

Large Henry County Land

AUCTION

375 ACRE M/L SUBJECT TO FINAL SURVEY

TUESDAY, DECEMBER 13, 2016 | 10:00 A.M.

Auctioneer's Note: Steffes Group is pleased to present to you the Dan E. McAllister Trust land auction. Dan was a successful farmer and businessman in the tri-state area. He also was the founder of McAllister Seed Company. This is an unprecedented opportunity to purchase investment quality Iowa farm ground, with visibility of Highway 34 bypass and Tracts #1 & #2 laying within the city limits of Mt. Pleasant, IA.

"Selling Choice with the Privilege"

Tracts #1, 2, 3, 4 & 5 will be sold price per acre and will be selling Choice with the Privilege. High bidder may take Tract #1, Tract #2, Tract #3, Tract #4, Tract #5 or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all five tracts are sold.

TRACT #1 – 67.5 Acres M/L – Subject to final survey

FSA information: 56.05 acres fillable.
Corn Suitability Rating 2 of 78.8 on the entire farm.
Located in Section 4, Center Township, Henry County, Iowa.

TRACT #2 – 55 Acres M/L – Subject to final survey

FSA information has Tracts 2 & 3 as one field of 106.27 acres tillable.
Corn Suitability Rating 2 of 82.4 on the entire farm.
Located in Section 4, Center Township, Henry County, Iowa.

TRACT #3 – 50 Acres M/L – Subject to final survey

FSA information has Tracts 2 & 3 as one field of 106.27 acres tillable.
Corn Suitability Rating 2 of 81.3 on the entire farm.
Located in Sections 4 & 5, Center Township, Henry County, Iowa.

TRACT #4 – 72.5 Acres M/L – Subject to final survey

FSA information: 74.77 acres fillable.
Corn Suitability Rating 2 of 78.4 on the entire farm.
Located in Sections 32 & 33, Marion Township, Henry County, Iowa.

TRACT #5 – 130 Acres M/L – Subject to final survey

FSA information: 117.63 acres fillable.
Corn Suitability Rating 2 of 74.6 on the entire farm.
Located in Sections 32 & 33, Marion Township, Henry County, Iowa.



**82.4
CSR2**

MT. PLEASANT, IOWA

The land is located ½ mile north of Mt. Pleasant on Iowa Avenue.

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

TERMS: 10% down payment on Tuesday, December 13, 2016. Balance at closing with a projected date of February 1, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of March 1st, 2017.

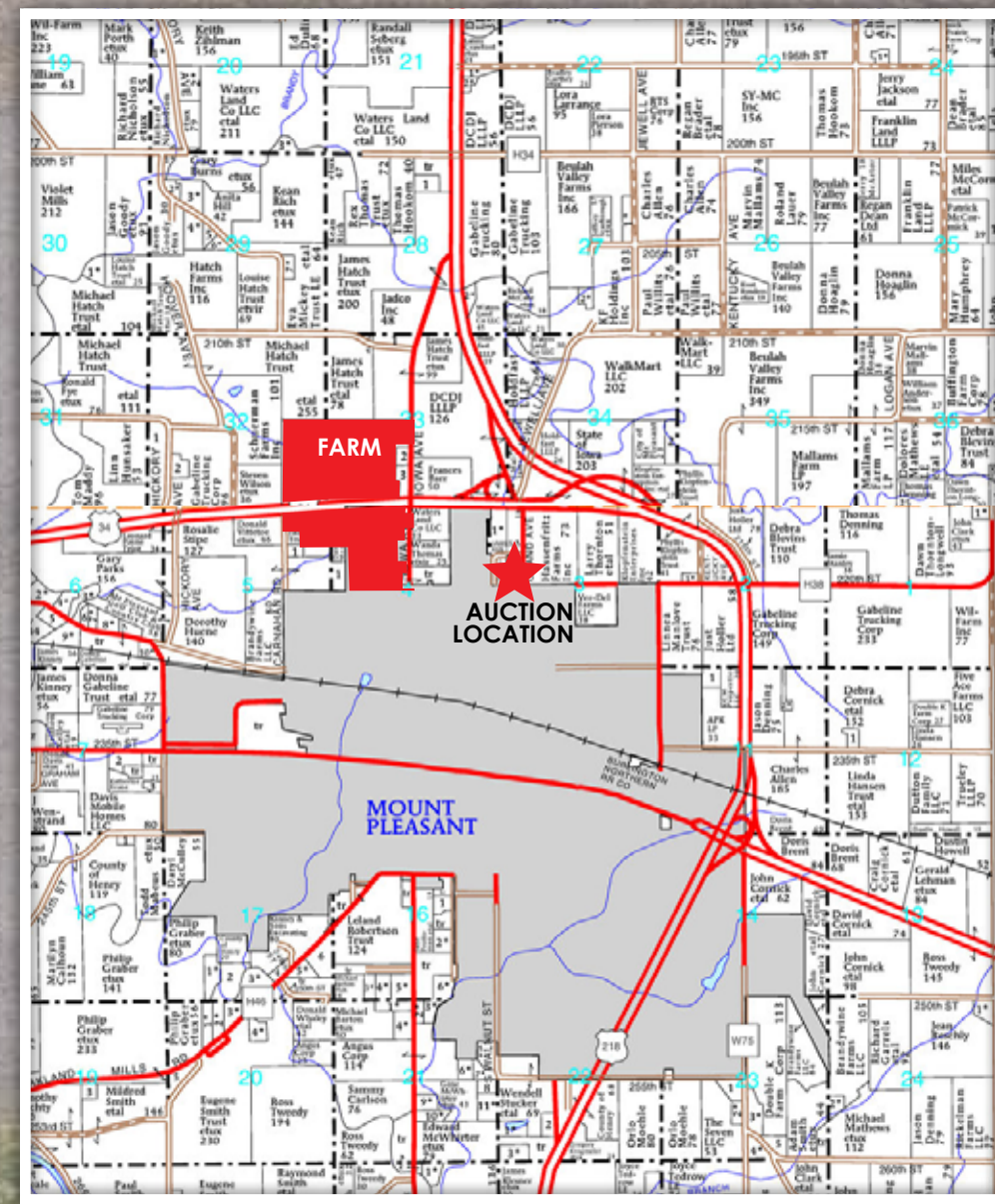
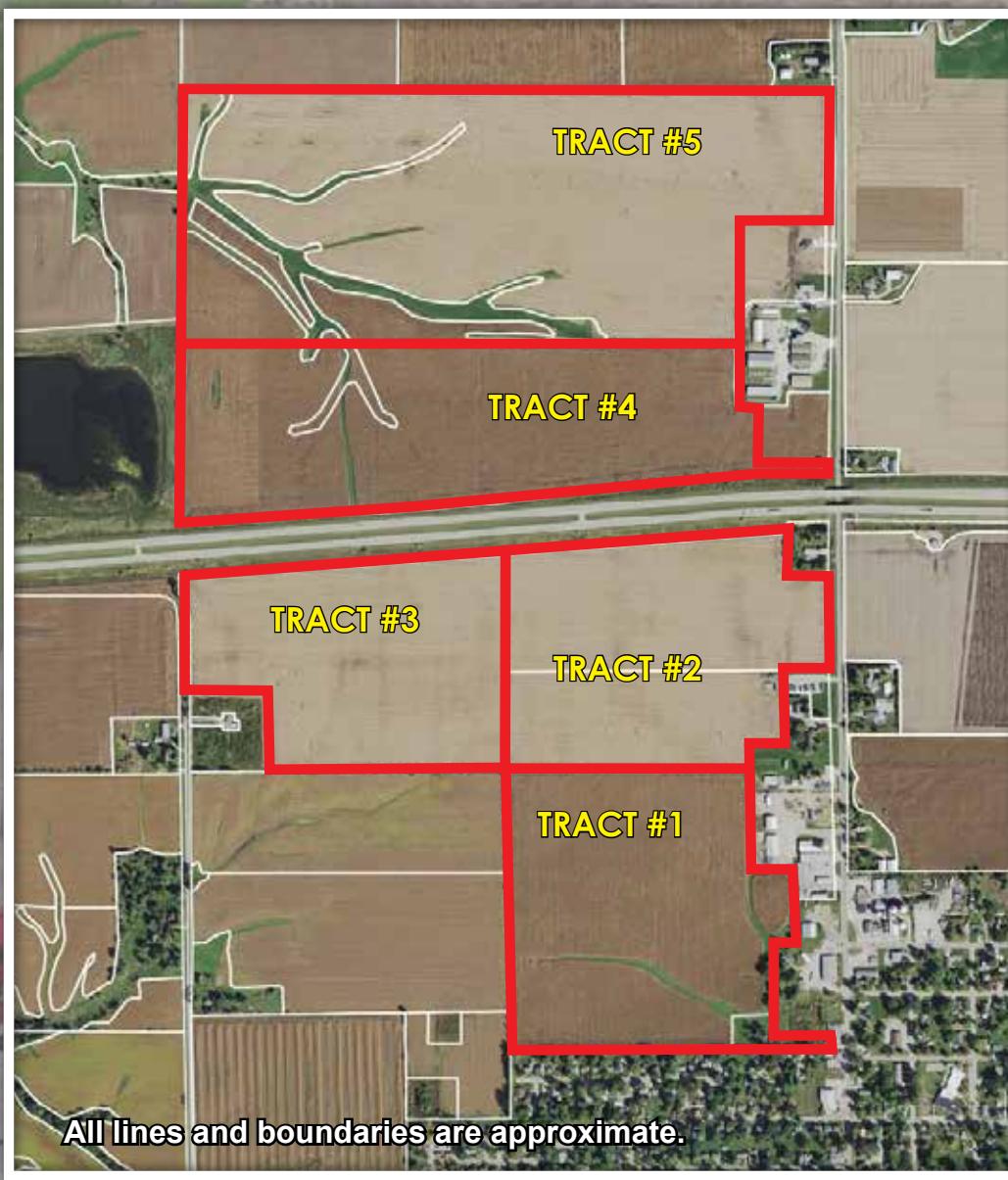
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

The following taxes are approximate:

Tract #1	Tract #4
Gross: \$2,193.75	Gross: \$3,023.32
Ag. Credit: (92.32)	Ag. Credit: (109.76)
Family Farm Credit: (61.57)	Family Farm Credit: (77.35)
Net: \$2,040.00 (rounded)	Net: \$2,837.00 (rounded)
Tract #2	Tract #5
Gross: \$1,695.54	Gross: \$3,944.10
Ag. Credit: (71.19)	Ag. Credit: (155.65)
Family Farm Credit: (50.17)	Family Farm Credit: (109.69)
Net: \$1,574.00 (rounded)	Net: \$3,679.00 (rounded)
Tract #3	
Gross: \$1,761.37	
Ag. Credit: (69.81)	
Family Farm Credit: (49.20)	
Net: \$1,644.00 (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 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. Please note that the final tillable acres for each tract will be determined by the Henry County FSA office, as some fields are combined and/or overlap Tract lines.
- All 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.



All lines and boundaries are approximate.



DAN E. MCALLISTER TRUST

Rande A. McAllister – Attorney for Trust

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



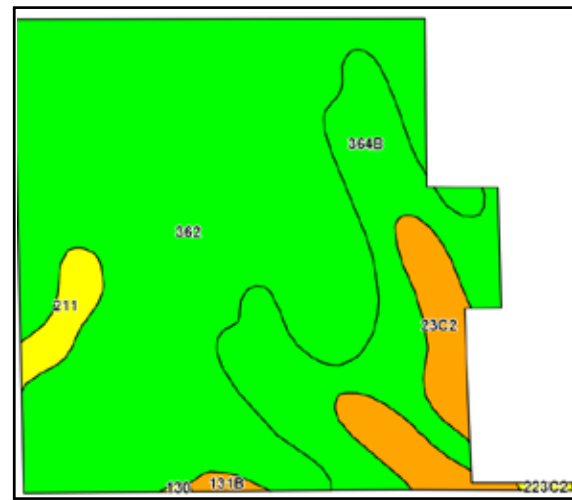
LARGE HENRY COUNTY LAND AUCTION

MT. PLEASANT, IA

The land is located 1/2 mile north of Mt. Pleasant on Iowa Avenue.

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

TUES, DEC 13, 2016 AT 10AM



Tract #1

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
362	Haig silt loam, 0 to 2 percent slopes	42.53	68.6%		IIw	83	70
364B	Grundy silt loam, 2 to 5 percent slopes	12.74	20.6%		IIe	74	75
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	4.63	7.5%		IIIe	62	50
211	Edina silt loam, 0 to 1 percent slopes	1.56	2.5%		IIIw	59	60
131B	Pershing silt loam, 2 to 5 percent slopes	0.32	0.5%		IIIe	70	67
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.12	0.2%		IVw	45	22
130	Belinda silt loam, 0 to 2 percent slopes	0.06	0.1%		IIw	47	63
Weighted Average						78.8	69.2

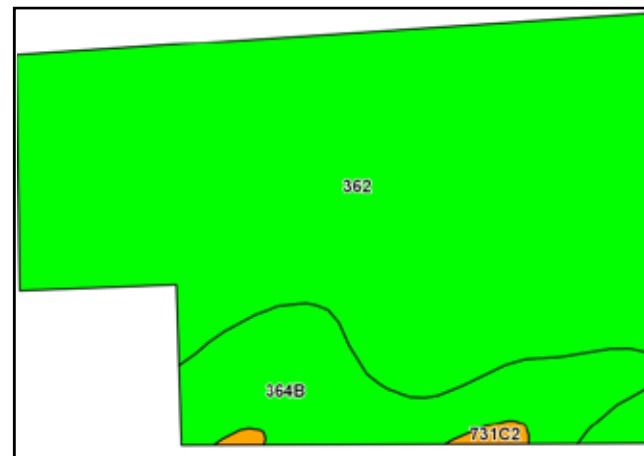
Tract #2



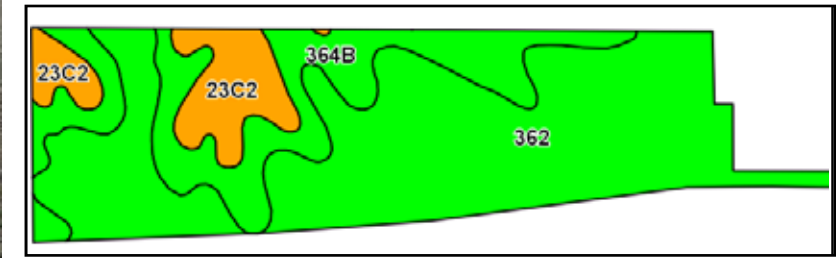
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
362	Haig silt loam, 0 to 2 percent slopes	54.45	97.5%		IIw	83	70
211	Edina silt loam, 0 to 1 percent slopes	1.31	2.3%		IIIw	59	60
364B	Grundy silt loam, 2 to 5 percent slopes	0.07	0.1%		IIe	74	75
Weighted Average						82.4	69.8

Tract #3

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
362	Haig silt loam, 0 to 2 percent slopes	40.74	82.6%		IIw	83	70
364B	Grundy silt loam, 2 to 5 percent slopes	8.21	16.6%		IIe	74	75
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	0.39	0.8%		IIIe	62	45
Weighted Average						81.3	70.6



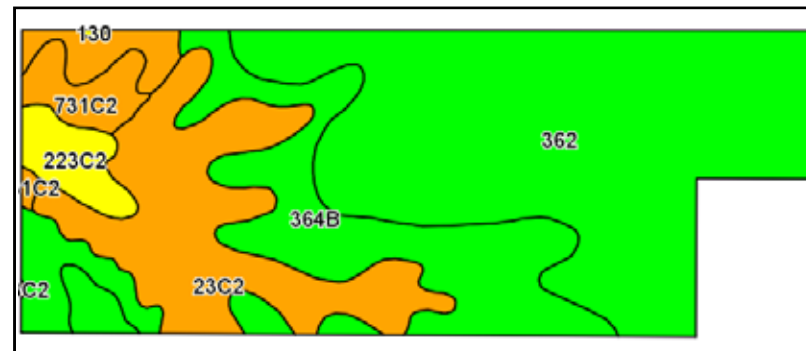
Tract #4



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
362	Haig silt loam, 0 to 2 percent slopes	47.69	64.0%		IIw	83	70
364B	Grundy silt loam, 2 to 5 percent slopes	18.73	25.1%		IIe	74	75
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	8.13	10.9%		IIIe	62	50
Weighted Average						78.4	69.1

Tract #5

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
362	Haig silt loam, 0 to 2 percent slopes	62.09	48.8%		IIw	83	70
364B	Grundy silt loam, 2 to 5 percent slopes	28.89	22.7%		IIe	74	75
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	24.28	19.1%		IIIe	62	50
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.28	3.4%		IVw	45	22
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	4.20	3.3%		IIIe	62	45
131B	Pershing silt loam, 2 to 5 percent slopes	3.29	2.6%		IIIe	70	67
130	Belinda silt loam, 0 to 2 percent slopes	0.09	0.1%		IIw	47	63
Weighted Average						74.6	64.8



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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82.4 CSR2



375 Acres M/L - 5 Tracts
MT. PLEASANT, IA

Large Henry County Land

AUCTION

TUESDAY, DECEMBER 13, 2016 AT 10AM

375 ACRES M/L
(Subject to final survey)
SELLS IN FIVE TRACTS



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SteffesGroup.com

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