

Jefferson County Land

AUCTION

40
ACRES M/L
SELLS IN ONE TRACT

WEDNESDAY, MARCH 22, 2017 | 10:00 A.M.

FAIRFIELD, IOWA

Land is located 7 miles north of Fairfield on Highway 1, then ¼ mile east on 137th Street.

Auction to be held at the
Fairfield Arts and Convention Center,
200 North Main Street, Fairfield, Iowa.

40 ACRES, M/L

SELLS IN ONE TRACT

This land presents a potential building site with tillable ground. The timber draw and creek running through the property increase the abundance and variety of wildlife.

Rural water located on the property.

FSA information: 32.58 HEL acres tillable.

Corn Suitability Rating 2 of 66.9 (CSR 1 of 52.4) on the entire farm. Located in Section 24, Black Hawk Township, Jefferson County, Iowa.

TERMS: 20% down payment on March 22, 2017. Balance at closing with a projected date of May 5, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: March 22, 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.

Real Estate Taxes:
Gross \$763.84
Ag. Credit (\$23.82)
Family Farm Credit (\$16.78)
Net \$722.00 (rounded)

Special Provisions:

- The land is being sold free and clear for the 2017 farming season.
- It shall be the obligation of the buyer to report to the Jefferson County FSA office and show filed deed in order to receive the following if applicable:
A. Allotted base acres. B. Any future government programs.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Seller shall not be obligated to furnish a survey.
- There is a perpetual easement for ingress & egress for the benefit of this real estate, granted from the adjoining tract of real estate immediately to the east.
- Buyer will be responsible for installing his/her own entrance, if so desired.
- 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(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.



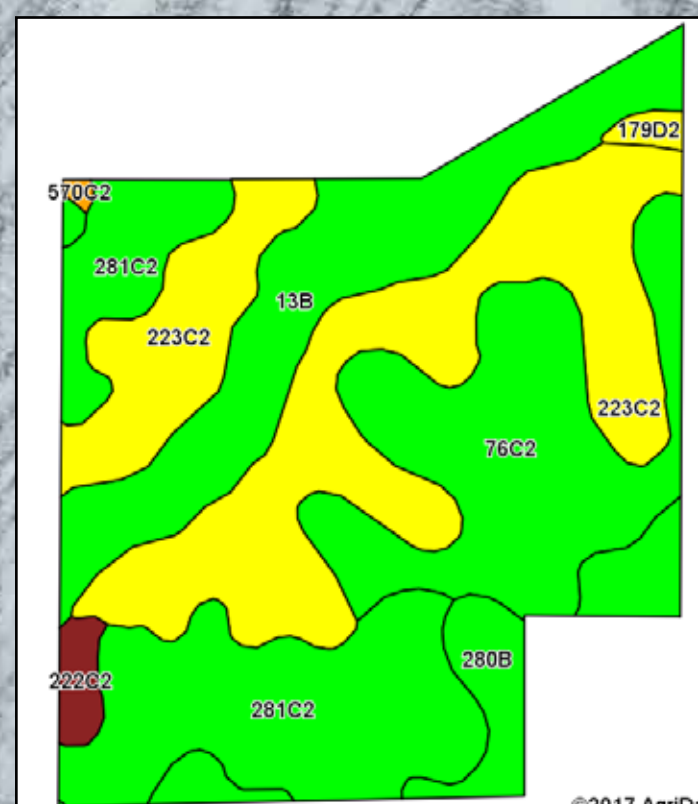
IMMEDIATE TILLAGE RIGHTS!
Sells Free & Clear
for the 2017 Farming Season

All lines and boundaries are approximate.



Potential building site with tillable ground

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	13.06	32.3%		IVw	45	22	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	8.88	22.0%		IIIe	82	70	
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	8.18	20.2%		IIIe	75	65	
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	6.72	16.6%		IW	74	60	
280B	Mahaska silty clay loam, 2 to 5 percent slopes	2.72	6.7%		IIe	89	90	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.55	1.4%		IVw	34	25	
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	0.26	0.6%		IVe	45	43	
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.08	0.2%		IIIe	70	67	
Weighted Average							66.9	52.4



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CONTACT TERRY HOENIG AT STEFFES
319.385.2000 OR BY CELL 319.470.7120
Craig R. Foss – Attorney and Representative for Seller

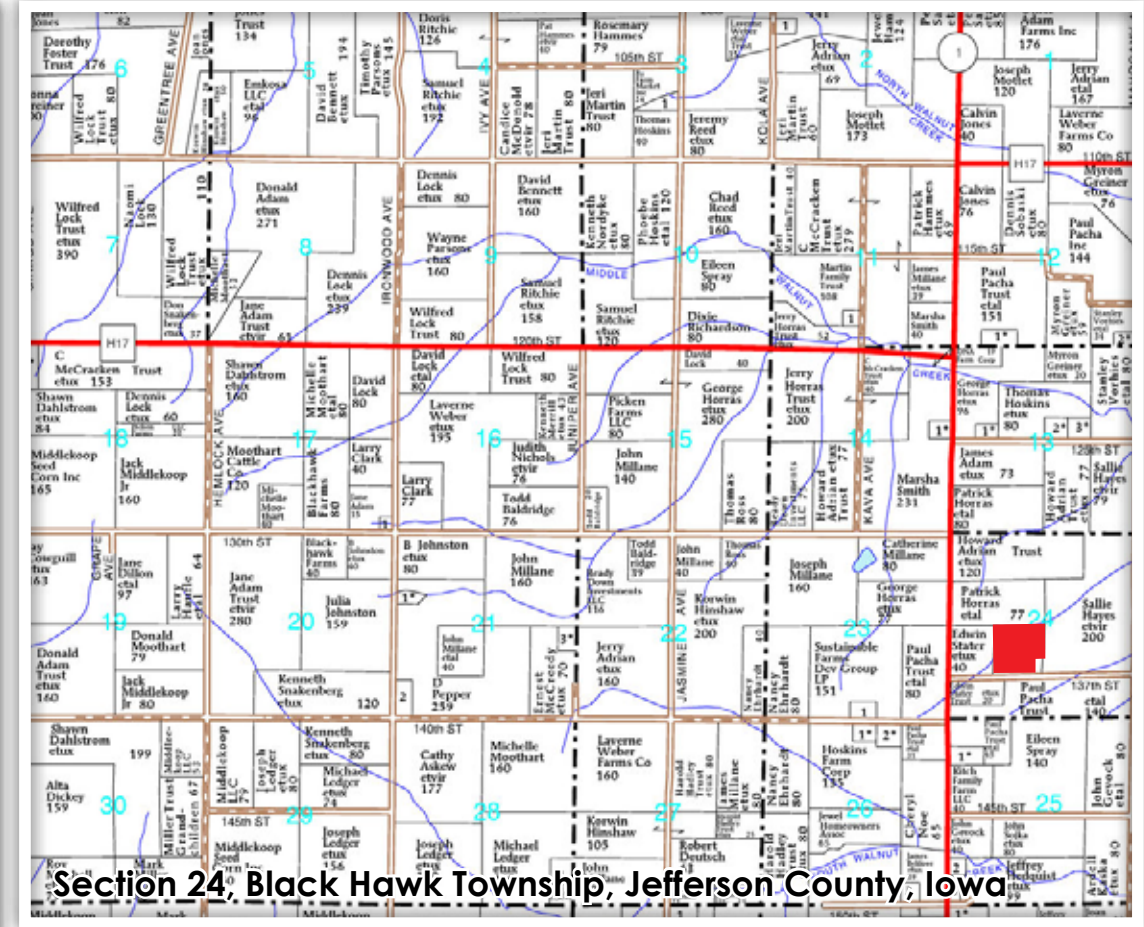


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For more details go to SteffesGroup.com



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

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