

AUCTION

156

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

THURSDAY, NOVEMBER 9, 2017 | 10:00 A.M.

BRIGHTON, IOWA

The land is located 5 miles south of Brighton on Germanville Rd., then 1 mile west on 136th Street. Watch for auction signs.

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

156 Acres M/L

Sells In 2 Tracts (Subject to final survey)

Tract #1 - 114 Acres M/L - Subject to final survey

FSA information: 97.51 acres tillable of which 25.03 acres are in CRP as follows:
 25.03 acres at \$90.25 = \$2,259 and expires on 9-30-2017.

Corn Suitability Rating 2 of 45.3(CSR1 42) on the entire farm.

Located in Section 20, Walnut Township, Jefferson County, Iowa.

Not included: 2017 crops

Real Estate Taxes on Tract #1

Gross	\$1,537.96
Ag. Credit	(\$41.50)
Family Farm Credit	(\$28.83)
Net	\$1,382.00 (Approx.)

Tract #2 - 42 Acres M/L - Subject to final survey

Tract #2 features timber with a creek running through the property. This pasture ground could be a potential building site or used for recreation.

Located in Section 20, Walnut Township, Jefferson County, Iowa.

Real Estate Taxes on Tract #2, Gross/Net: \$243.10 (Approx.)

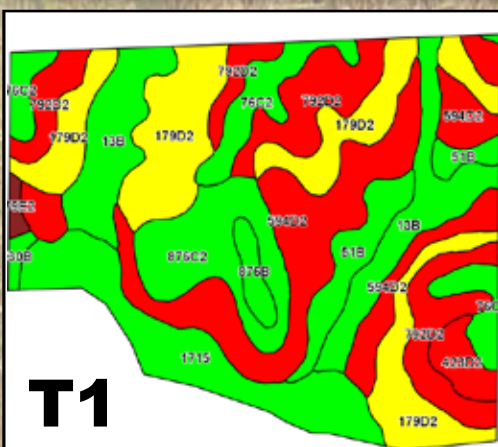
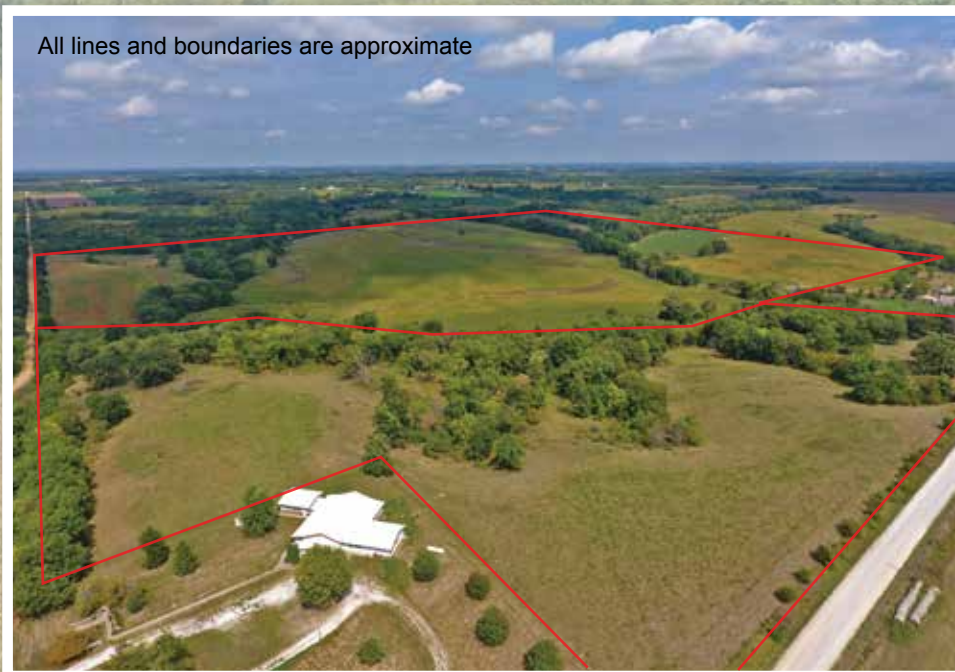
TERMS: 20% down payment on November 9, 2017. Balance due at closing upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: November 9, 2017 (Upon the completion of the 2017 harvest, fall tillage privileges will be granted.)

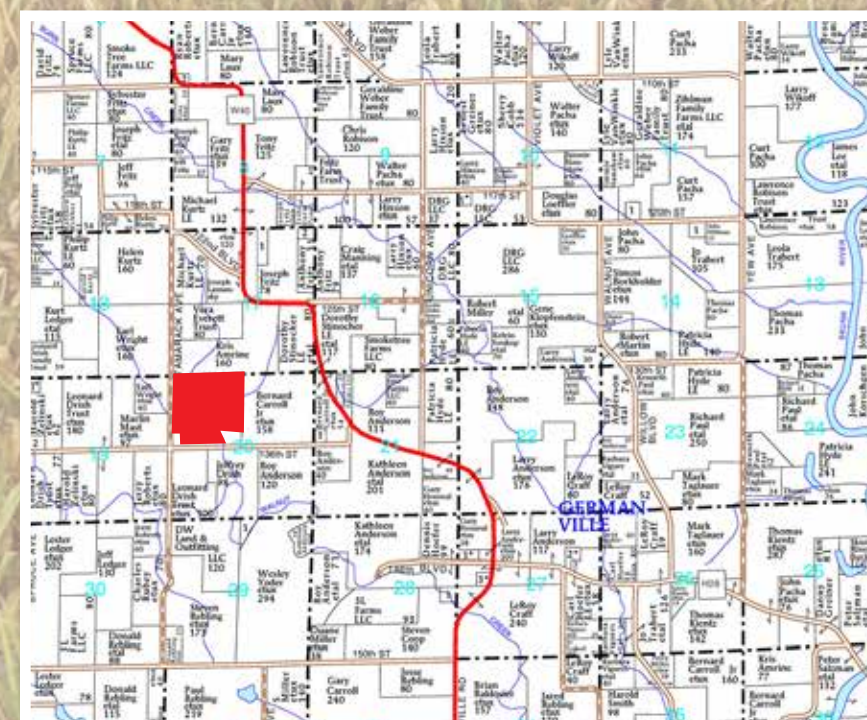
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

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. Upon the completion of the 2017 harvest, fall tillage privileges will be granted.
- 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.
- Both tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for said tracts.
- 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 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.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	23.66	20.8%		IVe	45	43
594D2	Galland clay loam, 9 to 14 percent slopes, moderately eroded	21.40	18.8%		IVe	8	5
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	15.63	13.7%		IVe	7	13
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	14.05	12.4%		IIw	74	60
1715	Nodaway-Vesser-Ackmore complex, 0 to 2 percent slopes	11.98	10.5%		IIw	74	80
876C2	Ladoga silty clay loam, terrace, 5 to 9 percent slopes, eroded	8.95	7.9%		IIIe	77	65
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	7.73	6.8%		IIIe	75	65
51B	Vesser silt loam, 2 to 5 percent slopes	5.32	4.7%		IIw	74	65
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	2.27	2.0%		IVe	7	13
876B	Ladoga silt loam, terrace, 2 to 5 percent slopes	1.55	1.4%		IIIe	86	85
730B	Nodaway-Coppock-Cantrell complex, 2 to 5 percent slopes	0.61	0.5%		IIw	74	61
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	0.57	0.5%		IVe	33	33
Weighted Average						45.3	42



MRS. CLARENCE ANDERSON | Paul A. Miller - Attorney for Seller

