

# Washington County Land

# AUCTION

**204 ACRE M/L SUBJECT TO FINAL SURVEY**

**MONDAY, DECEMBER 19, 2016 | 10:00 A.M.**

## WAYLAND, IOWA

Land is located 3 miles north of Wayland on W55, then 1 1/2 miles east on 320th Street.

Auction will be held at Wayland Community Center, 218 West Main Street, Wayland, Iowa

### 204 ACRES, M/L

**SELLS IN ONE TRACT (Subject to final survey)**

**Great combination farm with fillable, timber & pasture!**

FSA information: 81.4 acres fillable with balance being timber and pasture.

Corn Suitability Rating 2 of 61.9 (CSR 1 of 61) on the fillable.

Located in Section 23, Marion Township, Washington County, Iowa.

**TERMS:** 20% down payment on December 19, 2016. Balance due at closing, upon delivery of merchantable abstract and deed and all objections have been met.

**CLOSING:** Projected date of February 1, 2017.

**POSSESSION:** March 1, 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:

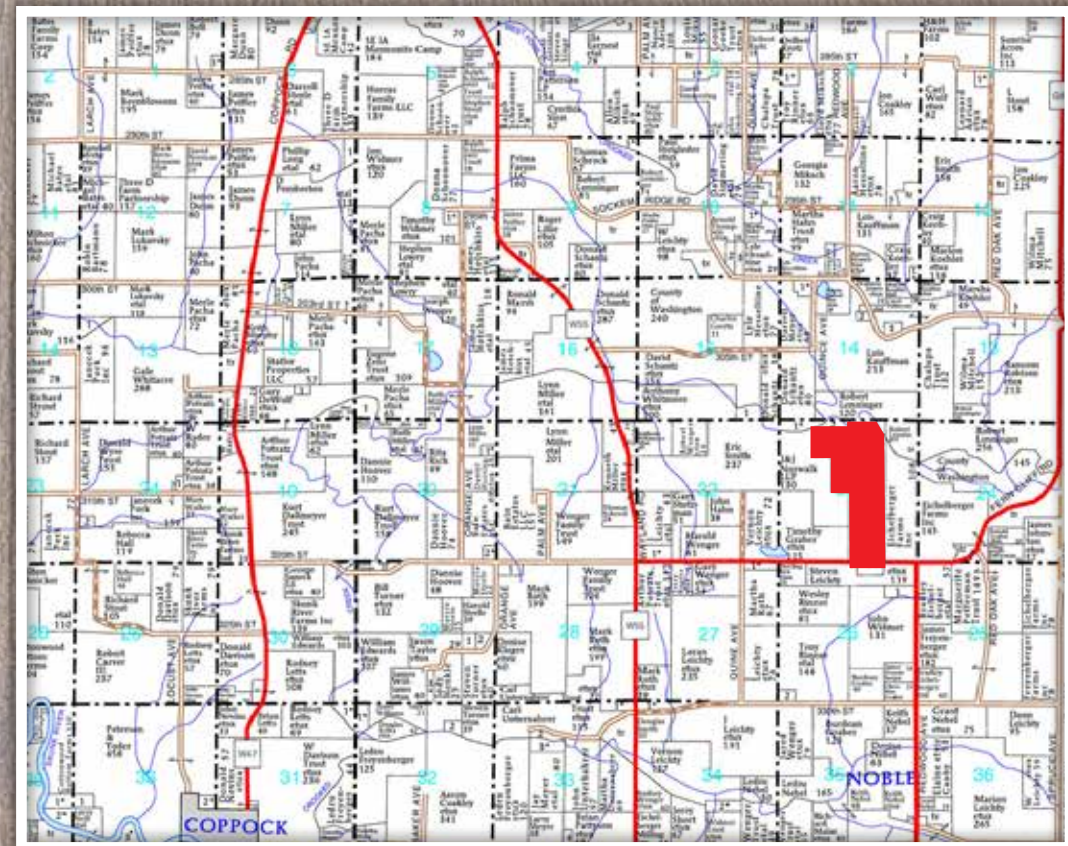
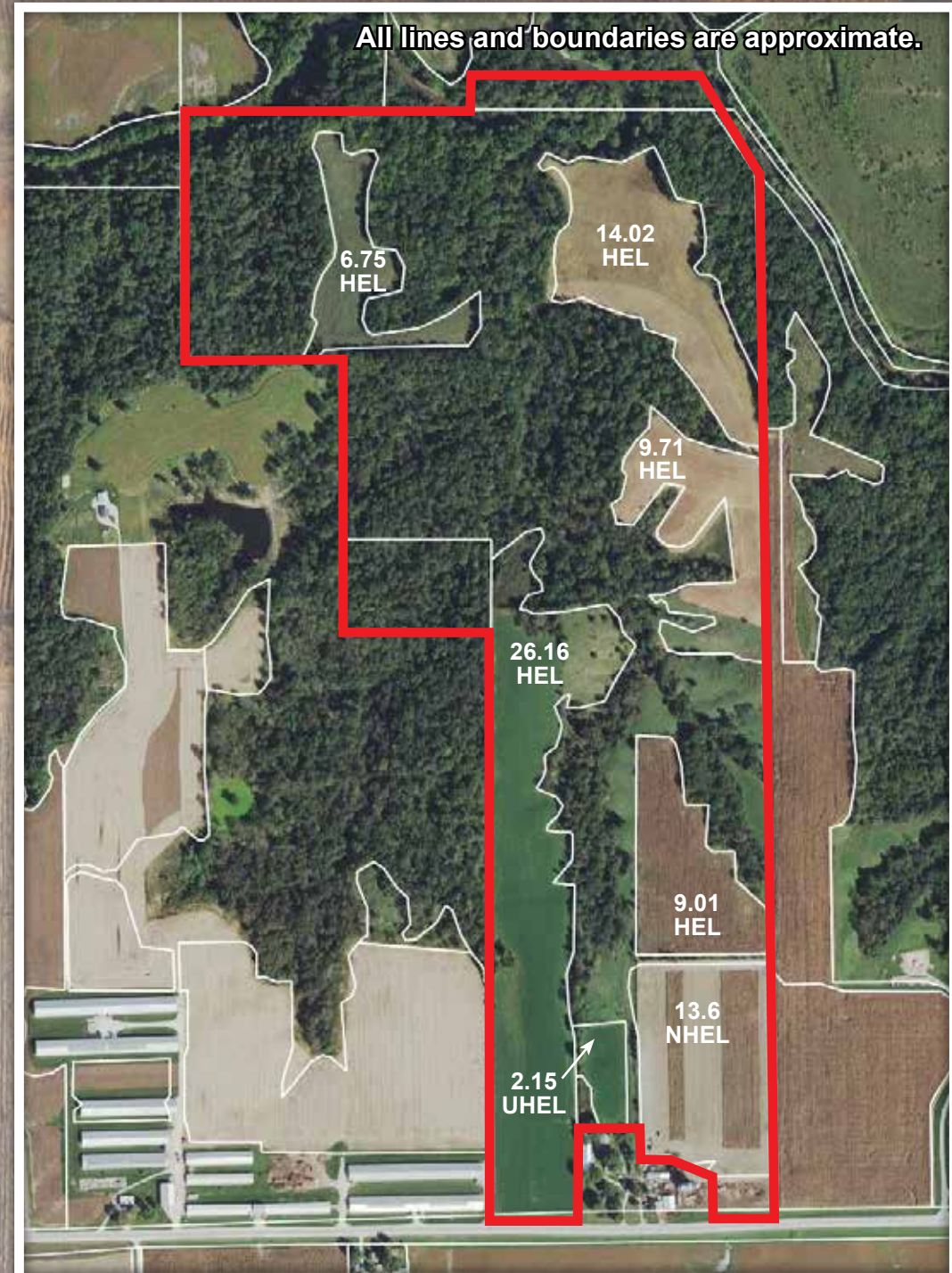
Gross	\$2,799.73
Ag. Credit	(92.80)
Family Farm	(65.39)
Net	\$2,642.00 (rounded)

#### Special Provisions:

- Termination has been served to the tenant and the farm is being sold free and clear for the 2017 farming season.
- It shall be the obligation of the buyer to report to the Washington County FSA office and show filed deed in order to receive the following if applicable:  
A. Allotted base acres. B. Any future government programs.
- The farm will be surveyed by a registered land surveyor and surveyed acres will be the multiplier.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- The buyer shall be responsible for installing his/her own entrances if needed or desired.
- There will be an easement established for the owner of the home to maintain the current sewer lines from the home.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer 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.



**Great combination farm with fillable, timber & pasture!**



## LUORA M. LEICHTY

**Craig Davis – Attorney**

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



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## MONDAY, DECEMBER 19, 2016 AT 10AM



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)

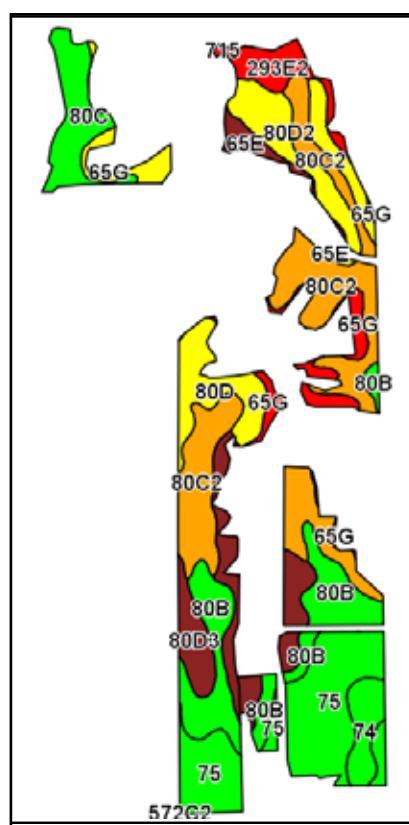
Please Post

PRESORTED  
STANDARD  
US POSTAGE  
PAID  
Permit #315  
FARGO, ND

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	19.13	23.5%		Ille	69	60	
75	Givin silt loam, 0 to 2 percent slopes	14.34	17.6%		Iw	84	85	
80B	Clinton silt loam, 2 to 5 percent slopes	10.66	13.1%		Ile	80	80	
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	8.46	10.4%		Ive	39	45	
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	6.98	8.6%		Ille	46	50	
80D	Clinton silt loam, 9 to 14 percent slopes	6.62	8.1%		Ille	51	55	
80C	Clinton silt loam, 5 to 9 percent slopes	5.07	6.2%		Ille	72	65	
293E2	Fayette-Lamont-Chelsea complex, 14 to 25 percent slopes, eroded	2.97	3.6%		Vile	14	18	
65G	Lindley loam, 25 to 40 percent slopes	2.96	3.6%		Vile	5	5	
74	Rubio silt loam, 0 to 2 percent slopes	2.74	3.4%		Ilhw	76	78	
65E	Lindley loam, 14 to 18 percent slopes	1.35	1.7%		Vle	31	30	
715	Nodaway-Perks complex, 0 to 3 percent slopes	0.12	0.1%		Vw	5	20	
Weighted Average							61.9	61



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