

# Washington County Land AUCTION

**THURSDAY, NOVEMBER 17, 2016 | 2:00 P.M.**

**144 ACRES M/L**

## CRAWFORDSVILLE, IOWA

The land is located 1 mile west of Crawfordsville on G6W, then 1 mile south on Underwood Avenue, then ½ mile west on 315th Avenue. Watch for signs.

**Auction will be held at Washington County Extension Office, 2223 250th Street, Washington, IA 52353**

### 144 Acres M/L

**Subject to final survey - 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 – 68 Acres M/L (Subject to final survey)

FSA information: 63.03 acres tillable of which approx. 1.57 acres are in CRP as follows: approx. 1.57 acres at \$370.00 = \$580.90 and expires on 9-30-2025.

Corn Suitability Rating 2 of 76.2 (CSR 1 of 73.9) on the tillable.

Located in Section 20, Crawford Township, Washington County, IA.

#### TRACT #2 – 76 Acres M/L (Subject to final survey)

FSA information: 55.45 acres tillable of which approx. 6.2 acres are in CRP as follows: approx. 0.45 acres at \$370.00 = \$166.50 and expires on 9-30-2025,

2.6 acres at \$476.00 = \$1,237.60 and expires on 9-30-2025,

1.99 acres at \$364.00 = \$724.36 and expires on 9-30-2025,

1.16 acres at \$212.00 = \$245.92 and expires on 9-30-2025.

Corn Suitability Rating 2 of 73.5 (CSR 1 of 74.9) on the tillable.

Located in Section 20, Crawford Township, Washington County, Iowa.

**Not Included:** 2016 crops

#### TERMS & CONDITIONS

**TERMS:** 20% down payment on November 17, 2016. Balance at closing with a projected date of December 30, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of December 30, 2016.

**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.

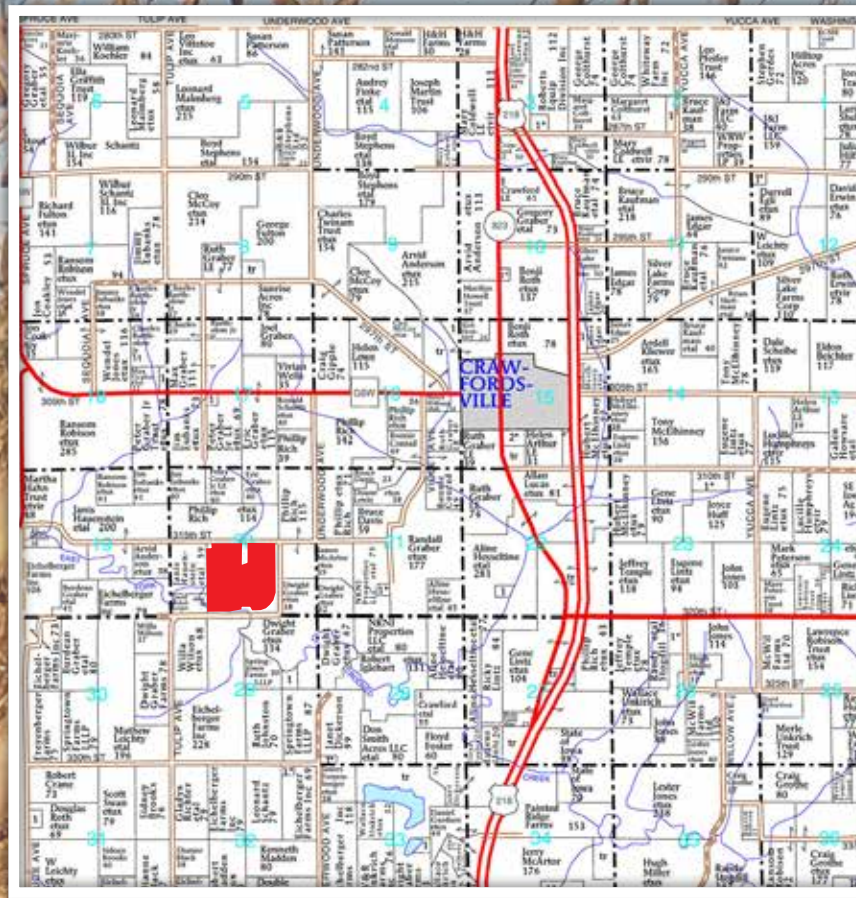
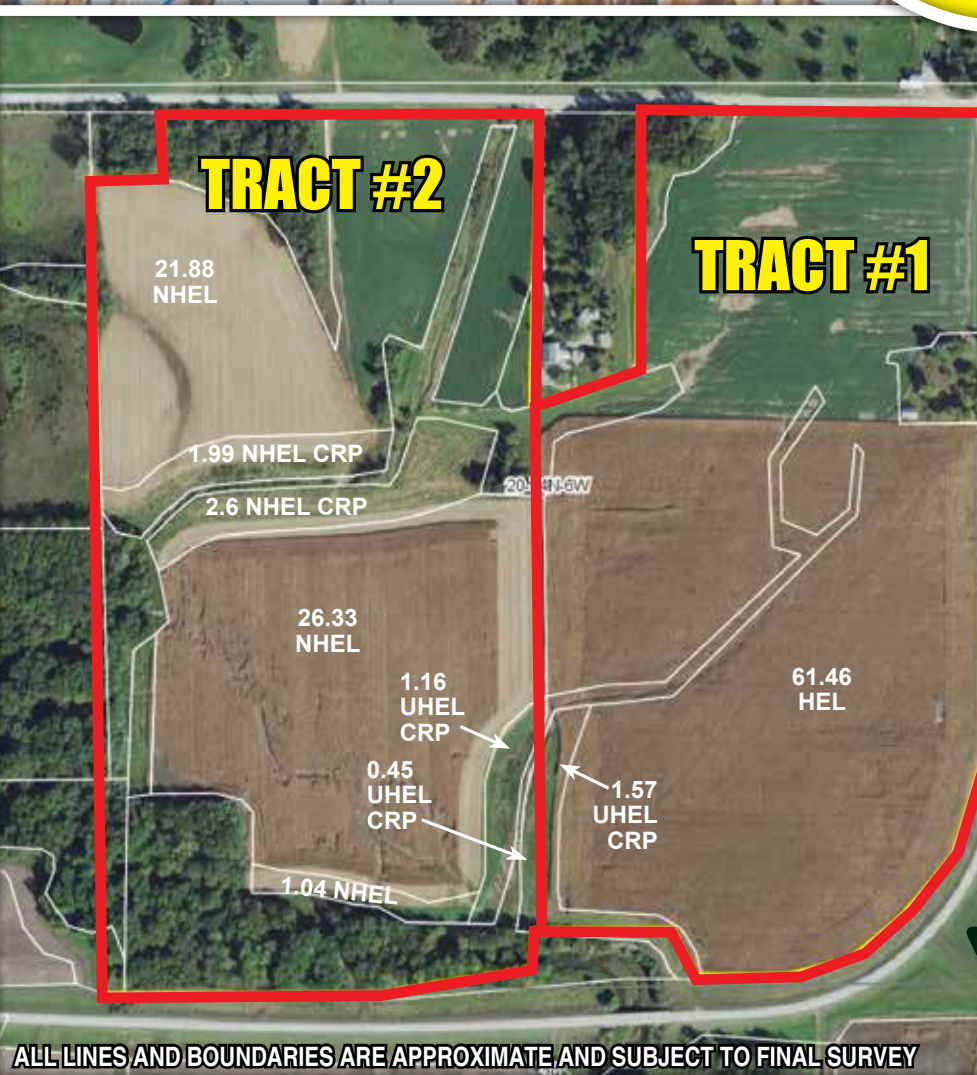
The following taxes are approximate.

TRACT #1		TRACT #2	
Gross	\$1,886.30	Gross	\$1,862.09
Ag. Credit	(\$72.06)	Ag. Credit	(\$28.28)
Net	\$1,814.00 ROUNDED	Net	\$1,834.00 ROUNDED

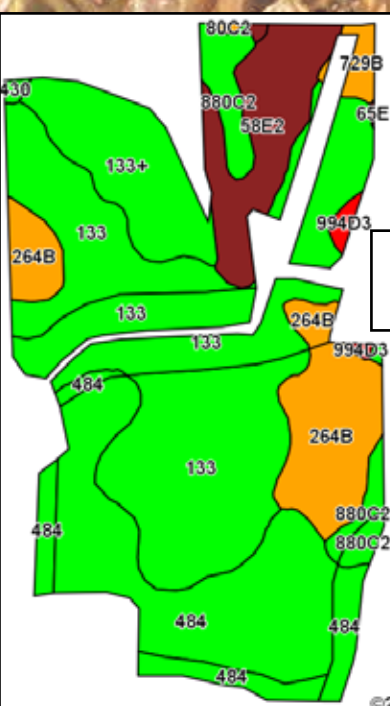
#### SPECIAL PROVISIONS:

- All farms are being sold free and clear for the 2017 farming season.
- 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.
  - Prorate of CRP.
- Tract #1 CRP payment is as follows: Approx. 1.57 acres at \$370.00 = \$580.90 and expires on 9-30-2025. Please note that the final CRP acres and CRP prorate will be determined by the Washington County FSA office, as this land is being split from other CRP land.
- Tract #2 CRP payment is as follows: Approx. 0.45 acres at \$370.00 = \$166.50 and expires on 9-30-2025, 2.6 acres at \$476.00 = \$1,237.60 and expires on 9-30-2025, 1.99 acres at \$364.00 = \$724.36 and expires on 9-30-2025, 1.16 acres at \$212.00 = \$245.92 and expires on 9-30-2025. Please note that the final CRP acres and CRP prorate will be determined by the Washington County FSA office, as this land is being split from other CRP land.
- 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 seller/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.
- Both Tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for each tract.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- 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.

**Auctioneer's Note: The farm is selling free and clear for the 2017 farming season.**



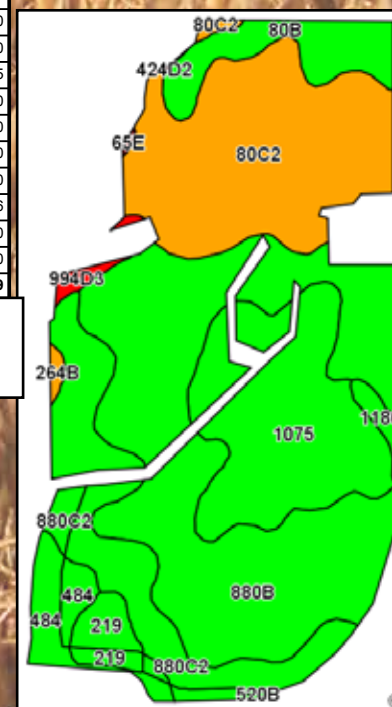
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
880B	Clinton silt loam, terrace, 2 to 5 percent slopes	23.01	36.3%		Ilc	80	80	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	13.78	21.7%		Ille	69	60	
1075	Givin silt loam, benches, 1 to 3 percent slopes	10.40	16.4%		Ilc	80	85	
880C2	Clinton silt loam, terrace, 5 to 9 percent slopes, eroded	7.82	12.3%		Ille	71	60	
80B	Clinton silt loam, 2 to 5 percent slopes	3.37	5.3%		Ilc	80	80	
484	Lawson silt loam, 0 to 2 percent slopes	2.53	4.0%		Ilw	83	90	
219	Jackson silt loam, 0 to 2 percent slopes	1.36	2.1%		Ilw	80	80	
1180	Keomah silt loam, benches, 1 to 3 percent slopes	0.59	0.9%		Ilw	78	78	
994D3	Galland-Douds clay loams, 9 to 14 percent slopes, severely eroded	0.40	0.6%		Vlc	18	10	
264B	Ainsworth silt loam, 1 to 5 percent slopes	0.21	0.3%		Ilc	69	70	
<b>Weighted Average</b>							<b>76.2</b>	<b>73.9</b>



#### TRACT #2

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
133	Colo silty clay loam, 0 to 2 percent slopes	22.43	40.5%		Ilw	78	80	
484	Lawson silt loam, 0 to 2 percent slopes	13.23	23.9%		Ilw	83	90	
264B	Ainsworth silt loam, 1 to 5 percent slopes	6.19	11.2%		Ilc	69	70	
133+	Colo silt loam, overwash, 0 to 2 percent slopes	5.09	9.2%		Ilw	78	85	
58E2	Douds loam, 14 to 18 percent slopes, moderately eroded	4.73	8.5%		Vlc	33	18	
880C2	Clinton silt loam, terrace, 5 to 9 percent slopes, eroded	2.44	4.4%		Ille	71	60	
729B	Ackmore-Nodaway silt loams, 2 to 5 percent slopes	0.61	1.1%		Ilw	70	67	
994D3	Galland-Douds clay loams, 9 to 14 percent slopes, severely eroded	0.35	0.6%		Vlc	18	10	
430	Ackmore silt loam, 0 to 2 percent slopes	0.13	0.2%		Ilw	77	83	
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded	0.08	0.1%		Ilc	29	15	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	0.06	0.1%		Ilc	69	60	
<b>Weighted Average</b>							<b>73.5</b>	<b>74.9</b>

#### TRACT #1



## EVERETTE R. SOMMER ESTATE

Cheryl Fye & Roger Sommer – Co-Executors

Mark L. Smith – Attorney for Estate

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

