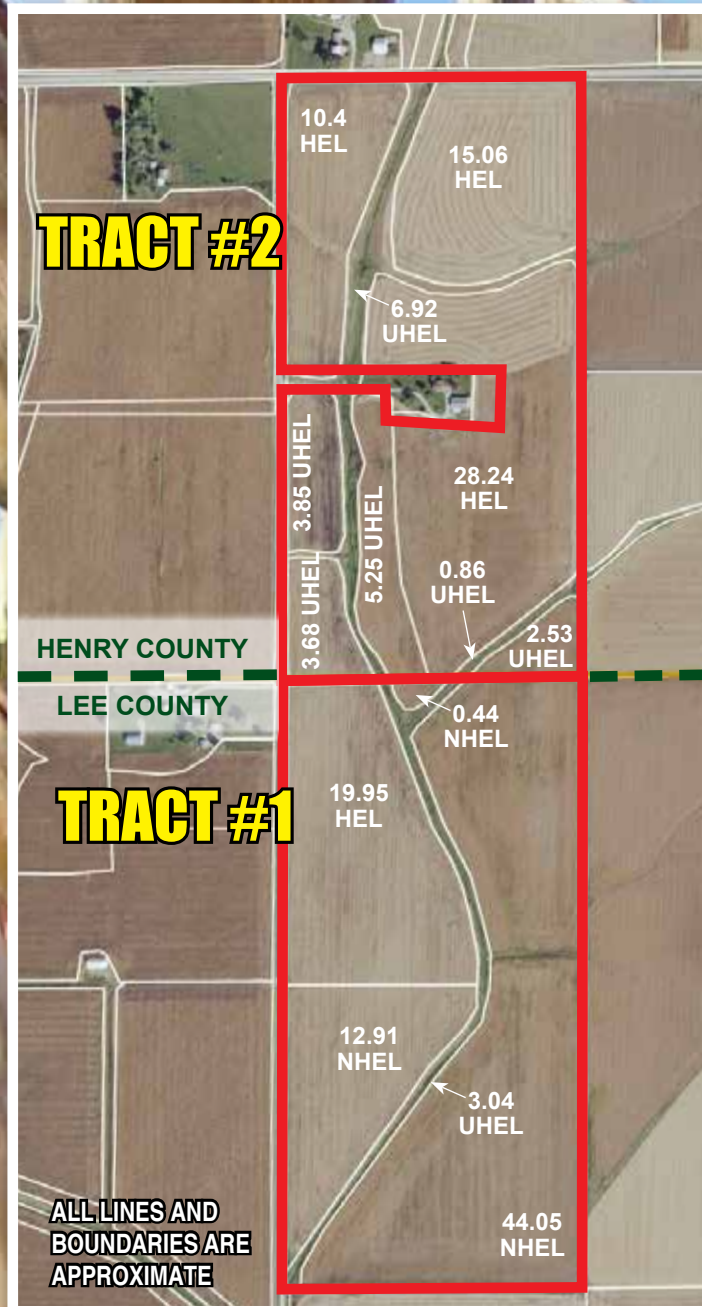
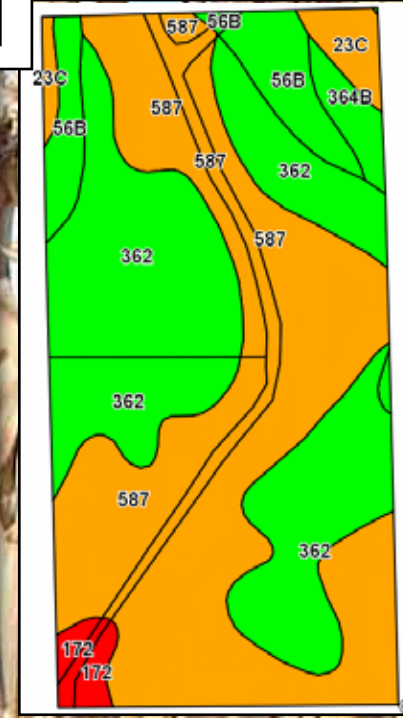
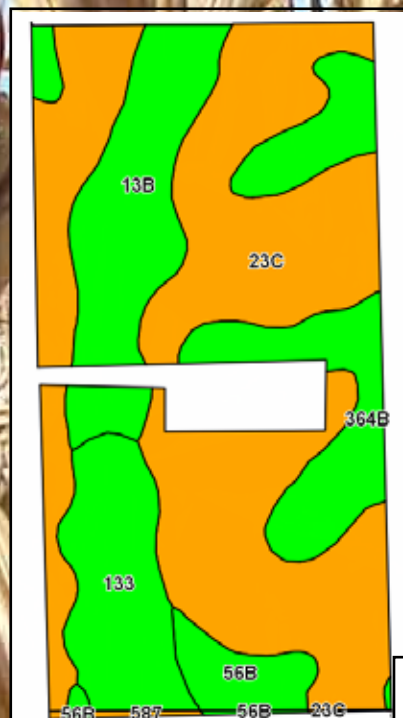


Lee County & Henry County Land AUCTION

TUESDAY, NOVEMBER 22, 2016 | 10:00 A.M.

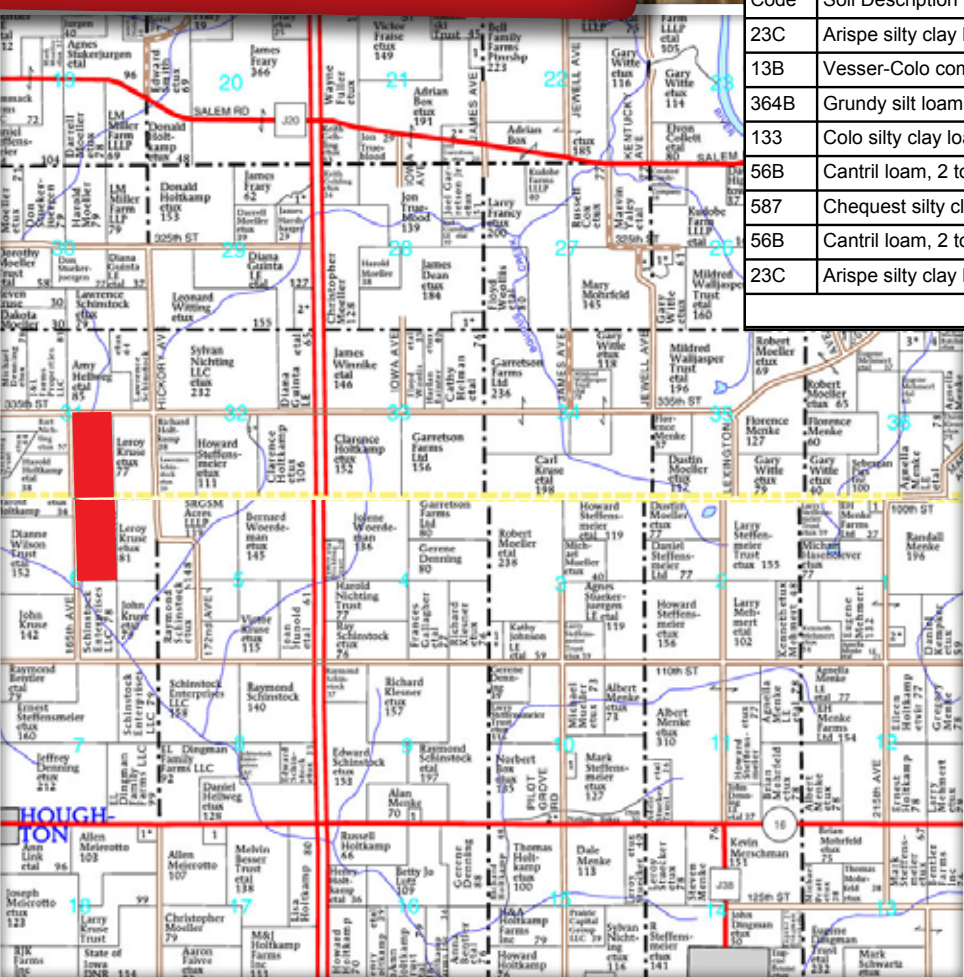


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
587	Chequest silty clay loam, 0 to 2 percent slopes	38.62	47.7%		Ilw	66	65
362	Haig silt loam, 0 to 2 percent slopes	31.18	38.5%		Ilw	83	70
56B	Cantril loam, 2 to 5 percent slopes	5.56	6.9%		Ile	81	67
23C	Arispe silty clay loam, 5 to 9 percent slopes	2.23	2.8%		Ille	66	55
364B	Grundy silt loam, 2 to 5 percent slopes	1.85	2.3%		Ile	73	75
172	Wabash silty clay, 0 to 2 percent slopes	1.59	2.0%		Ilw	19	45
Weighted Average						72.8	66.6



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
23C	Arispe silty clay loam, 5 to 9 percent slopes	40.36	53.9%		Ille	66	55
13B	Vesser-Colo complex, 2 to 5 percent slopes	11.25	15.0%		Ilw	74	60
364B	Grundy silt loam, 2 to 5 percent slopes	11.21	15.0%		Ile	74	75
133	Colo silty clay loam, 0 to 2 percent slopes	8.60	11.5%		Ilw	77	80
56B	Cantril loam, 2 to 5 percent slopes	3.03	4.0%		Ile	81	67
587	Chequest silty clay loam, 0 to 2 percent slopes	0.21	0.3%		Ilw	66	65
56B	Cantril loam, 2 to 5 percent slopes	0.19	0.3%		Ile	81	67
23C	Arispe silty clay loam, 5 to 9 percent slopes	0.08	0.1%		Ille	66	55
Weighted Average						70.3	62.2

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



HOUGHTON, IA

The land is located 1 mile north of Houghton, IA on 160th Avenue, then 1/2 mile East on 110th Street, then 1/2 mile north on 165th Avenue. Watch for signs.

Auction will be held at Knights of Columbus, 413 Houghton Main Street, Houghton, IA 52631

155.38 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, Tract #2 or both tracts, for their high bid. This will continue until both tracts are sold.

TRACT #1
80 Deeded Acres M/L

FSA information: 77.35 acres tillable.

Corn Suitability Rating 2 of 72.8 (CSR 1 of 66.6) on entire tract. Located in Section 6, Marion Township, Lee County, Iowa.

TRACT #2
75.38 Deeded Acres M/L

FSA information: 69.01 acres tillable.

Corn Suitability Rating 2 of 70.3 (CSR 1 of 62.2) on entire tract. Located in Section 31, Jackson Township, Henry County, Iowa.

Not Included: 2016 crops

TERMS & CONDITIONS

TERMS: 20% down payment on November 22, 2016. Balance at closing with a projected date of December 22, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Will be at closing subject to tenants rights. Projected date of closing shall be December 22, 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 \$1,668.02	Gross \$2,026.20
Ag. Credit (\$69.90)	Ag. Credit (\$101.24)
Net \$1,598.00 ROUNDED	Net \$1,924.00 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 Lee County and Henry County FSA offices and show filed deed(s) in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- The seller shall not be obligated to furnish a survey.
- 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.

ROMANUS & HELEN STUEKERJUERGEN FARM

OWNED BY: DENNIS STUEKERJUERGEN, JEAN ROGERS, & CAROL TOWN

Gary L. Wiegel – Attorney

For details contact Tim Meyer at Steffes, 319.385.2000 or by cell 319.750.1233

