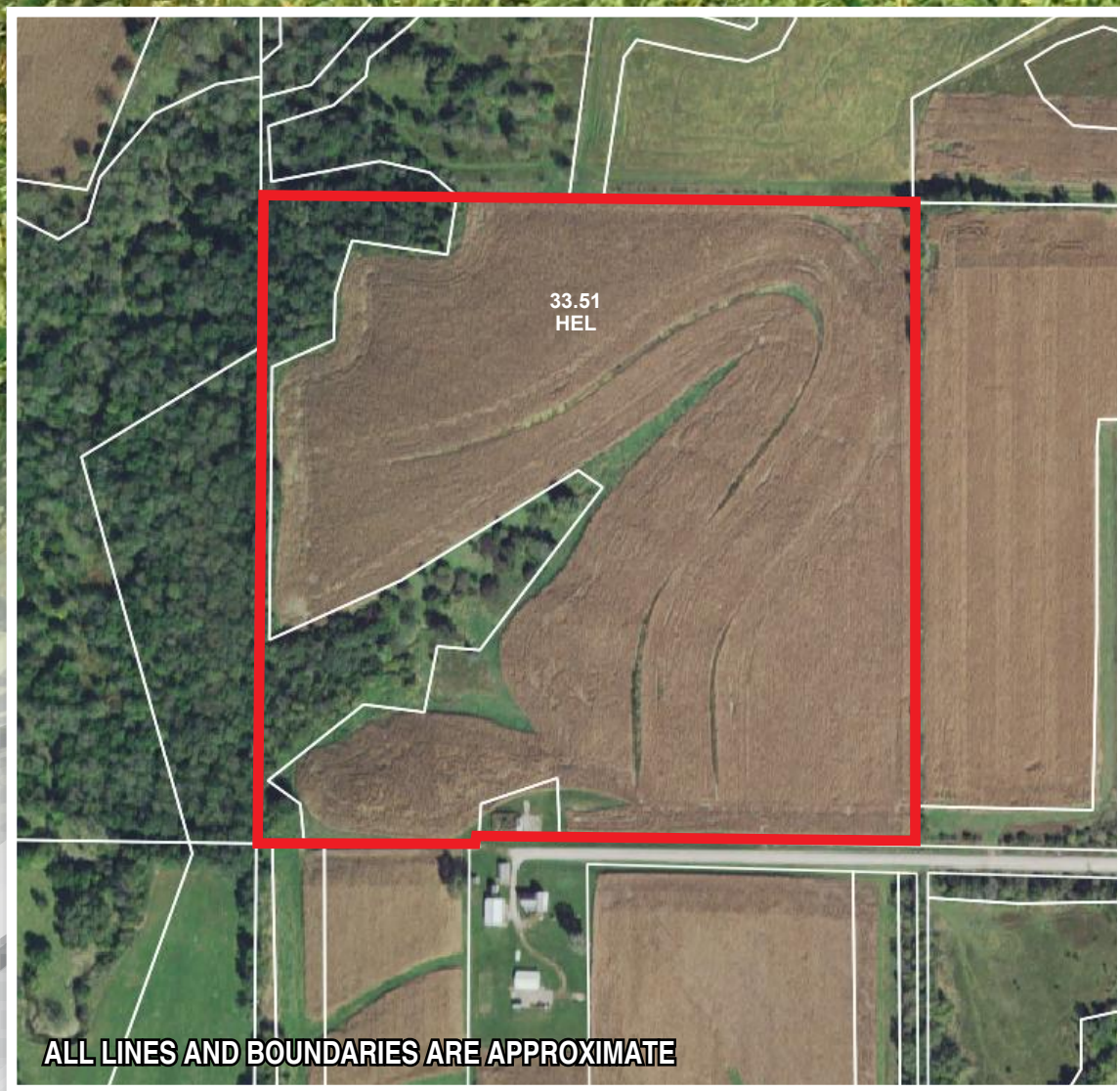
# Washington County Land AUCTION

**TUESDAY, NOVEMBER 1, 2016 | 10:00 A.M.**

## WASHINGTON, IOWA

The land is located 7 miles west of Washington on G38, then south 1 mile on Ginkgo Ave., then west 3/4 mile on 260th Street. Watch for signs.

**Auction will be held at Hills Bank & Trust,  
2481 Highway 92 East, Washington, Iowa.**



## 40 Acres M/L

**SELLS IN 1 TRACT**

FSA information: 33.51 HEL acres tillable, balance being timber. Corn Suitability Rating 2 of 58.2 (CSR 1 of 56) on the tillable. Located in Section 24, Dutch Creek Township, Washington County, Iowa.

**Not Included:** 2016 crops

### TERMS & CONDITIONS

**TERMS:** 20% down payment on November 1, 2016. Balance at closing with a projected date of December 16, 2016 upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of December 16, 2016. (Subject to tenant's rights.)

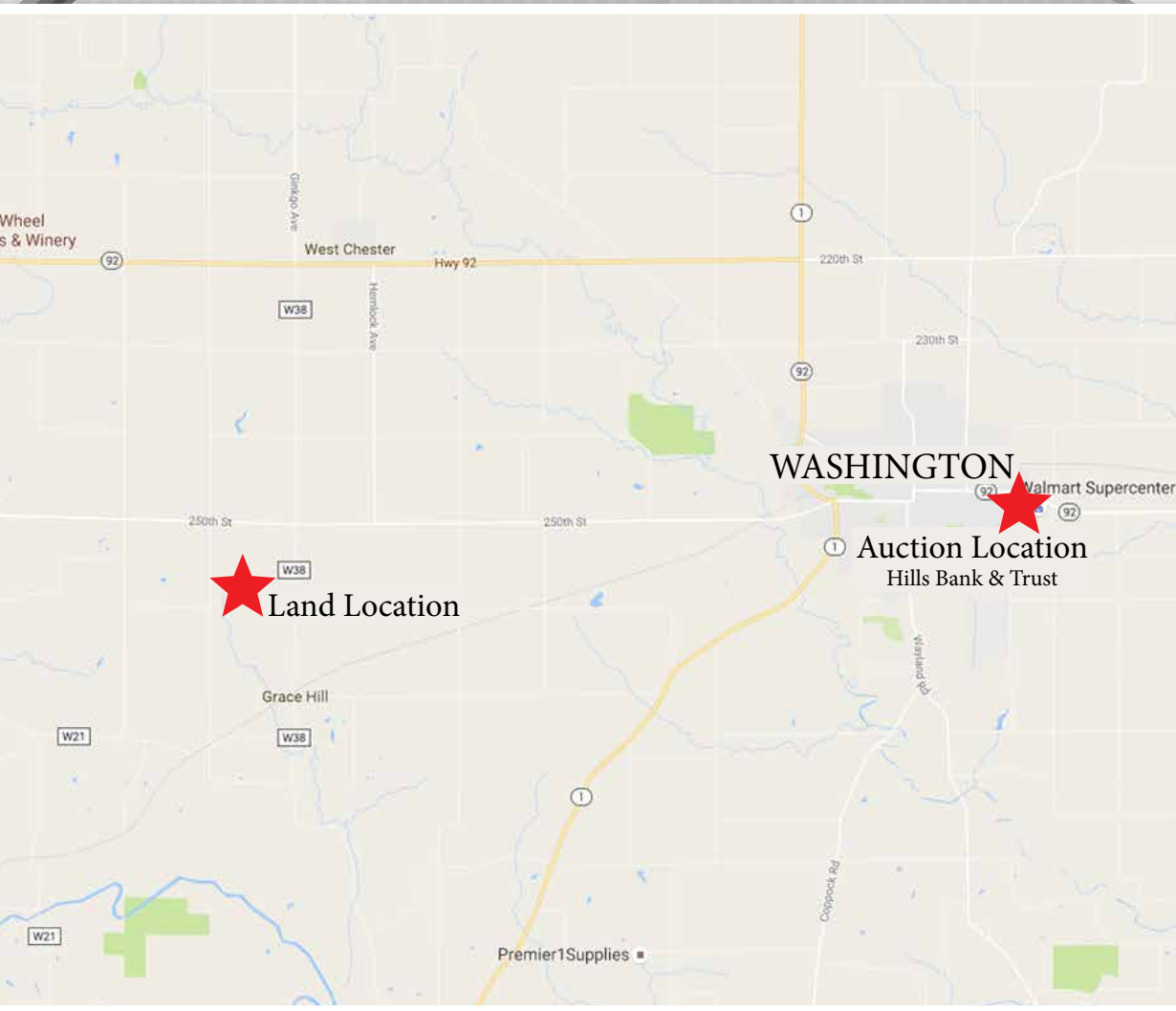
**REAL ESTATE TAXES:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

The following taxes are approximate:

Gross	\$797.06
Ag. Credit	(24.64)
Net	\$772.00 (rounded)

### SPECIAL PROVISIONS:

- It shall be the obligation of the buyer(s) to report to the Washington County FSA office and show filed deed(s) in order to receive the following if applicable:
  - Allotted base acres.
  - Any future government programs.
- Notice has been given to the tenant, the farm is selling free and clear for the 2017 Farming Season.
- Seller shall not be obligated to furnish a survey.
- 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) 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.



## MARJORIE B. RICH ESTATE

Hills Bank & Trust Company – Executor

Vincent C. Gaffney – Trust and Wealth Management Officer

Jeffrey S. Ritchie, Vice President, Trust and Wealth Management

Charles Coulter – Attorney for Estate

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





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For more details go to [SteffesGroup.com](http://SteffesGroup.com)



605 East Winfield Avenue  
Mt. Pleasant, IA 52641-2951  
319-385-2000  
[SteffesGroup.com](http://SteffesGroup.com)

Please Post

PRESORTED  
STANDARD  
US POSTAGE  
PAID  
Permit #315  
FARGO, ND



40 Acres M/L - 1 Tract  
WASHINGTON, IA

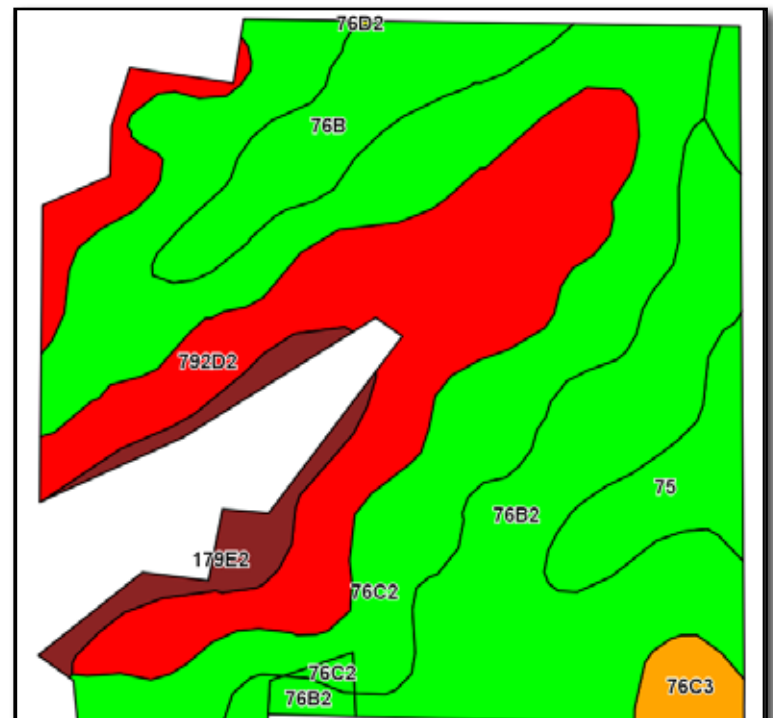
# Washington County Land AUCTION

TUESDAY, NOVEMBER 1, 2016 | 10:00 A.M.

40 Acres M/L - Sells in 1 Tract



319.385.2000  
[SteffesGroup.com](http://SteffesGroup.com)



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	11.26	33.3%	Green	IIIe	75	65
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	8.73	25.8%	Red	IVe	5	13
76B2	Ladoga silt loam, 2 to 5 percent slopes, eroded	7.27	21.5%	Green	IIe	83	80
76B	Ladoga silt loam, 2 to 5 percent slopes	2.83	8.4%	Green	IIe	86	85
75	Givin silt loam, 0 to 2 percent slopes	1.70	5.0%	Green	I	84	85
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	1.42	4.2%	Dark Red	VIe	34	33
76C3	Ladoga silty clay loam, 5 to 9 percent slopes, severely eroded	0.63	1.9%	Orange	IIIe	69	60
Weighted Average						58.2	56

319.385.2000 | [SteffesGroup.com](http://SteffesGroup.com)