

Grundy County Land AUCTION

FRIDAY, NOVEMBER 4, 2016 | 1:00 P.M.

WELLSBURG, IA

The land is located 2 ½ miles north of Wellsburg, IA on F Avenue. OR From Exit 187 on Highway 20, proceed north ½ mile on F Avenue. Watch for signs.

Auction will be held at the Grundy Center Community Center, 705 F Avenue, Grundy Center, IA

74.54 Acres M/L Sells in 1 Tract

FSA information: 55.88 NHEL acres tillable.

Corn Suitability Rating 2 of 68 (CSR 1 of 74.1) on the entire farm.

Located in Section 36, German Township & Section 3, Shiloh Township, Grundy County, Iowa.

NOT INCLUDED: 2016 crops

TERMS & CONDITIONS

TERMS: 20% down payment on November 4, 2016. Balance at closing with a projected date of December 19, 2016 upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 19, 2016. (Subject to tenant's rights)

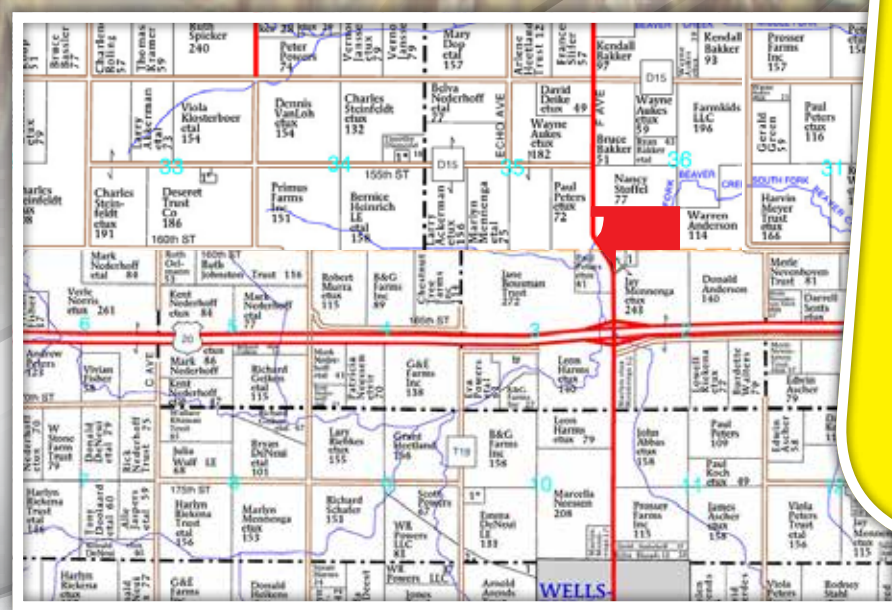
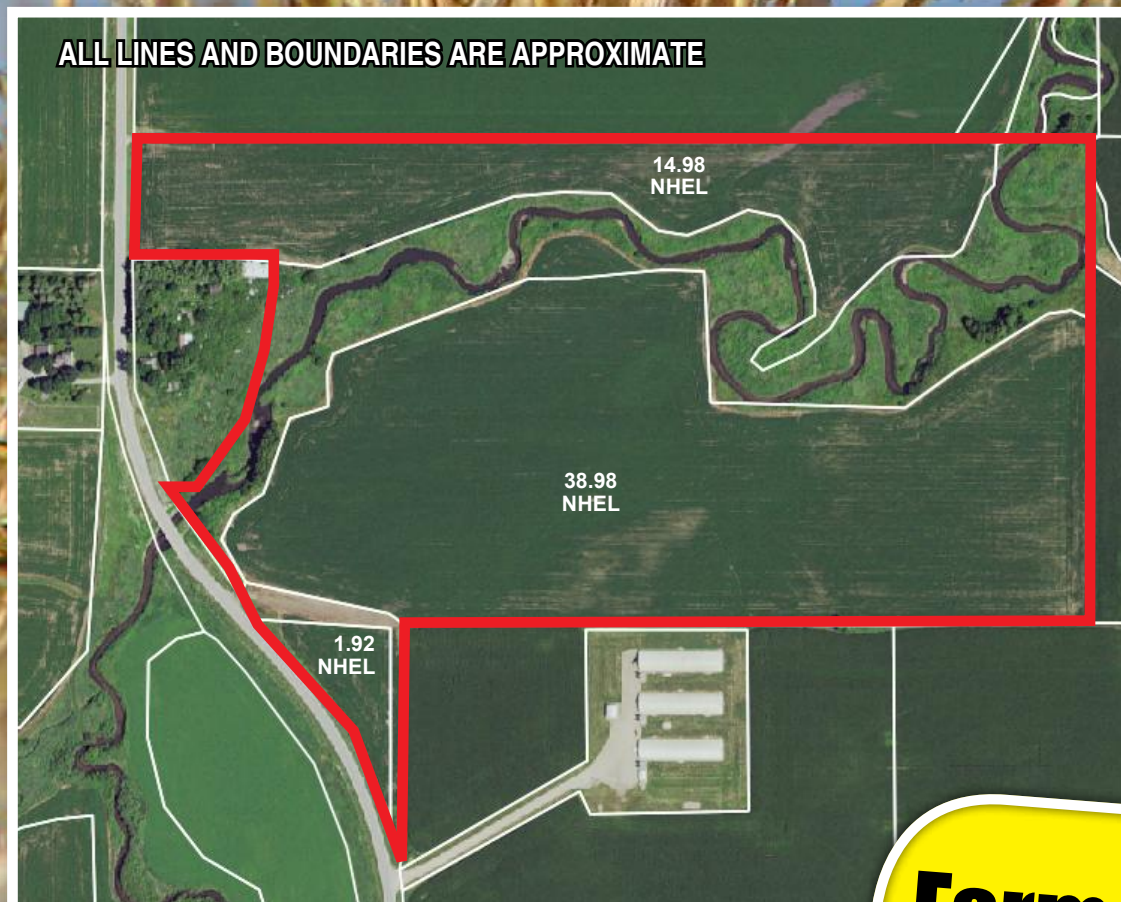
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

The following taxes are approximate:

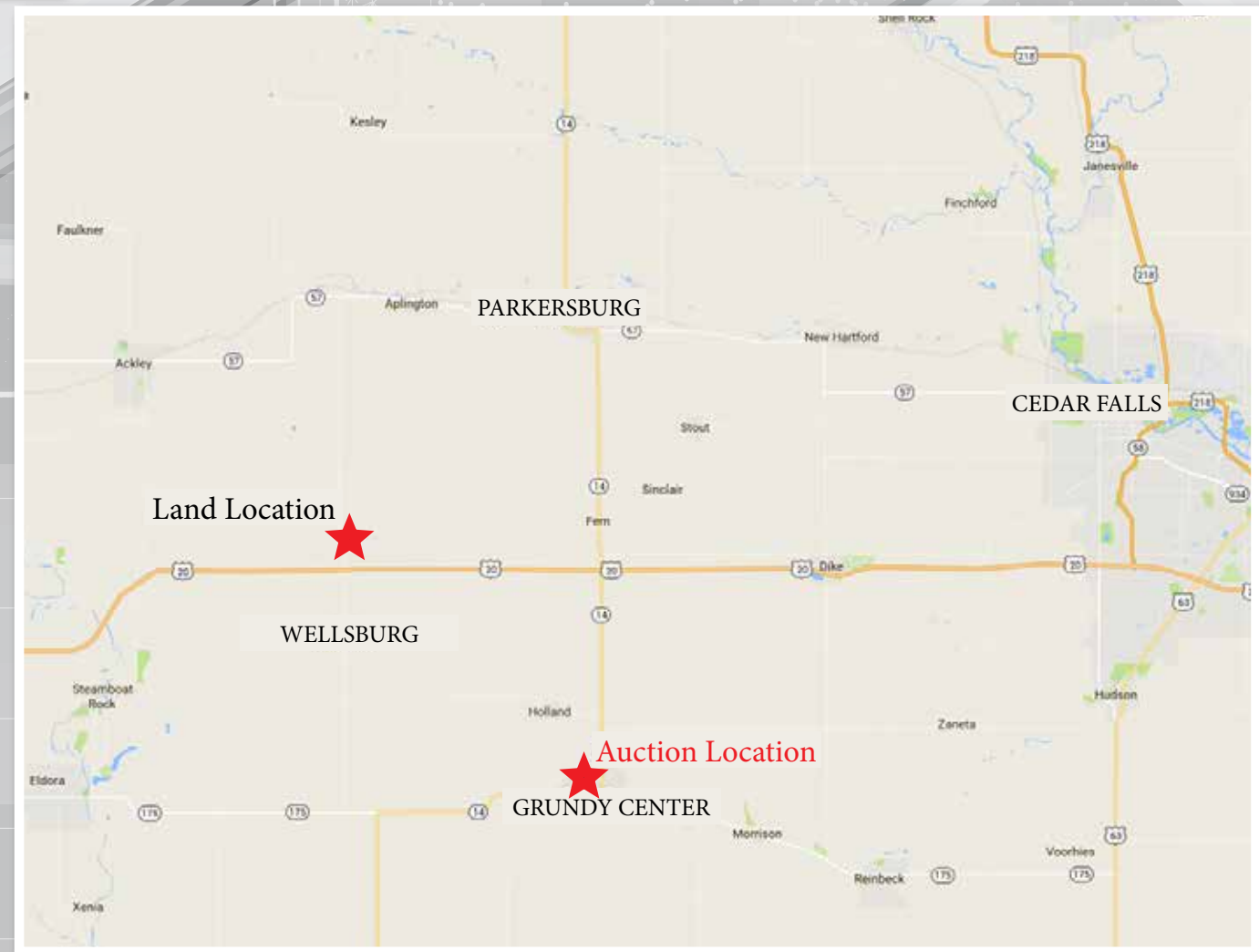
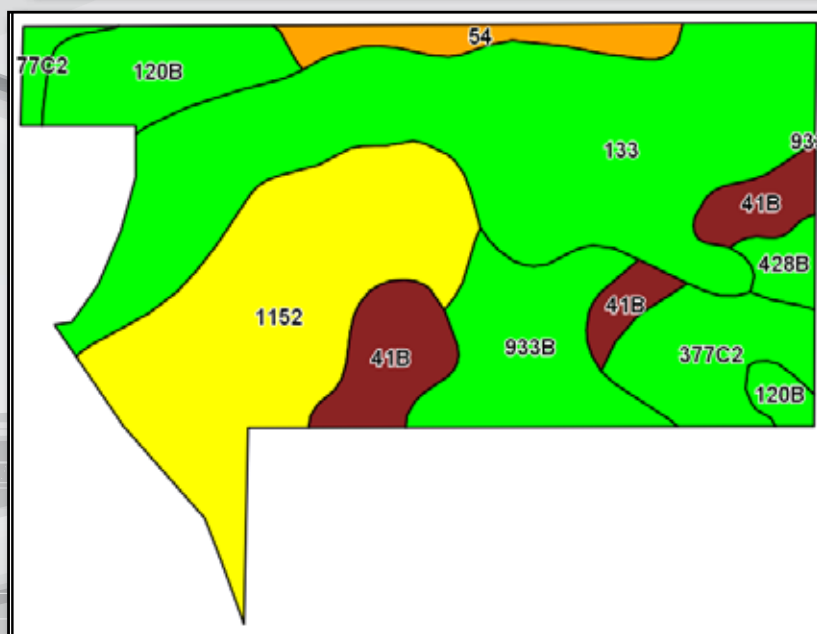
Gross	\$1427.32
Ag. Credit	(\$71.61)
Family Farm	(\$50.46)
Net	\$1,306.00 rounded

SPECIAL PROVISIONS:

- It shall be the obligation of the buyer(s) to report to the Grundy 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.
- Tenant has been served notice and the farm is selling free and clear for the 2017 farming season.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- 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.



Farm Sells Free and Clear for the 2017 Farming Season



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	Corn	Soybeans
133	Colo silty clay loam, 0 to 2 percent slopes	27.80	37.3%		Ilw		71	80		
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	17.94	24.1%		Ilw		54	69	90	30
933B	Sawmill-Garwin silty clay loams, 1 to 4 percent slopes	7.18	9.6%		Ilw		78	75		
41B	Sparta loamy fine sand, 2 to 5 percent slopes	6.28	8.4%		IVs	Ile	39	43		
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	5.81	7.8%		Ille		87	73		
120B	Tama silty clay loam, 2 to 5 percent slopes	5.67	7.6%		Ile		95	95		
54	Zook silty clay loam, 0 to 1 percent slopes	2.64	3.5%		Ilw		65	70		
428B	Ely silty clay loam, 2 to 5 percent slopes	1.19	1.6%		Ile		87	88		
Weighted Average							68	74.1	21.7	7.2

RYHERD FAMILY REVOCABLE LIVING TRUST

Donald E. Ryherd & Jill E. Ryherd – Co Trustees

Todd A. Geer – Attorney for Seller

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



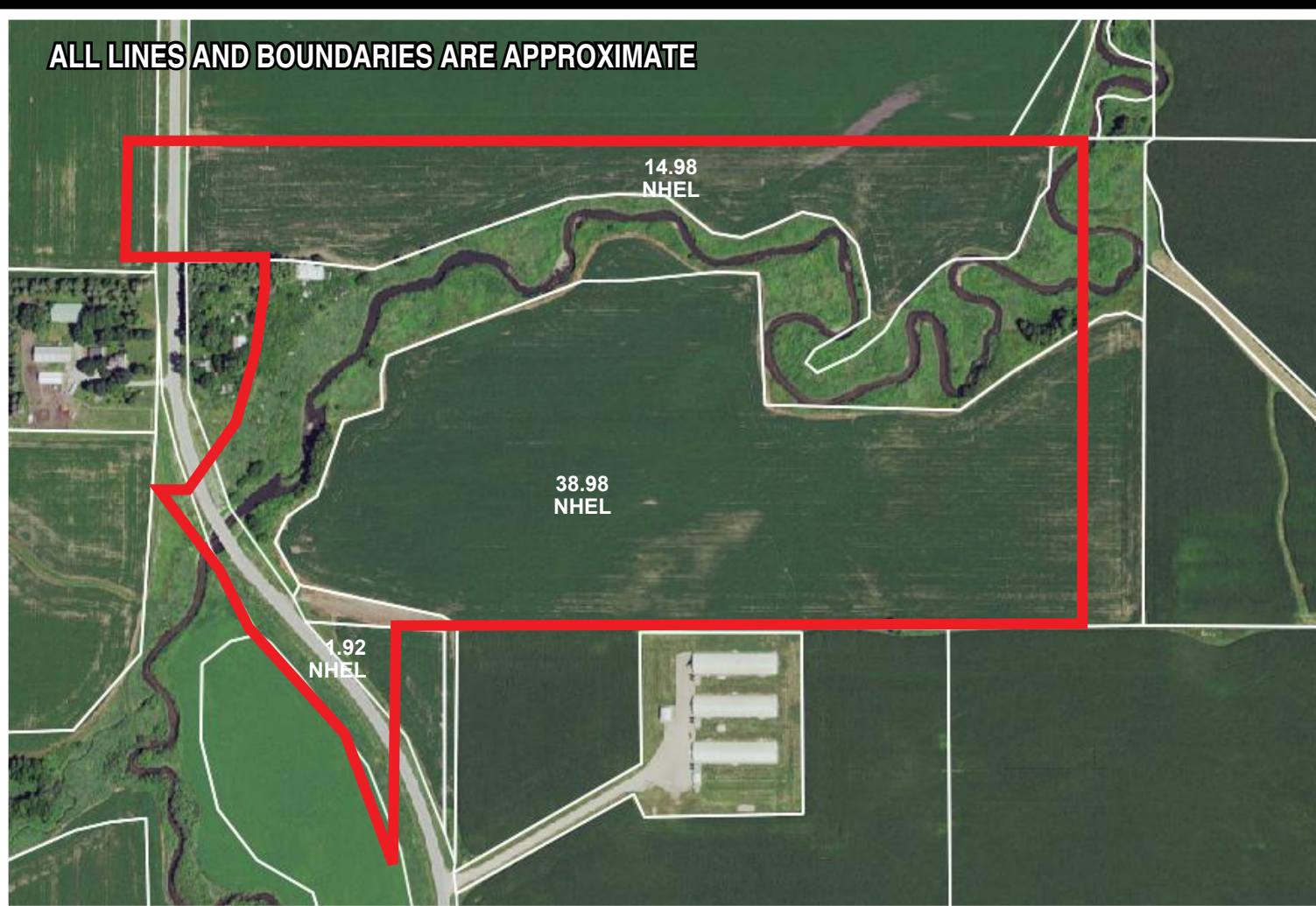
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For more details go to SteffesGroup.com



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

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Please Post



74.54 Acres M/L - 1 Tract
WELLSBURG, IA

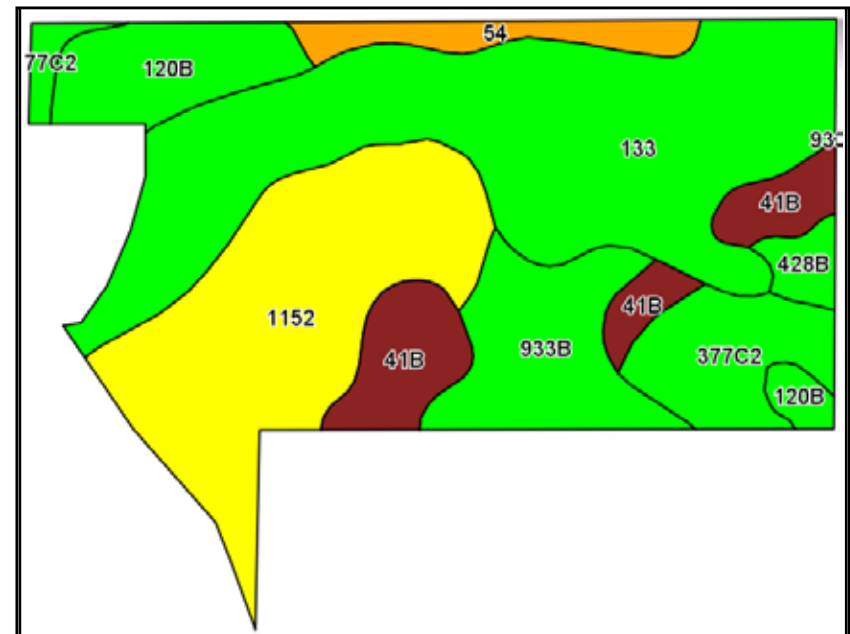
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74.54 Acres M/L – SELLS IN ONE TRACT



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133	Colo silty clay loam, 0 to 2 percent slopes	27.80	37.3%	Green		Ilw	71	80			
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	17.94	24.1%	Yellow		Ilw	54	69	90	30	
933B	Sawmill-Garwin silty clay loams, 1 to 4 percent slopes	7.18	9.6%	Green		Ilw	78	75			
41B	Sparta loamy fine sand, 2 to 5 percent slopes	6.28	8.4%	Red		IVs	39	43			
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	5.81	7.8%	Green		Ille	87	73			
120B	Tama silty clay loam, 2 to 5 percent slopes	5.67	7.6%	Green		Ile	95	95			
54	Zook silty clay loam, 0 to 1 percent slopes	2.64	3.5%	Orange		Ilw	65	70			
428B	Ely silty clay loam, 2 to 5 percent slopes	1.19	1.6%	Green		Ile	87	88			
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319.385.2000 | SteffesGroup.com