

Louisa County Land & Real Estate AUCTION

TUESDAY, NOVEMBER 15, 2016 | 2:00 P.M.

Open House on Tuesday, November 1st, 4-5 PM or by appointment

COLUMBUS JUNCTION, IA

The farm and house are located 5 miles south of Columbus Junction/Columbus City on X17, then ½ mile northwest on 94th Street to 24758 94th Street. OR 3 miles north of Winfield, IA on W66, then 1 ½ miles East on G62, then 1 mile north on X17, then ½ mile northwest on 94th Street to 24758 94th Street. Watch for signs.

Auction to be held at the Youth Learning Center at the Louisa County Fairgrounds, Columbus Junction, Iowa.

220 Acres M/L

Sells in 4 Tracts (Subject to final survey)

AUCTIONEER'S NOTE: The farm is selling Free and Clear for the 2017 farming season. This auction is selling by Court Order and will be transferred by Court Officer's Deed or Deeds.

"Selling Choice with the Privilege"

Tracts #1, 2 & 3 will be sold price per acre and will be selling Choice with the Privilege. High bidder may take Tract #1, Tract #2 or Tract #3 or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all three tracts are sold. Tract #4 will sell after Tracts #1-3 are sold and will be sold lump sum price.

TRACT #1 – 84 Acres M/L – Subject to final survey

FSA information: 71.68 acres tillable, balance being timber.
Corn Suitability Rating 2 of 82.8 (CSR 1 of 83.1) on the tillable.
Located in Section 23, Elm Grove Township, Louisa County, IA.

TRACT #2 – 87 Acres M/L – Subject to final survey

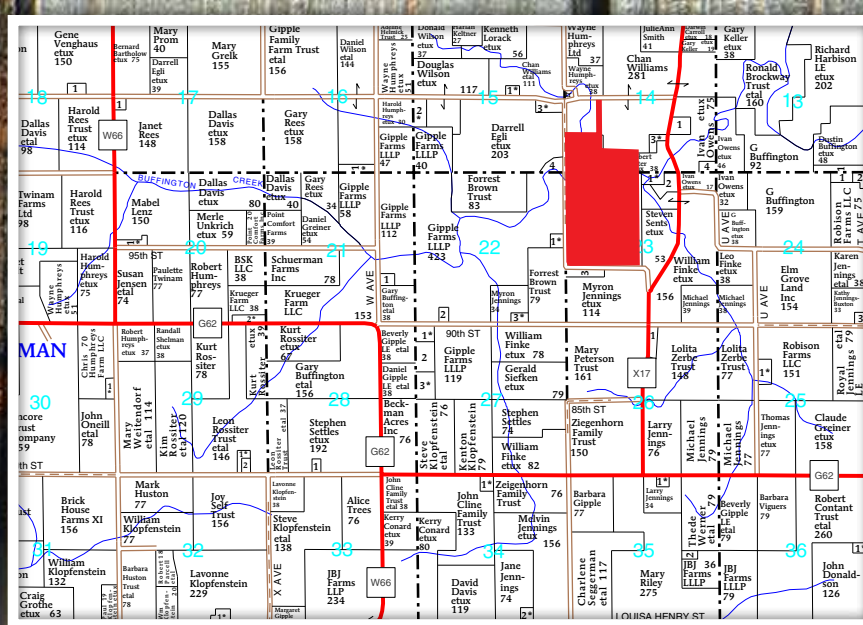
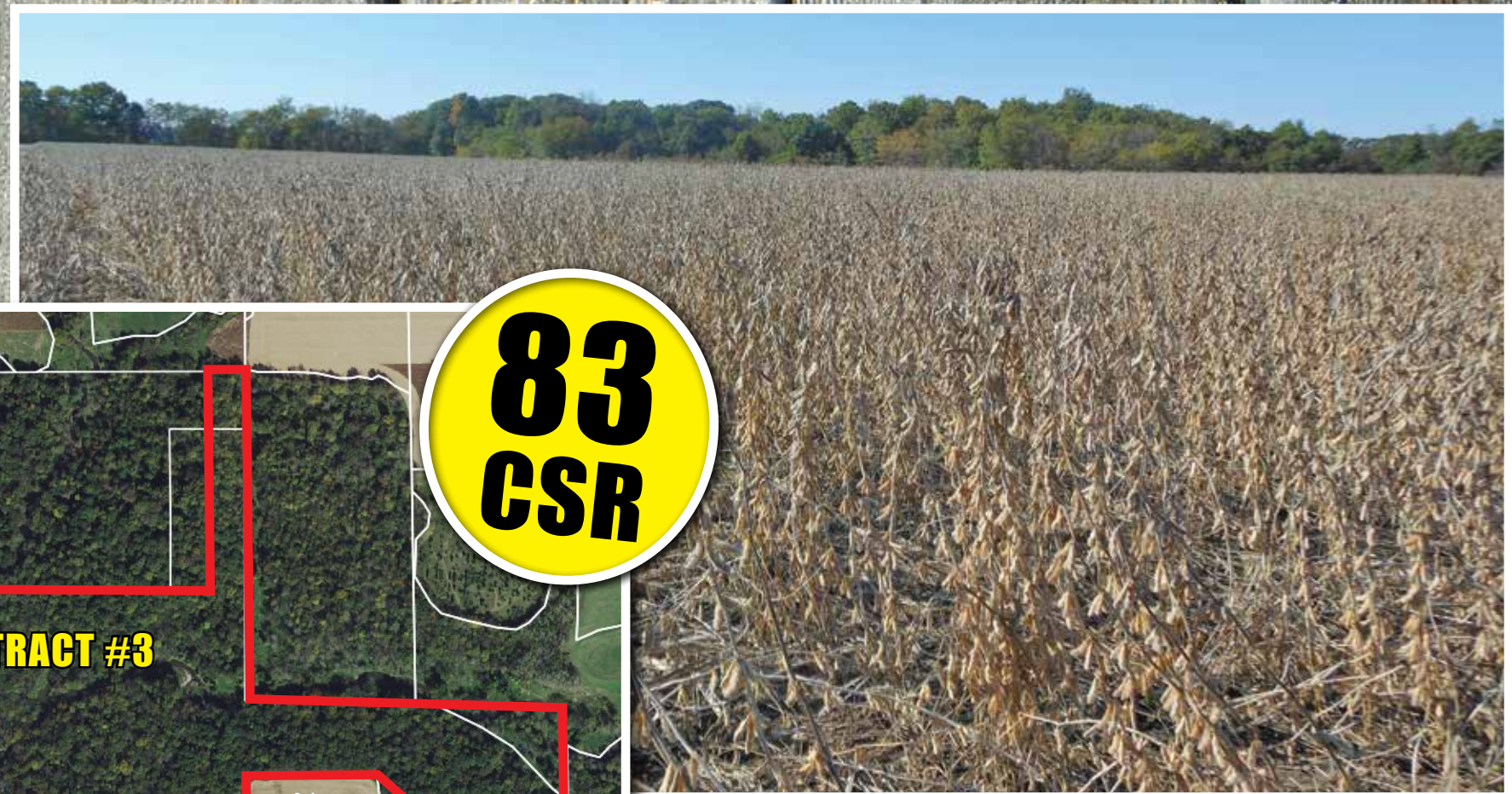
FSA information: 74.83 acres tillable, balance being timber.
Corn Suitability Rating 2 of 83.8 (CSR 1 of 83.2) on the tillable.
Located in Section 23, Elm Grove Township, Louisa County, IA.

TRACT #3 – 47 Acres M/L – Subject to final survey

This property has great potential for recreational opportunities as the property is all timber with Buffington Creek running through the property. Access by V Avenue. Located in Sections 14 & 23, Elm Grove Township, Louisa County, Iowa.

TRACT #4 – 4 Bedroom Home On 2 Acres M/L Subject to final survey

Home is located at 24758 94th Street, Columbus Junction. This 1 ½ story, four bedroom home has 2,030 sq. ft. of living space. The home features a large kitchen with refrigerator, electric stove and laundry hookups. The main level also has two bedrooms, living room, dining room, office and bathroom. The upstairs has two bedrooms and storage rooms & closets. The home has updated windows(except front living room), enclosed back porch, Heil electric forced air furnace w/ central air and electric baseboard heat. Other amenities include electric water heater, 150 amp breaker box and a well. Several usable buildings to include: Large barn, Open faced machine shed, Shed with concrete floor, Small granary, Garage & Utility shed. Grain bins include: approx.. 10,000 bu. bin w/ dryer & 3,000 bu. bin. All located on 2 acres M/L, subject to final survey.



INCLUDED: Refrigerator, Stove

NOT INCLUDED: Portable utility shed, LP tank, Farm Machinery, All Personal Property, 2017 crops.

TERMS: 20% down payment on Tuesday, November 15, 2016. Balance at closing with a projected date of December 28, 2016, upon delivery of merchantable abstract and Court Officer's deed and all objections have been met.

POSSESSION: Projected date of December 28, 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	TRACT #3	TRACT #4
Gross \$2,481.99	Gross \$2,261.60	Gross/Net \$0.00	Gross \$860.45
Ag. Credit (\$105.03)	Ag. Credit (\$100.03)	Currently in forest reserve.	Family Farm (\$2.47)
Family Farm (\$73.39)	Family Farm (\$68.64)		Net \$858.00 rounded
Net \$2,240.00 rounded	Net \$2,092.00 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 Louisa County FSA office and show filed deed(s) in order to receive the following if applicable:
 - Allotted base acres.
 - Any future government programs.
- All Tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for each tract, except Tract #4 the home will be sold lump sum price.
- Tract #4 is exempt from the Time of Transfer Inspection of the septic, due to this being Court Ordered and a deed arising from a partition proceeding, Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance or other matters to the septic systems will be at the buyer's expense in accordance with Louisa County & Iowa Laws & regulations.
- 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.

ELAINE GIPPLE William Mathews – Attorney for Elaine Gipple

PATRICIA PEAY Roger A. Huddle – Attorney for Pat Peay

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



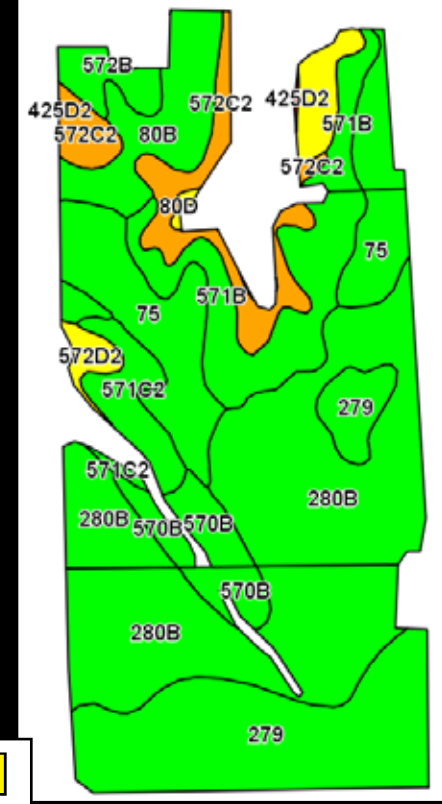
LOUISA COUNTY LAND & REAL ESTATE

TUESDAY, NOVEMBER 15, 2016 AT 2PM

COLUMBUS JUNCTION, IA

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
280B	Mahaska silty clay loam, 2 to 5 percent slopes	25.23	35.2%		lle	89	90	
279	Taintor silty clay loam, 0 to 2 percent slopes	12.73	17.8%		llw	83	88	
75	Givin silt loam, 0 to 2 percent slopes	8.68	12.1%		lw	83	85	
571B	Hedrick silt loam, 2 to 5 percent slopes	6.89	9.6%		lle	85	82	
80B	Clinton silt loam, 2 to 5 percent slopes	4.68	6.5%		lle	80	80	
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	4.46	6.2%		llle	69	57	
570B	Nira silty clay loam, 2 to 5 percent slopes	2.94	4.1%		lle	81	87	
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	2.44	3.4%		llle	75	62	
80D	Clinton silt loam, 9 to 14 percent slopes	1.55	2.2%		llle	51	55	
572B	Inton silt loam, 2 to 5 percent slopes	1.38	1.9%		lle	80	77	
572D2	Inton silt loam, 9 to 14 percent slopes, moderately eroded	0.70	1.0%		llle	44	47	
Weighted Average							82.8	83.1

For more details go to SteffesGroup.com



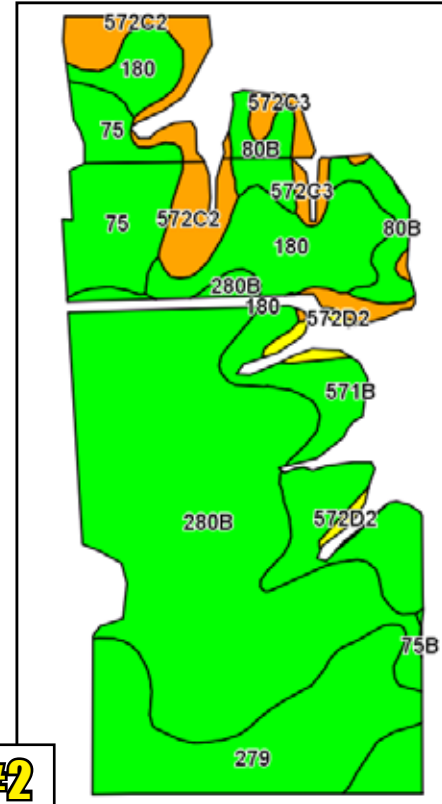
605 East Winfield Avenue
Mt. Pleasant, IA 52641-2951
319-385-2000
SteffesGroup.com

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Please Post

83 CSR

220 Acres M/L - 4 Tracts
Columbus Junction, IA



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
280B	Mahaska silty clay loam, 2 to 5 percent slopes	32.06	42.8%		lle	89	90	
279	Taintor silty clay loam, 0 to 2 percent slopes	11.02	14.7%		llw	83	88	
571B	Hedrick silt loam, 2 to 5 percent slopes	7.46	10.0%		lle	85	82	
180	Keomah silt loam, 0 to 2 percent slopes	7.32	9.8%		llw	82	76	
75	Givin silt loam, 0 to 2 percent slopes	5.99	8.0%		lw	83	85	
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	4.68	6.3%		llle	69	57	
80B	Clinton silt loam, 2 to 5 percent slopes	3.50	4.7%		lle	80	80	
572C3	Inton silty clay loam, 5 to 9 percent slopes, severely eroded	1.30	1.7%		llle	62	52	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	0.76	1.0%		llle	69	60	
572D2	Inton silt loam, 9 to 14 percent slopes, moderately eroded	0.74	1.0%		llle	44	47	
Weighted Average							83.8	83.2

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