

# Henry County Land

# AUCTIONS

**2 FARMS - 153.29 SURVEYED ACRES**

**89  
CSR1**

**TUESDAY, DECEMBER 20, 2016 | 10:00 A.M.**

## MT. PLEASANT & SWEDESBERG, IOWA

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

**TERMS:** 20% down payment on December 20, 2016. Balance at closing with a projected date of February 3, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of February 3, 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:

Farm #1	Farm #2
Gross \$2,685.34	Gross \$3,171.62
Ag. Credit (106.43)	Ag. Credit (126.27)
Net \$2,578.00 (rounded)	Net \$3,046.00 (rounded)

**Special Provisions:**

- Both 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 Henry 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.
- Both farms have been 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.
- Buyer(s) shall cooperate by signing any needed paperwork, at no additional cost to them, in a 1031 exchange if the seller opts to do so.
- 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.

### FARM #1 – 72.47 Surveyed Acres

Farm is located 1 ½ miles east of Mt. Pleasant on Highway 34, then ½ mile north on Marsh Avenue.

FSA information: 71.51 acres tillable.

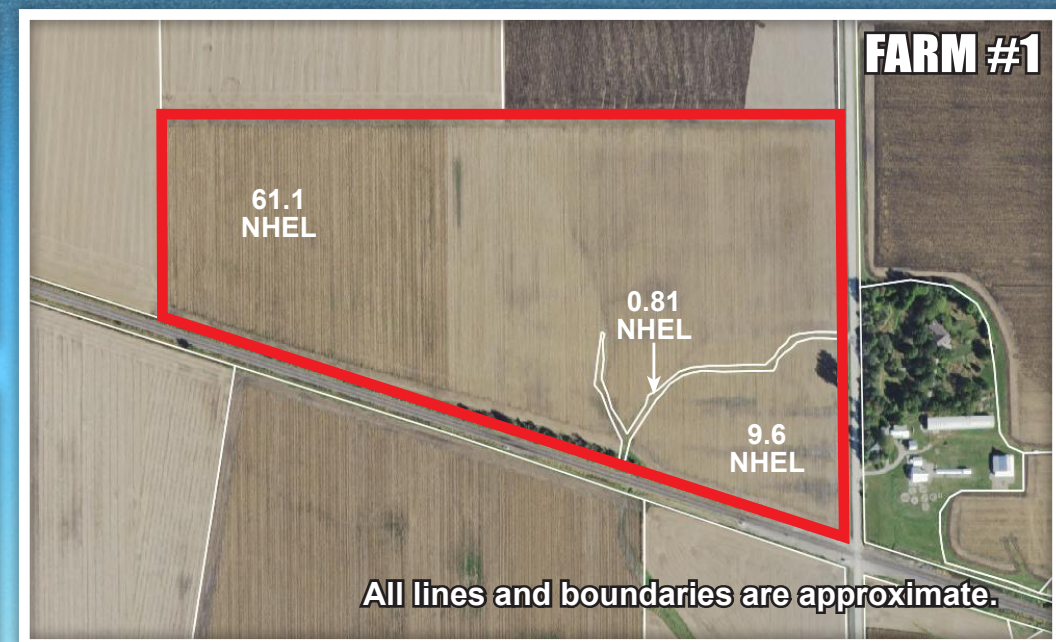
Corn Suitability Rating 1 of 89 and CSR 2 of 82.9 on the entire farm. Located in Sections 12 & 13, Center Township, Henry County, Iowa.

### FARM #2 – 80.82 Surveyed Acres

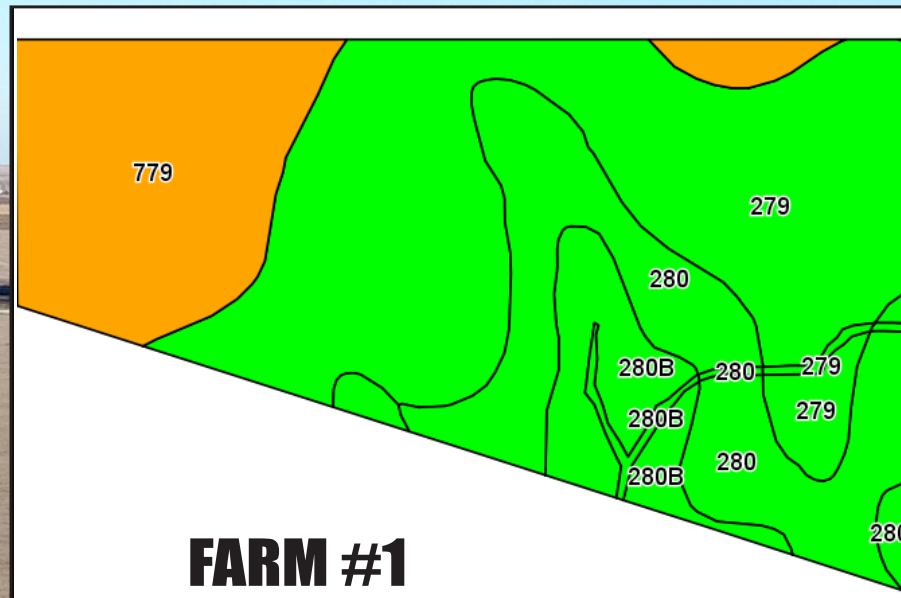
Farm is located 1 mile south of Swedesburg on Highway 218, then 2 miles west on 150th Street, then ½ mile south on Hickory Avenue.

FSA information: 80.23 acres tillable.

Corn Suitability Rating 1 of 86.4 and CSR 2 of 80 on the entire farm. Located in Section 32, Wayne Township, Henry County, Iowa.



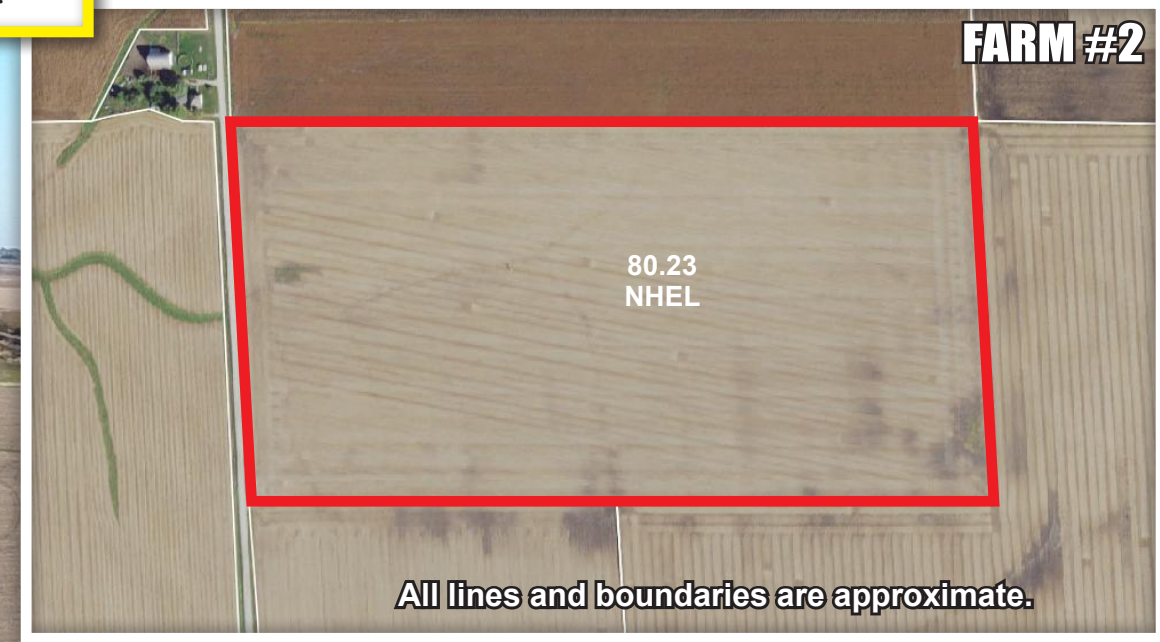
All lines and boundaries are approximate.



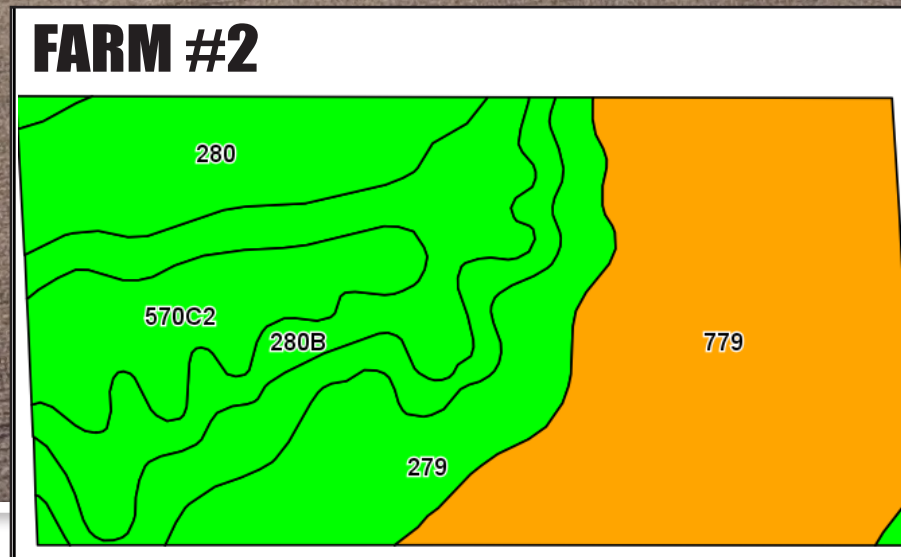
FARM #1

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	33.34	46.6%			llw	83 88
779	Kalona silty clay loam, 0 to 1 percent slopes	16.20	22.7%			llw	70 85
280	Mahaska silty clay loam, 0 to 2 percent slopes	14.92	20.9%			lw	94 95
280B	Mahaska silty clay loam, 2 to 5 percent slopes	7.05	9.9%			lle	89 90
<b>Weighted Average</b>							<b>82.9 89</b>

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
779	Kalona silty clay loam, 0 to 1 percent slopes	31.62	39.4%			llw	70 85
280	Mahaska silty clay loam, 0 to 2 percent slopes	16.19	20.2%			lw	94 95
280B	Mahaska silty clay loam, 2 to 5 percent slopes	12.71	15.8%			lle	89 90
279	Taintor silty clay loam, 0 to 2 percent slopes	11.59	14.4%			llw	83 88
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	8.12	10.1%			llle	73 67
<b>Weighted Average</b>							<b>80 86.4</b>



All lines and boundaries are approximate.



FARM #2



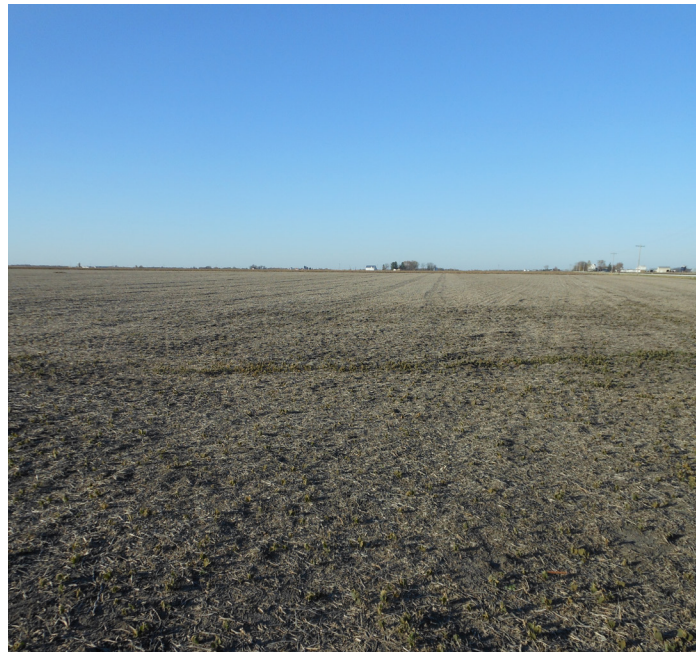
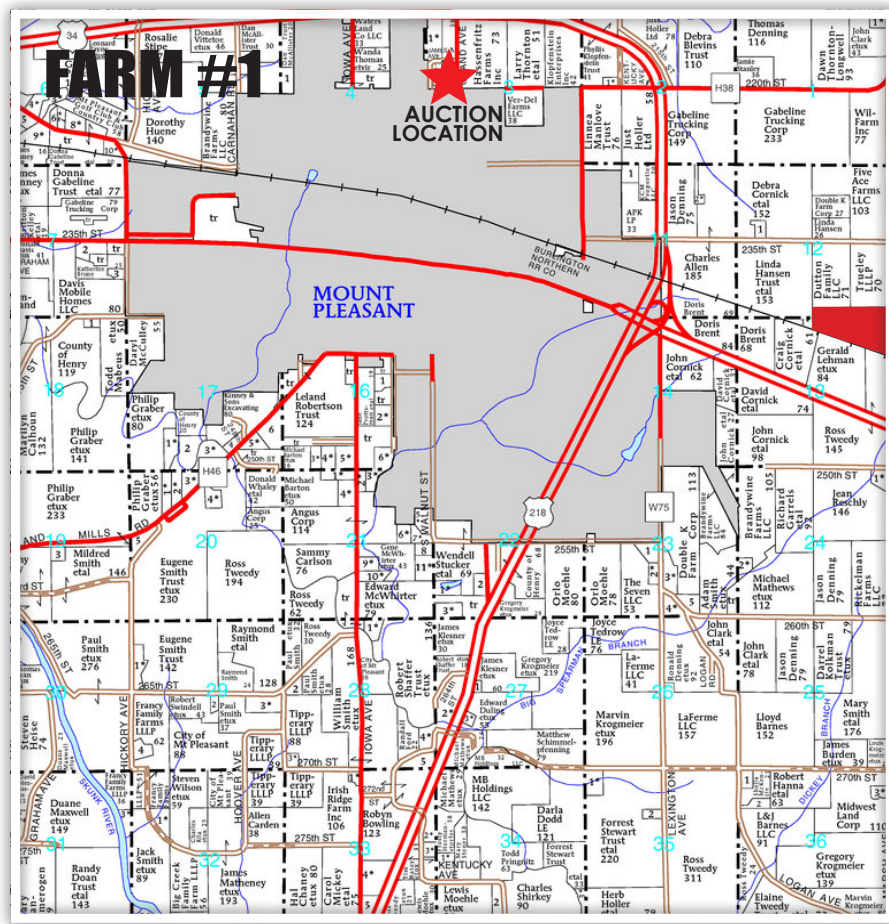
**DUSTIN HOWELL**  
Jay T. Schweitzer – Attorney for Seller  
For details contact Nate Larson at Steffes,  
319.385.2000 or by cell 319.931.3944



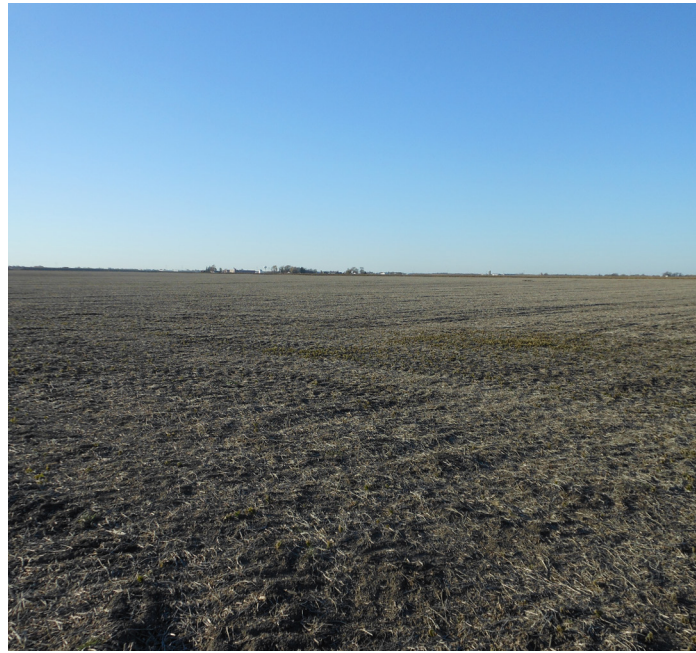
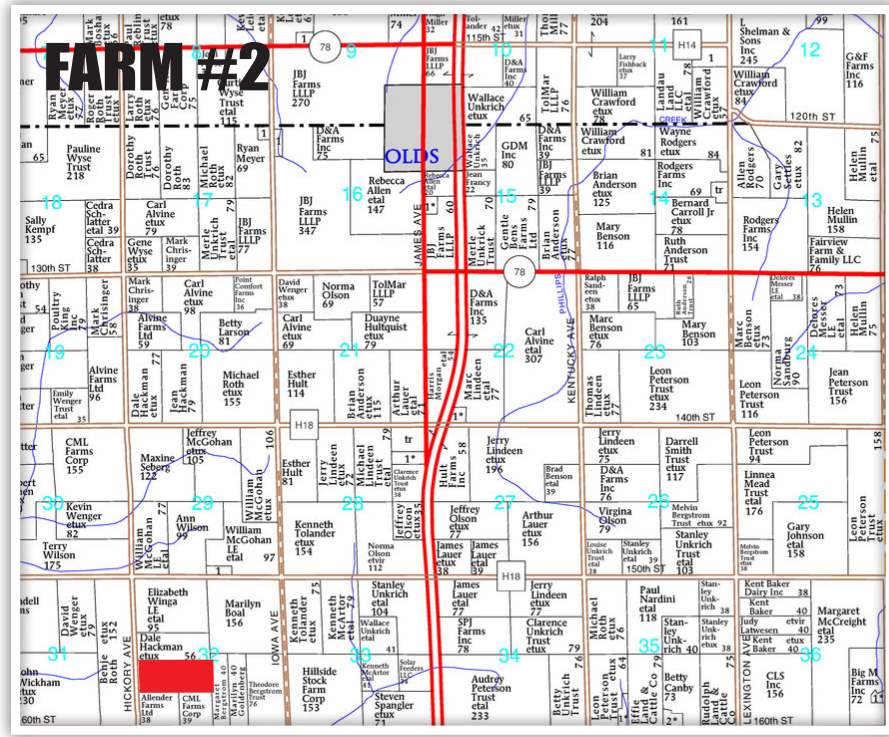
# 2 HENRY COUNTY LAND AUCTIONS

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

## TUE, DECEMBER 20, 2016 AT 10AM



FARM #1



FARM #2



For more details go to [SteffesGroup.com](http://SteffesGroup.com)



605 East Winfield Avenue  
Mt. Pleasant, IA 52641-2951  
319-385-2000  
[SteffesGroup.com](http://SteffesGroup.com)

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TUESDAY, DECEMBER 20, 2016 AT 10AM

**2 FARMS - 153.29 ACRES M/L**



319.385.2000  
[SteffesGroup.com](http://SteffesGroup.com)



FARM #1



FARM #2



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