

413 ACRES M/L SELLS IN 6 TRACTS

Tract #1 – 137 Acres M/L (Subject to final survey)

Along with the tillable acres, this tract has a 54'x90' machine shed part of which has a heated shop & concrete floor. The grain bin setup has over 24,000 bu. of storage. Rural water is on this tract & electric (Access Energy)

FSA information:

124.30 acres tillable of which 16.84 acres are in CRP as follows:
15.34 acres at \$192.20 = \$2,948 and expires on 9-30-2020.
1.5 acres at \$216 = \$324 and expires on 9-30-2017.

Corn Suitability Rating 2 of 71.1 (CSR1 65.7) on the tillable.

Located in Section 10, Walnut Township, Jefferson County, Iowa.

Not included: 2017 crops, LP tank, Farm Machinery & items in machine shed, Grain in grain bins.

Possession: Projected date of October 20, 2017 (Subject to tenant's rights on tillable land, machine shed & grain bins)

Possession of machine shed: March 1, 2018. (Tenant to pay rural water until March 1)

Possession of grain bins: August 1, 2018. (Tenant to pay electric until Aug 1)

Real Estate Taxes on Tract #1

Gross \$2,476.54

Ag. Credit (\$104.98)

Family Farm Credit (\$73.99)

Net \$3,328.00 (Rounded)

Tract #2 – 80 Acres M/L (Subject to final survey)

Along with the tillable acres, this tract has an acreage with a 3 bedroom, 1 1/2 story farm house with 1,414 sq. ft. of living space with a 12'x20' and 24'x38' detached garages. Outbuildings include: 52'x40' barn, 41'x48' barn and a 20'x20' crib. The acreage does have rural water.

FSA information: 72.49 acres tillable.

Corn Suitability Rating 2 of 70.8 (CSR1 70.6) on the tillable.

Located in Section 3, Walnut Township, Jefferson County, Iowa.

Not included: 2017 crops, Tenant's items, Appliances, Weather vanes on barns

Possession: Projected date of October 20, 2017 (Subject to tenant's rights on tillable land & home)

Real Estate Taxes on Tract #2

Gross \$2,348.93

Ag. Credit (\$91.05)

Family Farm Credit (\$64.17)

Net \$2,194.00 (Rounded)

Tract #3 – 40 Acres M/L (Subject to final survey)

FSA information: 36.25 acres tillable.

Corn Suitability Rating 2 of 76.6 (CSR1 70.3) on the tillable.

Located in Section 3, Walnut Township, Jefferson County, Iowa.

Not included: 2017 crops

Possession: Projected date of October 20, 2017 (Subject to tenant's rights on tillable land)

Real Estate Taxes on Tract #3

Gross \$1,088.93

Ag. Credit (\$50.60)

Family Farm Credit (\$35.66)

Net \$1,002.00 (Rounded)

Tract #4 – 60 Acres M/L (Subject to final survey)

This tract makes a great combination farm with tillable, CRP and timber ground. Making it a great hunting location with an old barn and windmill.

FSA information:

47.1 acres tillable of which 21.33 acres are in CRP as follows:
17.18 acres at \$176.82 = \$3,037.76 and expires on 9-30-2020.
4.15 acres at \$187.13 = \$776.58 and expires on 9-30-2019.

Corn Suitability Rating 2 of 64.6 (CSR1 60.5) on the tillable.

Located in Section 9, Walnut Township, Jefferson County, Iowa.

Not included: 2017 crops

Possession: Projected date of October 20, 2017 (Subject to tenant's rights on tillable land)

Real Estate Taxes on Tract #4

Gross \$1,451.82

Ag. Credit (\$44.92)

Family Farm Credit (\$31.66)

Net \$1,374.00 (Rounded)

Tract #5 – 20 Acres M/L (Subject to final survey)

A smaller tract of land with CRP income, timber and a creek runs through the property.

FSA information: 15.27 acres tillable all of which is in CRP as follows:

13.17 acres at \$176.82 = \$2,328.71 and expires on 9-30-2020.

2.1 acres at \$187.13 = \$392.97 and expires on 9-30-2019.

Corn Suitability Rating 2 of 62.8 (CSR1 59.6) on the tillable.

Located in Section 9, Walnut Township, Jefferson County, Iowa.

Not included: 2017 crops

Possession: Projected date of October 20, 2017 (Subject to tenant's rights on tillable land)

Real Estate Taxes on Tract #5

Gross \$362.63

Ag. Credit (\$11.20)

Family Farm Credit (\$7.89)

Net \$344.00 (Rounded)

Tract #6 - 76.57 Acres M/L

Here is an opportunity to purchase CRP land! This land has \$10,906 of yearly income from the CRP land. Balance of the land is timber. This property lends itself to hunting and recreational opportunities.

FSA information: 63.72 acres tillable all of which are in CRP as follows:

52.56 acres at \$176.08 = \$9,255.00 and expires on 9-30-2020.

11.16 acres at \$147.91 = \$1,651.00 and expires on 9-30-2017.

Corn Suitability Rating 2 of 58.3 (CSR1 55.8) on the tillable.

Located in Section 1, Walnut Township, Jefferson County, Iowa.

Possession: Projected date of October 20, 2017

Real Estate Taxes on Tract #6

Gross \$1,429.13

Ag. Credit (\$66.41)

Family Farm Credit (\$46.79)

Net \$1,316.00 (Rounded)

AUCTION

Of Huge

FRI, SEPTEMBER 8, 2017 | 10AM

BRIGHTON, IA

Auction to be held at the Brighton Community Center, 100 East Washington Street, Brighton, Iowa

Tracts #1, 2 & 3 are located 3 miles east of Brighton on Highway 78, then 1 mile south on Violet Avenue.

Tracts #4 & 5 are located 3 miles east of Brighton on Highway 78, then 1 3/4 miles south on Violet Avenue, then 1 mile west on 117th Street.

Tract #6 is located 4 miles east of Brighton on Highway 78, then 3/4 mile south on Yew Avenue.

SELLING WITH 2017 FALL TILLAGE RIGHTS



TRACT #1



TRACT #1



TRACT #2



TRACT #2



TRACT #6

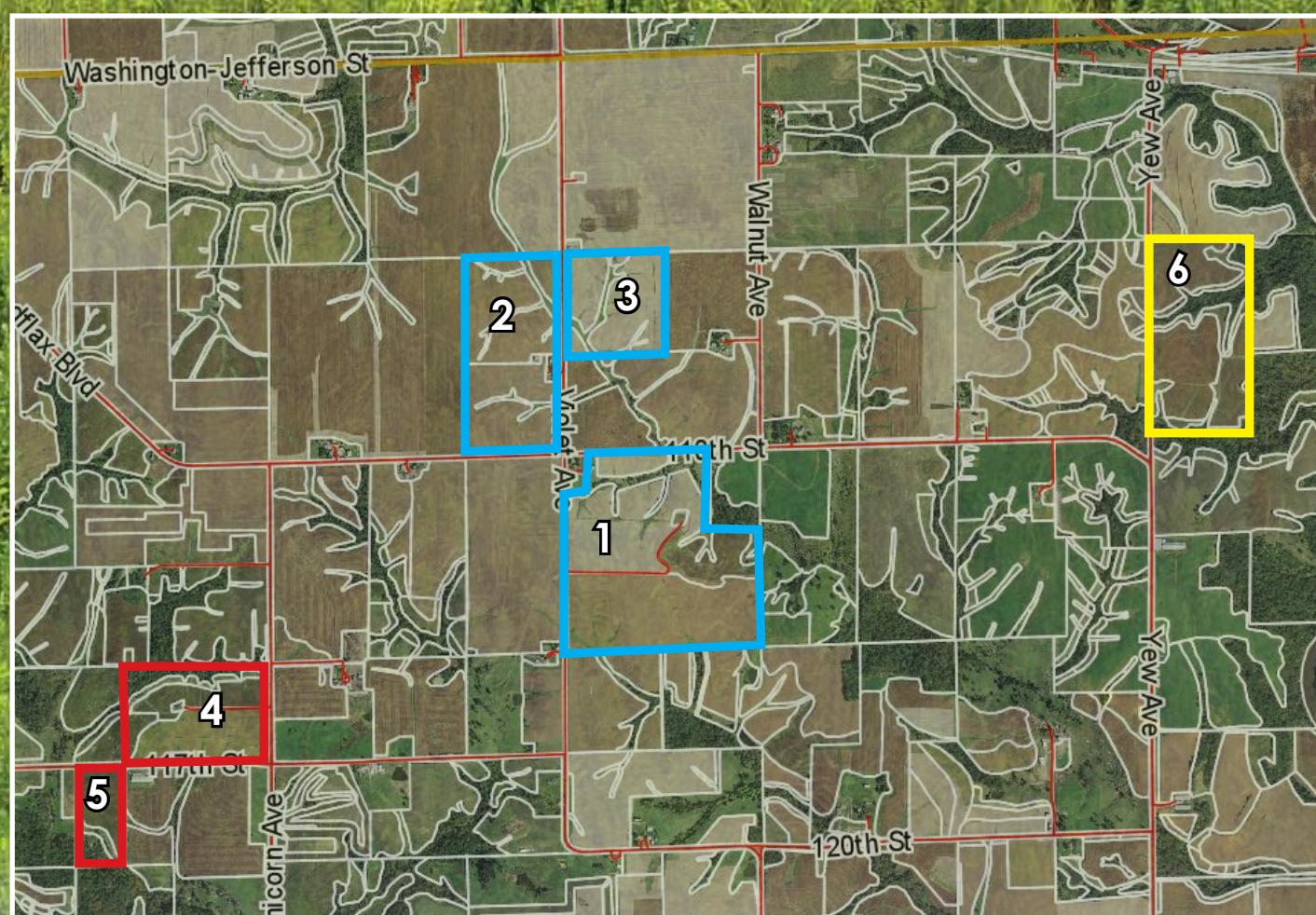
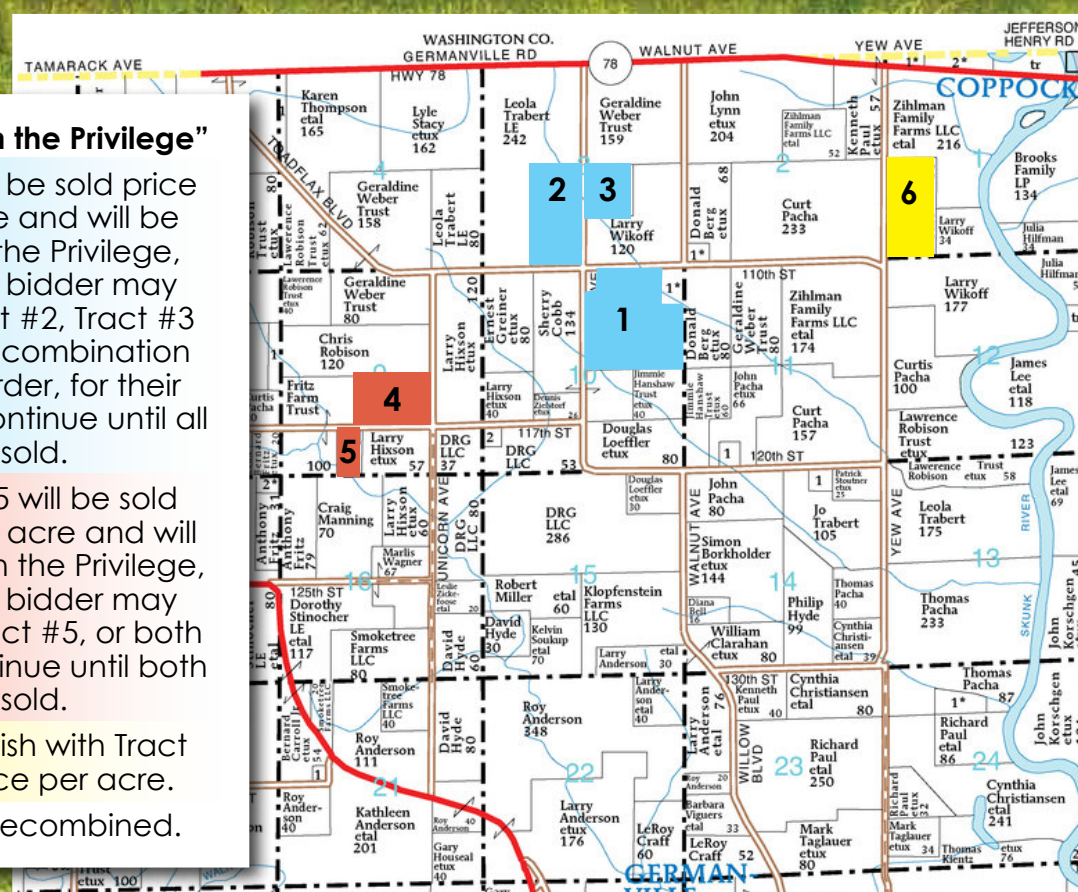
"Selling Choice with the Privilege"

Tracts #1, 2 & 3 will be sold price per surveyed 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 tracts are sold.

Then Tracts #4 & 5 will be sold price per surveyed acre and will be sold Choice with the Privilege, whereas the high bidder may take Tract #4 or Tract #5, or both tracts. This will continue until both tracts are sold.

The auction will finish with Tract #6 being sold price per acre.

Tracts will not be recombined.



WALTER PACHA ESTATE & HELEN PACHA TRUST

Pacha Family: Mike Pacha, Tom Pacha, Dianna Pacha & Melinda Pacha-Anderson

Mike Pacha & Tom Pacha – Co Executors | Craig A. Davis – Attorney

For more information contact Terry Hoenig of Steffes Group at 319.385.2000 or by cell 319.470.7120



Steffes Group, Inc., 605 East Winfield Avenue, Mt. Pleasant, IA 52641 | 319.385.2000 | SteffesGroup.com

Any announcements made the day of sale take precedence over advertising.



JEFFERSON COUNTY LAND AUCTION

FRIDAY, SEPTEMBER 8, 2017 AT 10AM

Auction to be held at the Brighton Community Center,
100 East Washington Street, Brighton, Iowa

TERMS ON ALL TRACTS

Terms: 20% down payment on September 8, 2017. Balance at closing upon delivery of merchantable abstract and deed and all objections have been met.

Possession: See Individual Tracts for Projected Dates.

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.

Special Provisions:

- The seller has served termination to the tenant on the tillable ground and is selling free and clear for the 2018 farming season. Fall tillage rights for 2017 will be granted to the buyer(s).
- It shall be the obligation of the buyer(s) to report to the Jefferson 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.
 - C. CRP prorate.
- Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer further agree to indemnify and hold harmless the sellers for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the CRP. In the event the buyer elects to take the ground out of CRP, the buyer will be responsible to the seller for any prorate of the CRP payment that the seller would have received.
- Tracts #1-5 will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for said tracts of each farm. Seller shall not be obligated to furnish a survey of Tract #6.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- The seller has served termination to the tenant on the home and the tenant will have until November 8, 2017 to vacate.
- Due to this being an estate, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Jefferson County & Iowa Laws & regulations.
- 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.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



TRACT #1



TRACT #1



TRACT #2



TRACT #2



TRACT #4



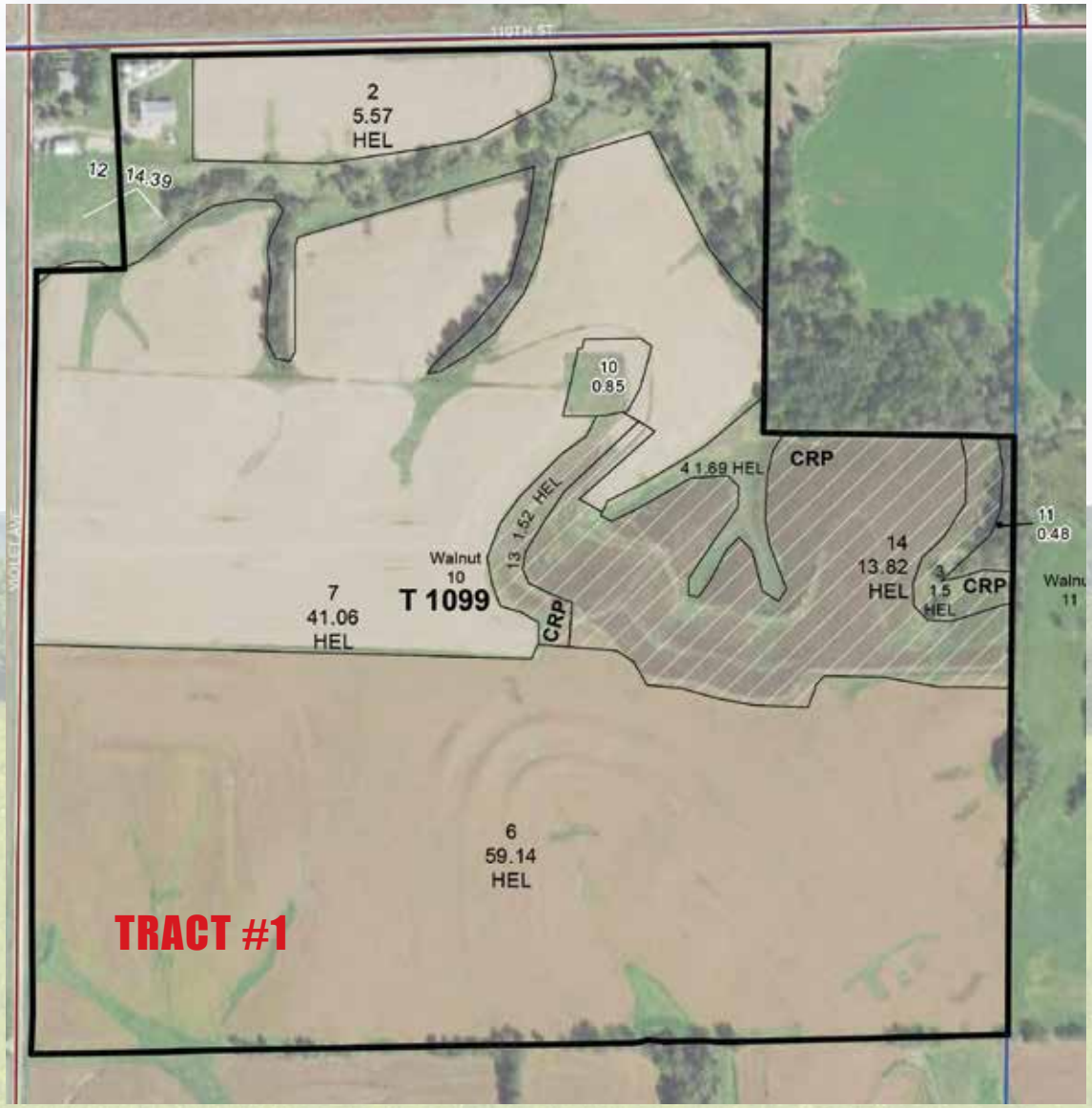
TRACT #4



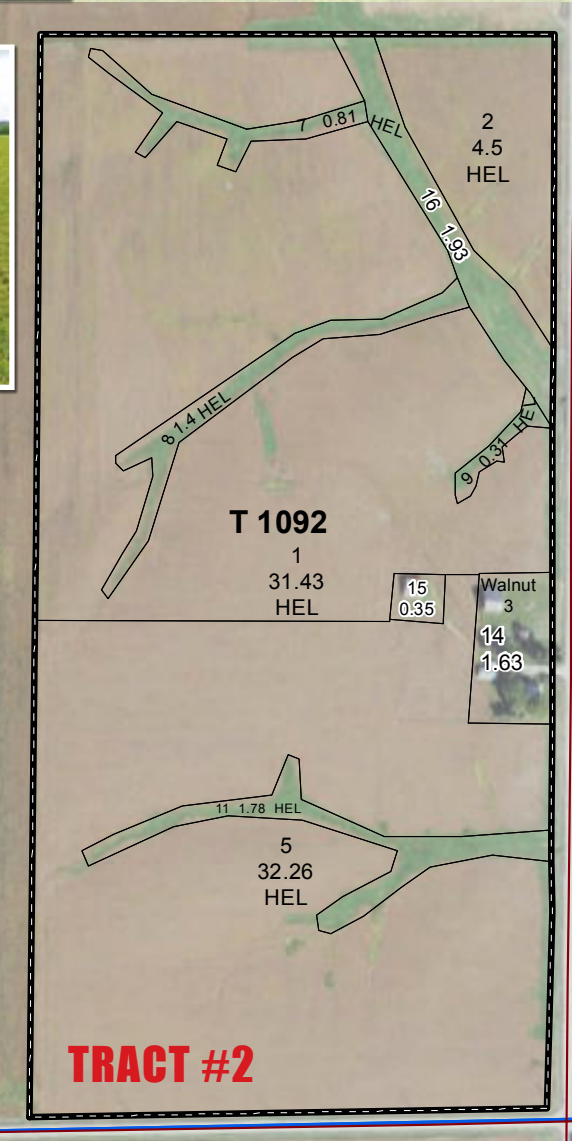
TRACT #5



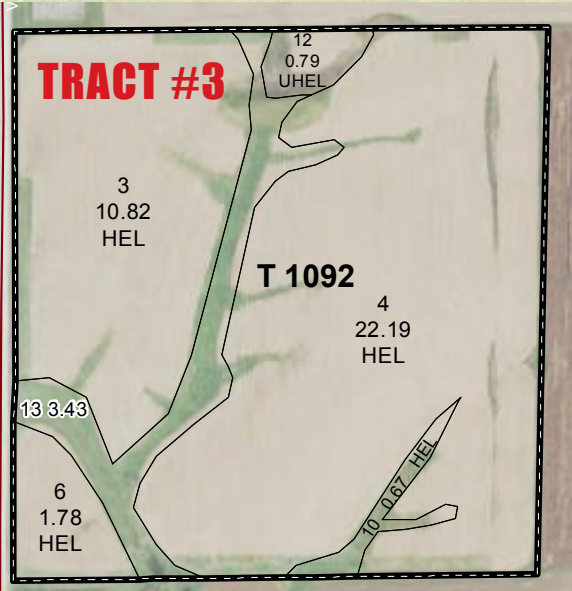
TRACT #6



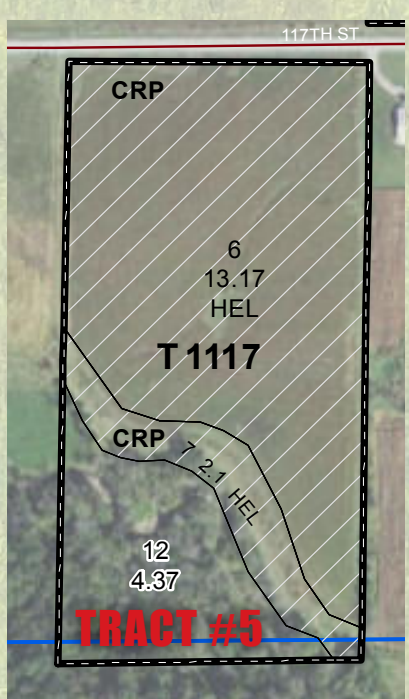
TRACT #1



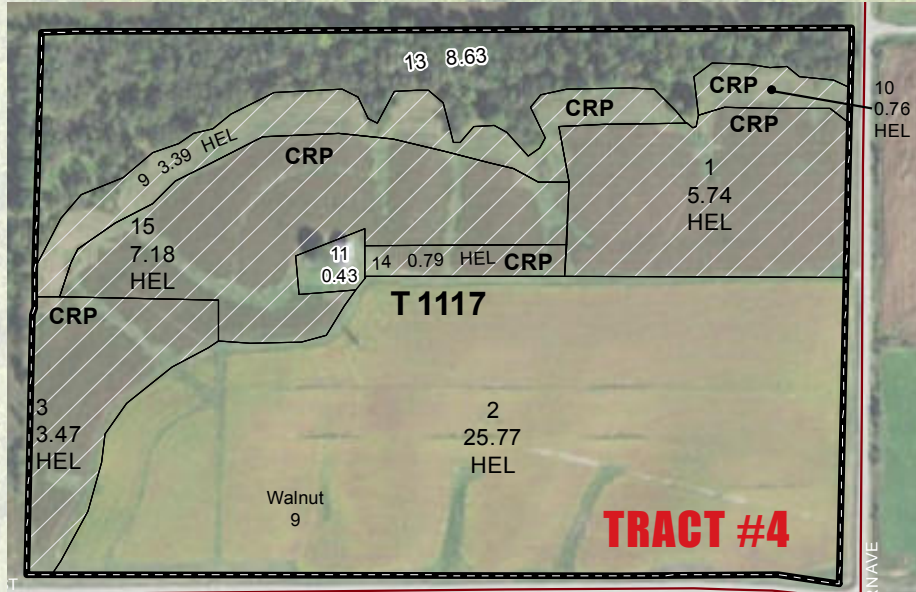
TRACT #2



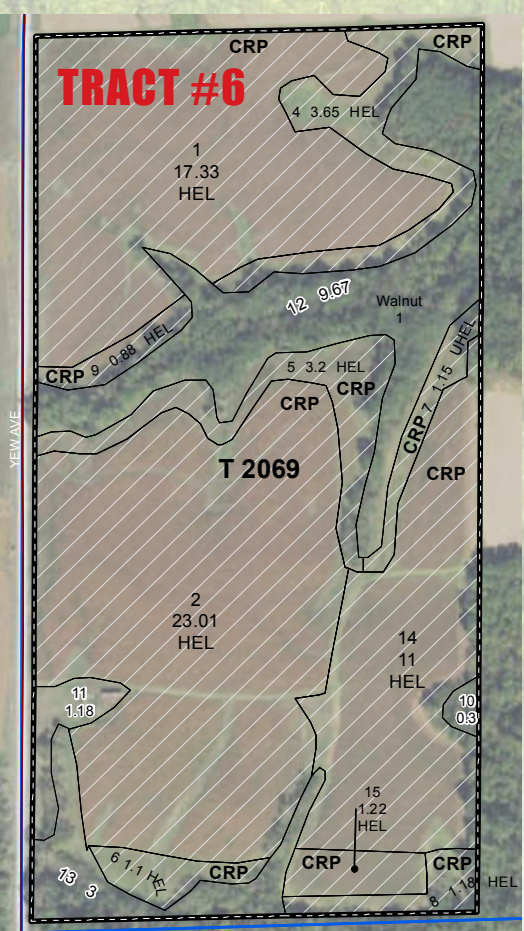
TRACT #3



TRACT #5



TRACT #4



TRACT #6



TRACT #1



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

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FARGO, ND

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Brighton, Iowa

Huge

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Jefferson County Land

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