

Henry County Land

AUCTION

80 ACRES M/L - SELLS IN ONE TRACT

TUESDAY, DECEMBER 20, 2016 | 2:00 P.M.

SWEDESBURG, IOWA

The land is located 1 miles south of Swedesburg on Highway 218 then east 1 mile on 150th Street, then ½ mile north on Kentucky Avenue.

Auction to be held at the Steffes Group facility,
605 East Winfield Avenue, Mt. Pleasant, IA

80 ACRES, M/L

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FSA information: 78.75 acres tillable of which 12.41 acres are in CRP as follows: 12.41 acres at \$233.55 = \$2,896.00 and expires on 9-30-2019.

Corn Suitability Rating 1 of 87 and CSR 2 of 85 on the entire farm. There is a 48'x54' machine shed on this property.

Located in Section 26, Wayne Township, Henry County, Iowa.

NOT INCLUDED: Farm Machinery, Fuel Barrel

TERMS: 20% down payment on December 20, 2016. Balance at closing with a projected date of February 6, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of February 6, 2017.

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	\$2,849.37
Ag. Credit	(116.25)
Family Farm	(81.93)
Net	\$2,650.00 rounded

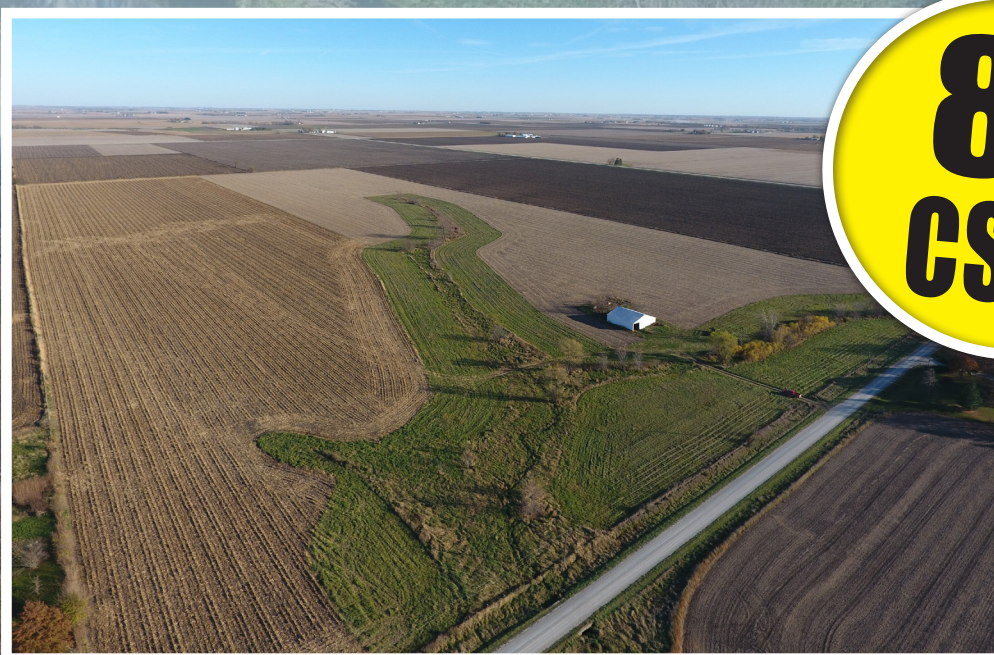
Special Provisions:

- It shall be the obligation of the buyer to report to the Henry County FSA office and show filed deed in order to receive the following if applicable:
A. Allotted base acres. B. Any future government programs. C. Prorate of CRP.
- Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees 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 further agree to indemnify and hold harmless the sellers 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 elects to take the ground out of CRP, the buyer will be responsible to the seller for any prorate of the CRP payment that the seller would have received.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- This auction is selling subject to court approval.
- 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.

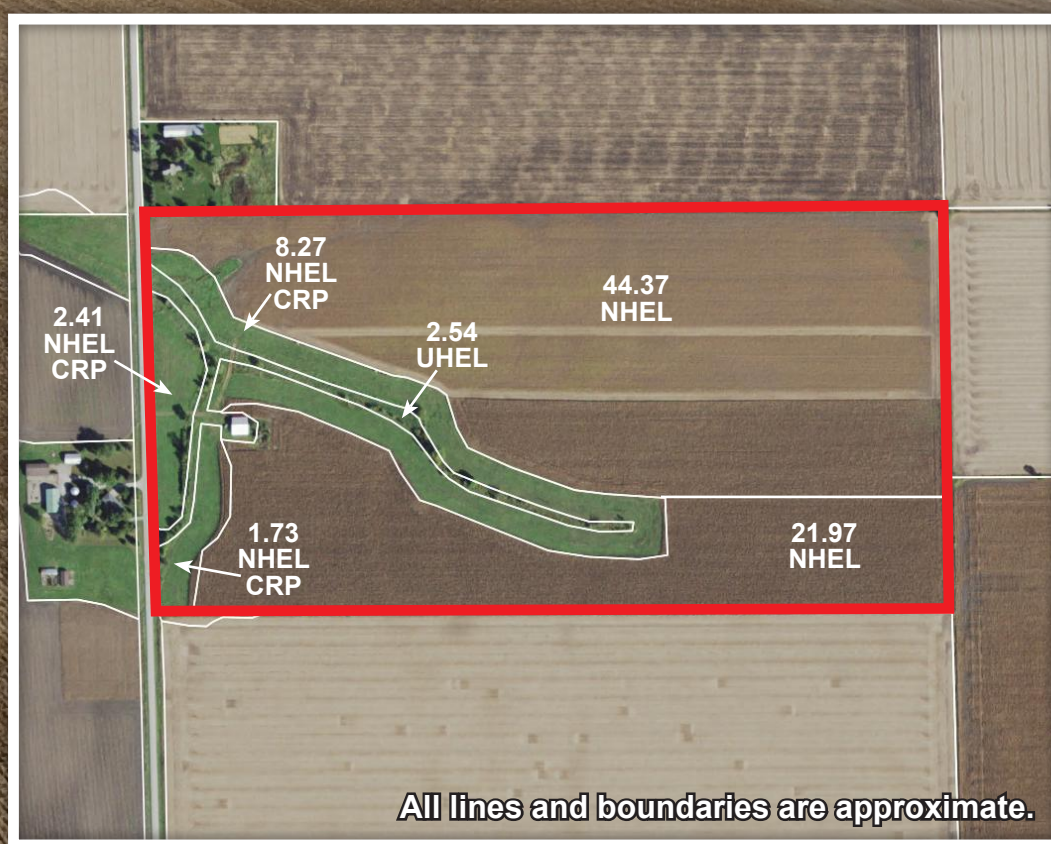
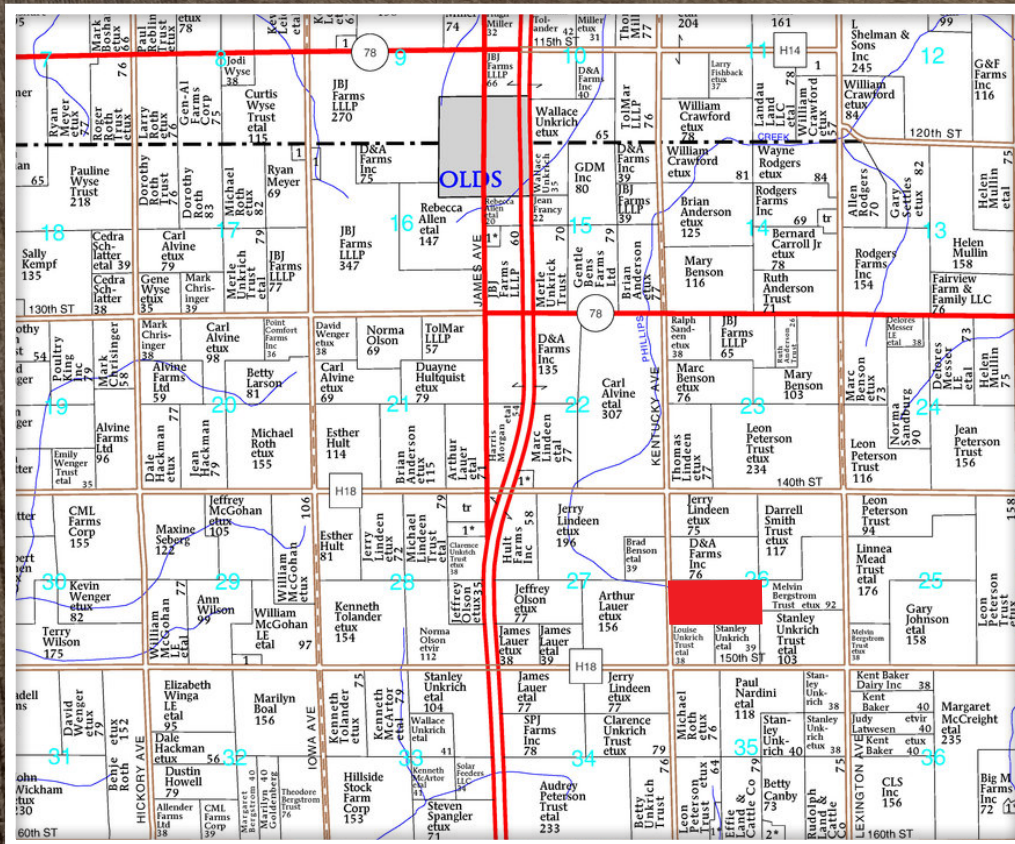
VIRGINIA F. OLSON ESTATE

Seleta A. Bainter – Attorney for Estate

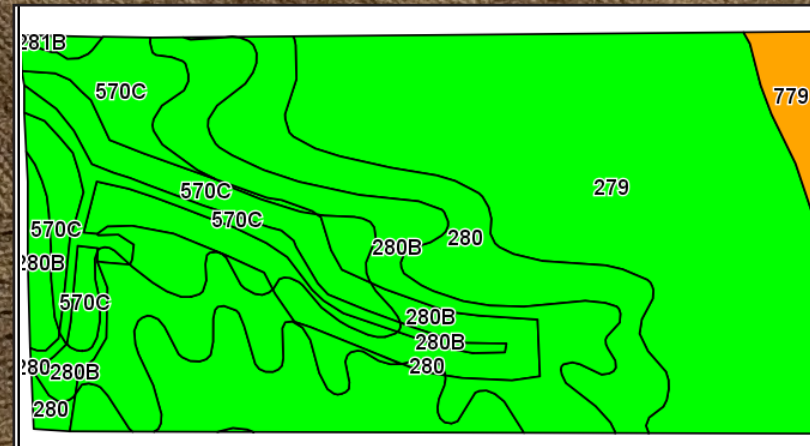
For details contact Lynn Richard at Steffes,
319.385.2000 or by cell 319.931.9090



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CSR1



All lines and boundaries are approximate.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
279	Taintor silty clay loam, 0 to 2 percent slopes	31.71	39.0%		Ilw	83	88
280B	Mahaska silty clay loam, 2 to 5 percent slopes	17.56	21.6%		Ile	89	90
280	Mahaska silty clay loam, 0 to 2 percent slopes	16.26	20.0%		Iw	94	95
570C	Nira silty clay loam, 5 to 9 percent slopes	13.85	17.0%		IIle	76	72
779	Kalona silty clay loam, 0 to 1 percent slopes	1.80	2.2%		Ilw	70	85
281B	Otley silty clay loam, 2 to 5 percent slopes	0.10	0.1%		Ile	91	90
Weighted Average						85	



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CSR1



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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