

# Louisa County Land

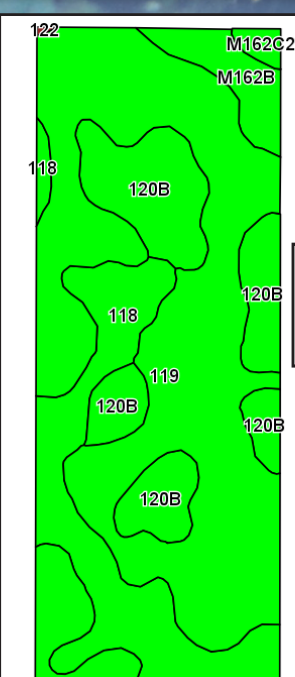
# AUCTION

# 112 ACRES M/L SELLS IN 2 TRACTS

# 96.6 CSR2

## THURSDAY, SEPTEMBER 21, 2017 | 10:00 A.M.

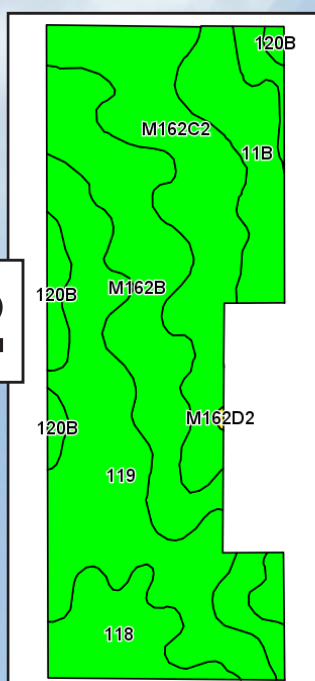
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
119	Muscatine silty clay loam, 0 to 2 percent slopes	33.35	57.0%		Iw	100	100	
120B	Tama silty clay loam, 2 to 5 percent slopes	11.10	19.0%		Ile	95	95	
118	Garwin silty clay loam, 0 to 2 percent slopes	11.01	18.8%		Ilw	90	95	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	2.56	4.4%		Ile	90	90	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.52	0.9%		Ille	82		
<b>Weighted Average</b>							<b>96.6</b>	<b>*</b>



**T1**



**T2**



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
119	Muscatine silty clay loam, 0 to 2 percent slopes	14.70	28.7%		Iw	100	100	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	12.92	25.2%		Ille	82		
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	12.14	23.7%		Ile	90		
11B	Colo-Ely complex, 0 to 5 percent slopes	5.34	10.4%		Ilw	83	68	
118	Garwin silty clay loam, 0 to 2 percent slopes	4.45	8.7%		Ilw	90	95	
120B	Tama silty clay loam, 2 to 5 percent slopes	1.72	3.4%		Ile	95	95	
<b>Weighted Average</b>							<b>90.3</b>	<b>*</b>



## GRANDVIEW, IOWA

The land is located 2 miles west of Grandview on Highway 92. Auction to be held at the Youth Learning Center at the Louisa County Fairgrounds, Columbus Junction, Iowa.

## 112 Acres M/L – SELLS IN 2 TRACTS

**"Selling Choice with the Privilege"**

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

**Auctioneer's Note:** Farm is selling Free & Clear for the 2018 farming season.

### TRACT #1 – 59 Acres M/L – Subject to final survey

Approx. 58.5 acres fillable.  
Corn Suitability Rating 2 of 96.6 on the tillable.  
Located in Section 19, Grandview Township, Louisa County, Iowa.  
**Not included:** 2017 crops

### TRACT #2 – 53 Acres M/L – Subject to final survey

Approx. 51 acres fillable.  
Corn Suitability Rating 2 of 90.3 on the tillable.  
Located in Section 19, Grandview Township, Louisa County, Iowa.  
**Not included:** 2017 crops

Please note the FSA information on the tillable of 113.55 NHEL acres includes land with the acreage not selling.

**TERMS:** 20% down payment on September 21, 2017. Balance at closing with a projected date of November 3, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of November 3, 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 Taxes on the Entire Farm  
Gross \$4,567.92  
Ag Land Cr. \$168.70  
Net Taxes \$4,398.00

### SPECIAL PROVISIONS:

- Termination has been served to the tenant by the seller and the farm is selling free and clear for 2018 crop year.
- 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:
  - Allotted base acres.
  - Any future government programs.
- \*\*Please note that the final tillable acres will be determined by the Louisa County FSA office.
- 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.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- The buyer(s) shall be responsible for installing his/her own entrances if needed or desired.
- 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.

## GEORGE GLEN BEIK TRUST

Rebecca Eutsler & Lawrence "Babe" Rowe - Co- Trustees | Steven A. Sents – Attorney for Trust

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

