

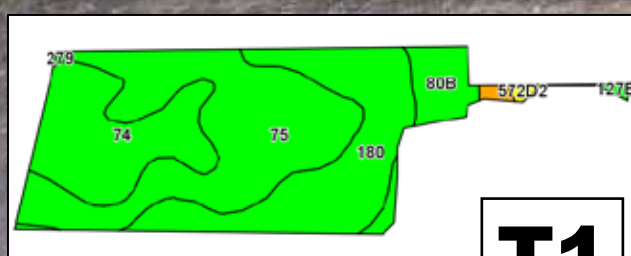
Louisa County Land

AUCTION

117

ACRES M/L SELLS IN 3 TRACTS

THURSDAY, JUNE 15, 2017 | 10:00 A.M.



T1

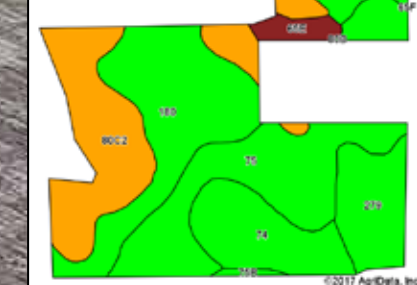


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
75	Givin silt loam, 0 to 2 percent slopes	6.01	40.9%		lw	83	85	
180	Keomah silt loam, 0 to 2 percent slopes	4.14	28.2%		llw	82	76	
74	Rubio silt loam, 0 to 2 percent slopes	3.24	22.1%		lllw	76	78	
80B	Clinton silt loam, 2 to 5 percent slopes	1.06	7.2%		lle	80	80	
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	0.09	0.6%		llle	69	57	
572D2	Inton silt loam, 9 to 14 percent slopes, moderately eroded	0.08	0.5%		llle	44	47	
127B	Wiota silt loam, sandy substratum, 2 to 5 percent slopes	0.06	0.4%		lle	85	85	
Weighted Average							80.7	80.2

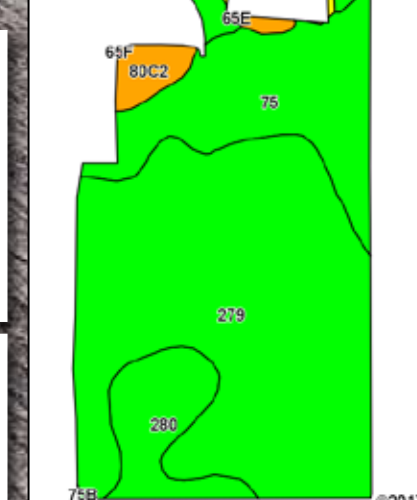
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
180	Keomah silt loam, 0 to 2 percent slopes	8.14	30.7%		llw	82	76	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	6.53	24.6%		llle	69	60	
75	Givin silt loam, 0 to 2 percent slopes	5.88	22.2%		lw	83	85	
74	Rubio silt loam, 0 to 2 percent slopes	2.89	10.9%		lllw	76	78	
279	Taintor silty clay loam, 0 to 2 percent slopes	2.36	8.9%		llw	83	88	
65E	Lindley loam, 14 to 18 percent slopes	0.57	2.2%		vle	31	30	
75B	Givin silt loam, 2 to 5 percent slopes	0.13	0.5%		lle	80	81	
Weighted Average							77.3	74.4

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	29.09	59.7%		llw	83	88	
75	Givin silt loam, 0 to 2 percent slopes	9.85	20.2%		lw	83	85	
280	Mahaska silty clay loam, 0 to 2 percent slopes	4.22	8.7%		lw	94	95	
180	Keomah silt loam, 0 to 2 percent slopes	3.16	6.5%		llw	82	76	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	1.53	3.1%		llle	69	60	
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	0.90	1.8%		llle	46	50	
Weighted Average							82.8	85.6

T2



T3



COLUMBUS JUNCTION, IA

The land is located 4 1/2 miles south of Columbus Junction/Columbus City on X17. OR 3 miles north of Winfield, IA on W66, then 1 1/2 miles East on G62, then 1 1/2 miles north on X17. Watch for signs.

Auction to be held at the Youth Learning Center at the Louisa County Fairgrounds, Columbus Junction, Iowa.

117 Acres M/L – SELLS IN 3 TRACTS

"Selling Choice with the Privilege"

Tracts #1, 2 & 3 will be sold price per acre and will be sold Choice with the Privilege, whereas the high bidder may take Tract #1, Tract #2, Tract #3 or all tracts or any combination of tracts, in any order, for their high bid. This will continue until all three tracts are sold. Tracts will not be recombined.

Auctioneer's Note: The tillable land is rented for the 2017 crop year. Rent will be prorated to the date of closing.

TRACT #1 – 19 Acres M/L – Subject to final survey

Approx. 14.5 acres tillable, in addition to approx. 3 acres tillable which was in CRP. Corn Suitability Rating 2 of 80.7 (CSR 1 of 80.2) on the tillable. Located in Sections 13 & 14, Elm Grove Township, Louisa County, Iowa.

TRACT #2 – 33 Acres M/L – Subject to final survey

Approx. 26 acres tillable, in addition to approx. 4 acres tillable which was in CRP, balance being timber. Corn Suitability Rating 2 of 77.3 (CSR 1 of 74.4) on the tillable. Located in Sections 14 & 23, Elm Grove Township, Louisa County, Iowa.

TRACT #3 – 65 Acres M/L – Subject to final survey

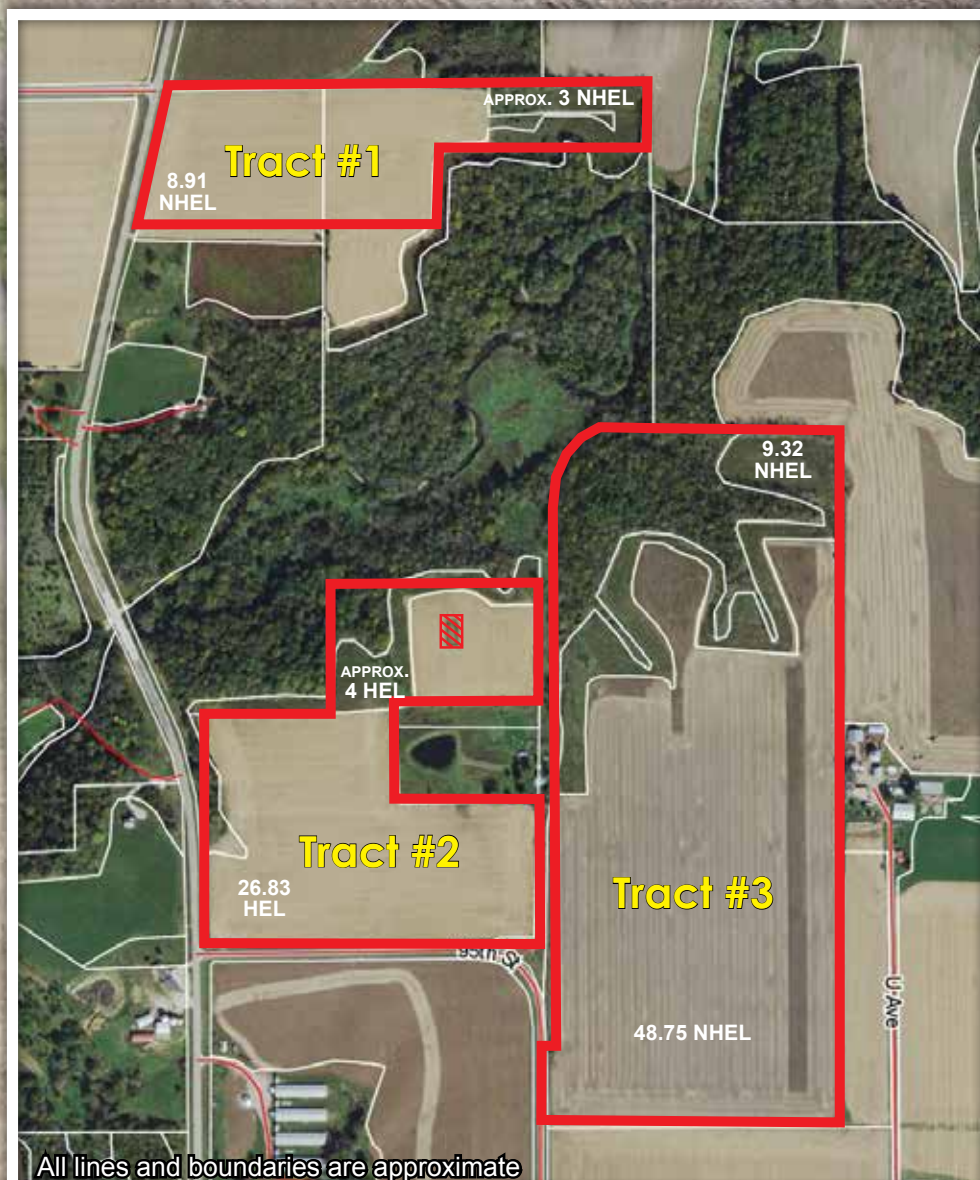
FSA information: 48.75 acres tillable, in addition to 9.32 acres tillable which was in CRP, balance being timber. Corn Suitability Rating 2 of 82.8 (CSR 1 of 85.6) on the tillable. Located in Sections 13 & 24, Elm Grove Township, Louisa County, Iowa.

TERMS: 20% down payment on June 15, 2017. Balance at closing with a projected date of July 31, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of July 31, 2017 (Subject to tenant's rights)

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 is being split from other land not selling, the following real estate taxes are approximate:

Tract #1	Tract #2	Tract #3
Gross \$440.07	Gross \$831.97	Gross \$1,647.27
Ag. Credit (18.93)	Ag. Credit (35.83)	Ag. Credit (70.93)
Family Farm Cr. (13.31)	Family Farm Cr. (25.25)	Family Farm Cr. (49.99)
Net \$408.00 (APPROX.)	Net \$772.00 (APPROX.)	Net \$1,526.00 (APPROX.)



Special Provisions:

- The land is selling subject to tenant's rights and is rented for the 2017 crop year. Rent will be prorated to the date of closing. The cash rent is \$223.97 per tillable acre.
- It shall be the obligation of the buyer(s) to serve termination to the tenant, prior to September 1, 2017, if so desired.
- It shall be the obligation of the buyer(s) to report to the Louisa 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 will be determined by the Louisa County FSA office, as this land is being split from other land that is not selling.
- 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.

MARILYN K. OWENS TRUST LOCALLY KNOWN AS "THE HOWELL & IVAN OWENS FARM"

Craig A. Owens – Trustee | Diane E. Puthoff – Attorney for Trust

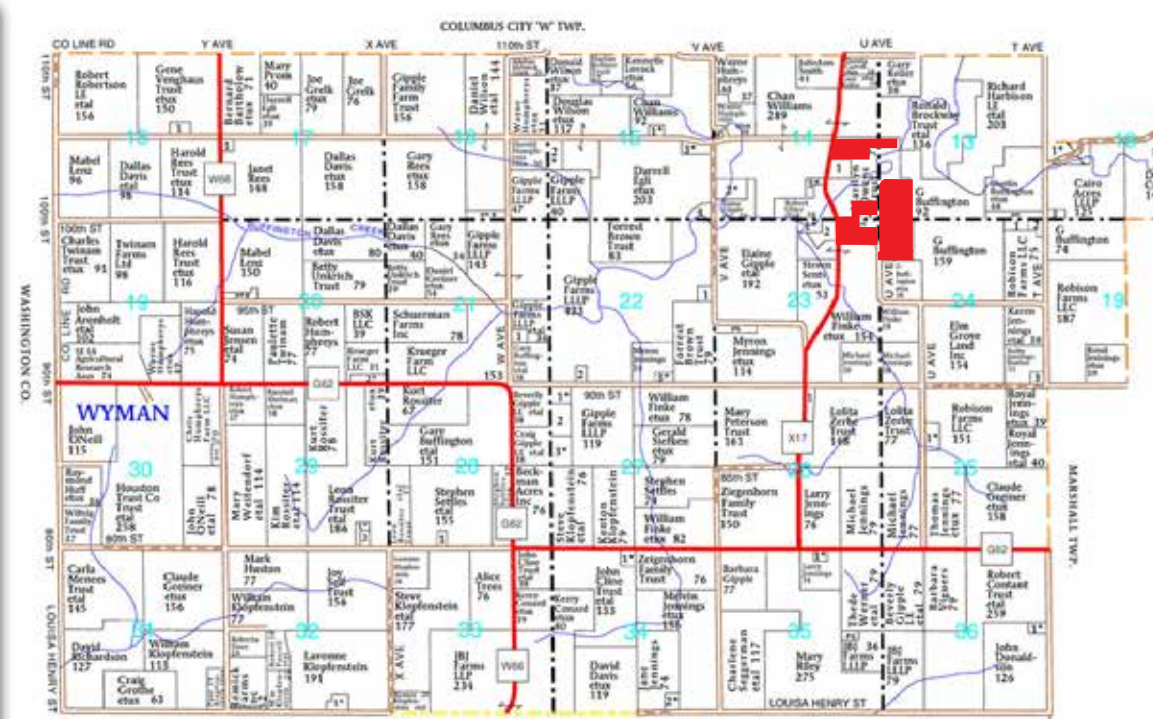
For details contact Nate Larson at Steffes, 319.385.2000 or by cell 319.931.3944



LOUISA COUNTY LAND AUCTION

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THURSDAY, JUNE 15, 2017 AT 10AM



Sections 13, 14, & 24, Elm Grove Township, Louisa County, Iowa



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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3 TRACTS



Louisa County Land
AUCTION

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