

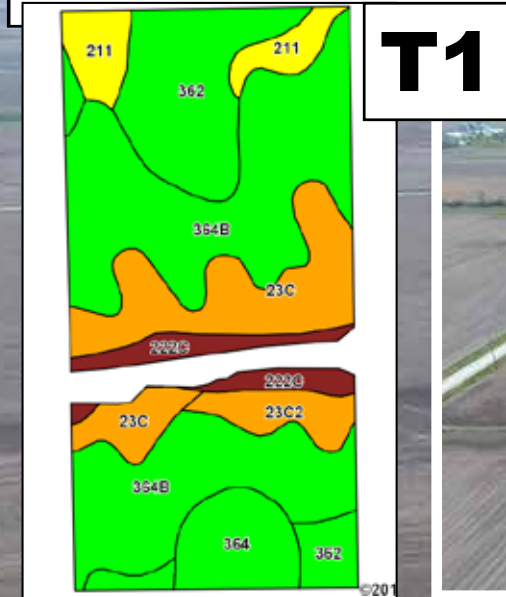
# AUCTION

# 156

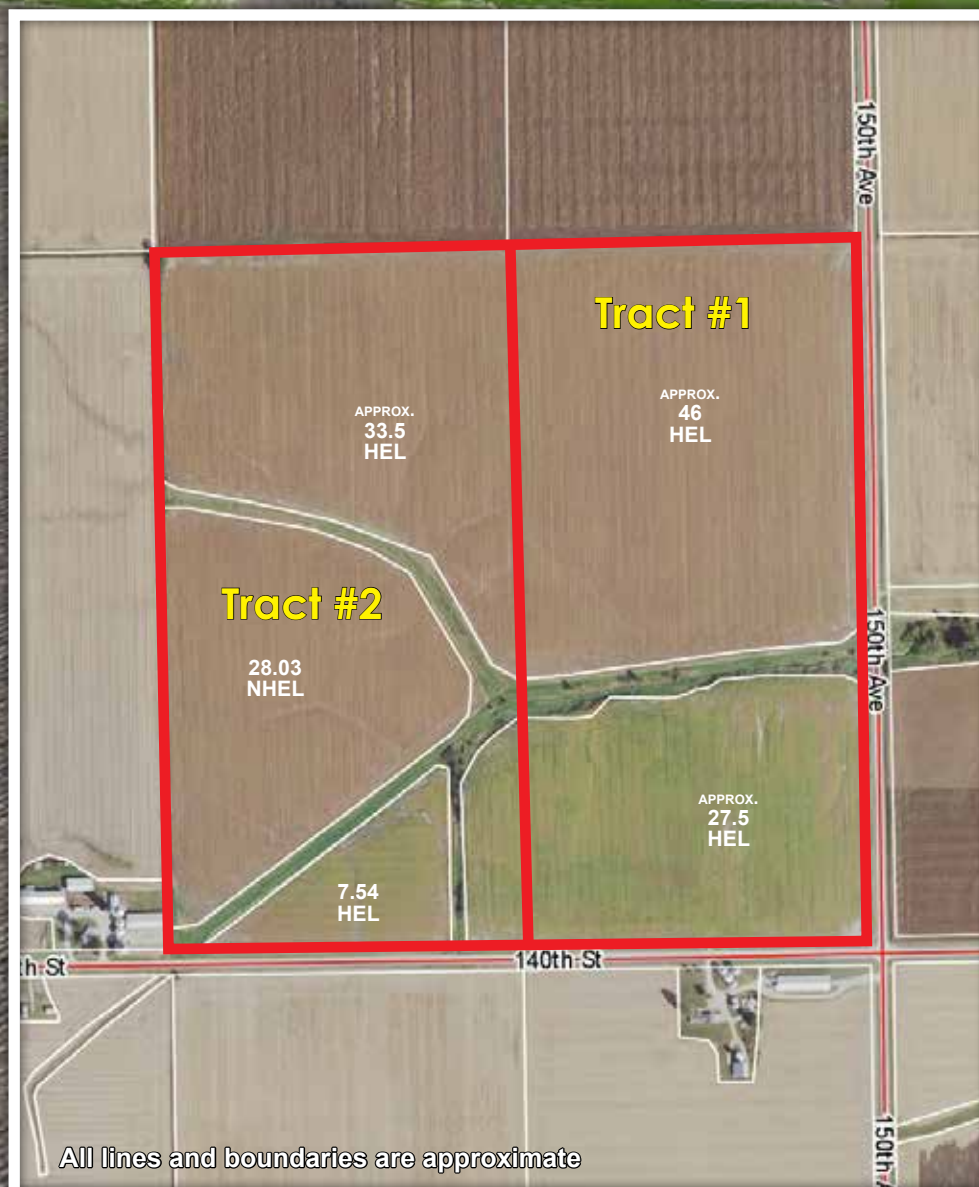
**ACRES M/L**  
**SELLS IN 2 TRACTS**  
**SUBJECT TO FINAL SURVEY**

## FRIDAY, JUNE 9, 2017 | 10:00 A.M.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
364B	Grundy silt loam, 2 to 5 percent slopes	32.47	43.9%		IIe	73	75
362	Haig silt loam, 0 to 2 percent slopes	13.34	18.0%		IIw	83	70
23C	Arispe silty clay loam, 5 to 9 percent slopes	11.97	16.2%		IIIe	66	55
364	Grundy silt loam, 0 to 2 percent slopes	5.05	6.8%		IIe	78	80
211	Edina silt loam, 0 to 1 percent slopes	4.35	5.9%		IIw	59	60
222C	Clarinda silty clay loam, 5 to 9 percent slopes	3.83	5.2%		IVw	37	40
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	2.92	3.9%		IIIe	62	50
		Weighted Average				70.9	67.5



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
364B	Grundy silt loam, 2 to 5 percent slopes	52.09	71.4%		IIe	73	75
23C	Arispe silty clay loam, 5 to 9 percent slopes	10.37	14.2%		IIIe	66	55
211	Edina silt loam, 0 to 1 percent slopes	7.57	10.4%		IIw	59	60
362	Haig silt loam, 0 to 2 percent slopes	2.51	3.4%		IIw	83	70
222C	Clarinda silty clay loam, 5 to 9 percent slopes	0.43	0.6%		IVw	37	40
		Weighted Average				70.7	70.2



### MT. HAMILL, IOWA

Land is located ½ mile west of Mt. Hamill, IA on 140th Street. OR 2 miles south of Houghton, IA on 150th Avenue.

**Auction to be held at the Mt. Hamill Tap, Mt. Hamill, IA.**  
**Location address is 1467 155th Ave, Donnellson, IA**



## 156 Acres M/L

**SELLS IN 2 TRACTS | Subject to final survey**

**"Selling Choice with the Privilege"**

High bidder may take Tract #1 or Tract #2 or both tracts!

**TRACT #1 – 77 Acres M/L – Subject to final survey**

Approx. 73.5 acres fillable.  
Corn Suitability Rating 2 of 70.9 (CSR 1 of 67.5) on the fillable.  
Located in Section 23, Cedar Township, Lee County, Iowa.

**TRACT #2 – 79 Acres M/L – Subject to final survey**

Approx. 72.5 acres fillable.  
Corn Suitability Rating 2 of 70.7 (CSR 1 of 70.2) on the fillable.  
Located in Section 23, Cedar Township, Lee County, Iowa.

**TERMS:** 20% down payment on June 9, 2017. Balance at closing with a projected date of July 24, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of July 24, 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.

Tract #1	Tract #2
Gross \$1,830.36	Gross \$1,867.46
Ag. Credit (\$111.65)	Ag. Credit (\$122.82)
Net \$1,718.00 (ROUNDED)	Net \$1,744.00 (ROUNDED)

### Special Provisions:

- Tracts #1 & #2 are selling subject to tenant's rights and are rented for the 2017 crop year as follows:  
Tract #1: The buyer will receive the balance of the cash rent of \$5,538.00, due November 1, 2017 and will be paid by the tenant to the buyer.  
Tract #2: The buyer will receive the balance of the cash rent of \$5,462.00, due November 1, 2017 and will be paid by the tenant to the buyer.
- 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 Lee 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 fillable acres will be determined by the Lee County FSA office.
- Both 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.

## PATRICIA M. WINNIKE ESTATE

**Daniel J. Winnike – Executor**

**Christopher S. Wallace – Attorney for Estate**

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



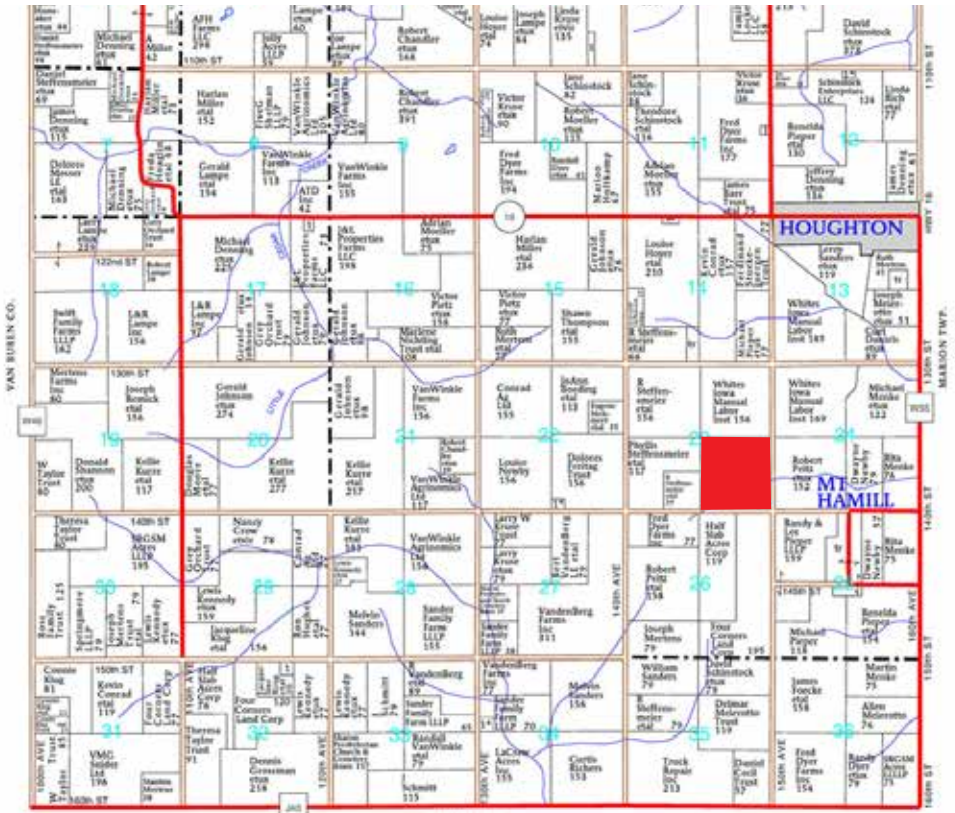


# LEE COUNTY LAND AUCTION

Land is located ½ mile east of Mt. Hamill, IA on 140th Street. OR 2 miles south of Houghton, IA on 150th Avenue. Auction to be held at the Mt. Hamill Tap, Mt. Hamill, IA.

Location address is 1467 155th Ave, Donnellson, IA

## FRIDAY, JUNE 9, 2017 AT 10AM



Section 23, Cedar Township, Lee County, Iowa



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)

PRESORTED  
STANDARD  
US POSTAGE  
PAID  
Permit #315  
FARGO, ND

Please Post

2 TRACTS

156 Acres M/L  
Mt. Hamill, Iowa

Lee County Land

# AUCTION

FRIDAY, JUNE 9, 2017 | 10AM

156 ACRES M/L – SELLS IN TWO TRACTS



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

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