

# Washington County Land

# AUCTION



**WEDNESDAY, NOVEMBER 8, 2017 | 10AM**

**280 ACRES M/L SELLS IN 4 TRACTS**

Preview on Tuesday, October 24<sup>th</sup> from 4-5 P.M.

## CRAWFORDSVILLE, IOWA

Auction will be held at the Crawfordsville City Hall, 105 N. Main St., Crawfordsville, Iowa.

The land is located 1 1/2 miles south of Crawfordsville on Highway 218, then 1 mile east on G62, then 1/2 mile south on Willow Avenue, then 1/4 mile east on 325th, then 1/2 mile south on Willow Avenue to 3291 Willow Ave. Watch for auction signs.

### Tract #1 – 39 Acres M/L

Subject to final survey

FSA information: 38.5 acres tillable

Corn Suitability Rating 2 of 88.9 on the entire farm.

Located in Section 26, Crawford Township, Washington County, Iowa.

**Not included:** 2017 crops

Real Estate Taxes on Tract #1

Gross	\$1,067.81
Ag. Credit	(\$47.48)
Family Farm Credit	(\$32.99)
Net	\$988.00 Approx.

### Tract #2 – 80 Acres M/L

Subject to final survey

FSA information: 79.17 acres tillable

Corn Suitability Rating 2 of 89.2 on the entire farm.

Located in Section 35, Crawford Township, Washington County, Iowa.

**Not included:** 2017 crops

Real Estate Taxes on Tract #2

Gross	\$2,379.74
Ag. Credit	(\$99.01)
Family Farm Credit	(\$68.79)
Net	\$2,212.00 (Rounded)

### Tract #3 – 158 Acres M/L

Subject to final survey

FSA information: 126.37 acres tillable of which 10.92 acres are in CRP as follows:

10.42 acres at \$304.19/acre = \$3,170 and expires on 9-30-2024.

.50 acres at \$240.00/acre = \$120 and expires on 9-30-2020.

Corn Suitability Rating 2 of 79.9 on the tillable.

Located in Section 35, Crawford Township, Washington County, Iowa.

**Not included:** 2017 crops

Real Estate Taxes on Tract #3

Gross	\$4,179.69
Ag. Credit	(\$173.44)
Family Farm Credit	(\$120.65)
Net	\$3,884.00 (Rounded)

### Tract #4 – 4 Bedroom Home on 3 Acres M/L

Subject to final survey

Take a look at this large brick ranch style home built in 1965 with 1,784 sq.ft. of living space on the main level. The home features four bedrooms, a large living room, main level laundry room and a full bath. The kitchen offers ample cabinet space & gas stove, along with the adjoining dining area with built in glass front china cabinet.

The full basement is ready to be finished and has a stool & shower. Other home amenities include a Goodman high efficient gas forced furnace with central air, gas hot water heater, sump pump, fuse box and a well. The home also has an attached breezeway to the 2 car garage.

Outbuildings include a 30'x60' machine shed, 36'x52' barn with concrete lot, 20'x34' garage, 40'x40' machine shed, 26'x40' shed, a corn crib & smaller barn. Grain bins include a 13,000 bu. grain bin with dryer and (2) 7,000 bu. grain bins, one with a dryer.

**Included:** LP tank, Gas stove

Real Estate Taxes on Tract #4

Gross	\$1,984.72
Homestead Cr.	(\$132.27)
Net tax	\$1,852.45 Approx.

Home has Military credit

**89.2 CSR2**

### "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.

The auction will finish with Tract #4 being sold lump sum price.

Tracts will not be recombined.

**SELLING FREE & CLEAR FOR 2018 Farming Season**



## LESTER R. & MARION JONES ESTATE

Joseph L. McConnell – Attorney for Estate

For more information contact Nate Larson of Steffes Group at 319.385.2000 or by cell 319.931.3944



# WASHINGTON COUNTY LAND AUCTION

**WEDNESDAY, NOVEMBER 8, 2017 | 10AM**

Auction will be held at the Crawfordsville City Hall, 105 N. Main St., Crawfordsville, Iowa.

**TERMS ON ALL TRACTS**

**TERMS:** 10% down payment on November 8, 2017. Balance due at closing upon delivery of merchantable abstract and deed and all objections have been met.

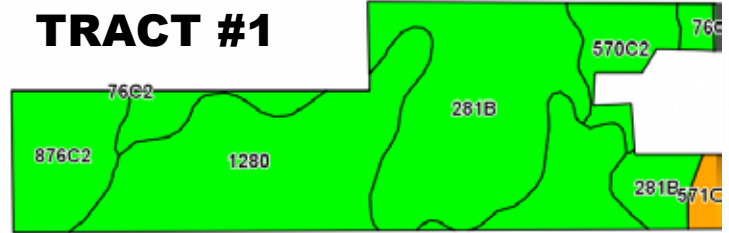
**POSSESSION:** Projected date of December 22, 2017.

**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.

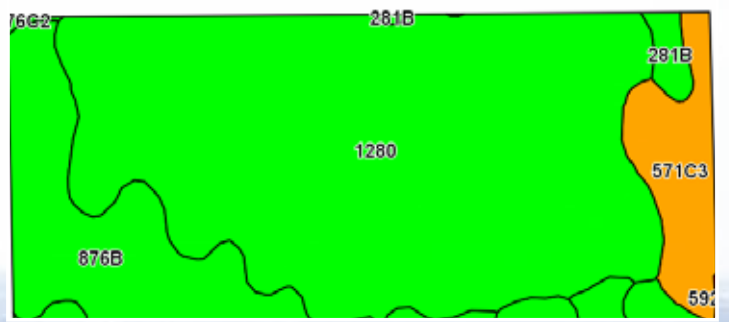
**Special Provisions:**

- The seller has served termination to the tenant on the fillable ground and is selling free and clear for the 2018 farming season.
- It shall be the obligation of the buyer(s) to report to the Washington 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 #1-3 will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for said tracts. Tract #4 will be surveyed and will be sold lump sum price.
- 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.
- 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 Washington 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.

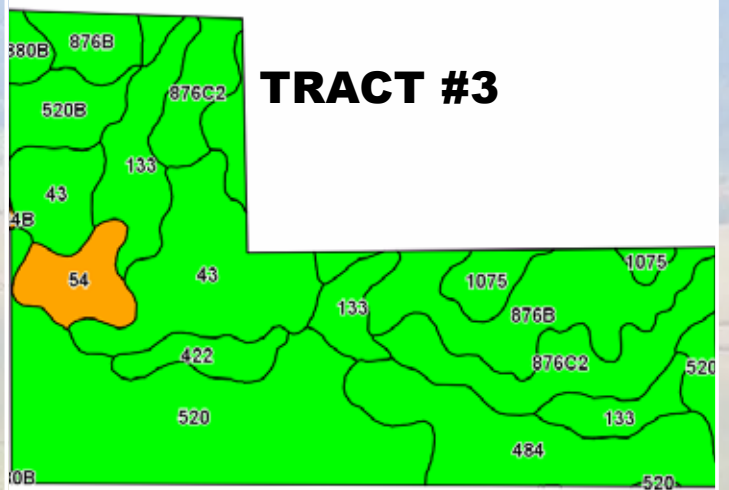
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
281B	Otley silty clay loam, 2 to 5 percent slopes	15.33	40.7%		IIe	91	90	
1280	Mahaska silty clay loam, terrace, 0 to 2 percent slopes	14.84	39.4%		IIw	94	95	
876C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	4.38	11.6%		IIIe	77	65	
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	2.45	6.5%		IVe	71	67	
571C3	Hedrick silty clay loam, 5 to 9 percent slopes, severely eroded	0.64	1.7%		IVe	68	57	
<b>Weighted Average</b>							<b>88.9</b>	<b>87</b>



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
1280	Mahaska silty clay loam, terrace, 0 to 2 percent slopes	48.23	60.6%		IIw	94	95	
876B	Ladoga silt loam, terrace, 2 to 5 percent slopes	19.23	24.2%		IIIe	86	85	
571C3	Hedrick silty clay loam, 5 to 9 percent slopes, severely eroded	5.38	6.8%		IVe	68	57	
1075	Givin silt loam, benches, 1 to 3 percent slopes	3.83	4.8%		IIIe	80	85	
43	Bremer silty clay loam, 0 to 2 percent slopes	1.77	2.2%		IIw	78	82	
281B	Otley silty clay loam, 2 to 5 percent slopes	1.00	1.3%		IIIe	91	90	
876C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	0.12	0.2%		IIIe	77	65	
<b>Weighted Average</b>							<b>89.2</b>	<b>89.1</b>



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
520	Coppock silt loam, 0 to 2 percent slopes	40.06	24.5%		IIw	79	65	
876B	Ladoga silt loam, terrace, 2 to 5 percent slopes	24.36	14.9%		IIIe	86	85	
43	Bremer silty clay loam, 0 to 2 percent slopes	23.75	14.5%		IIw	78	82	
876C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	18.96	11.6%		IIIe	77	65	
484	Lawson silt loam, 0 to 2 percent slopes	17.92	10.9%		IIw	83	90	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	16.38	10.0%		IIw	78	80	
54	Zook silty clay loam, 0 to 2 percent slopes	6.26	3.8%		IIw	69	70	
520B	Coppock silt loam, 2 to 5 percent slopes	5.73	3.5%		IIw	80	60	
1075	Givin silt loam, benches, 1 to 3 percent slopes	4.25	2.6%		IIIe	80	85	
422	Amana silt loam, 0 to 2 percent slopes	4.14	2.5%		IIw	92	85	
880B	Clinton silt loam, terrace, 2 to 5 percent slopes	1.88	1.1%		IIIe	80	80	
264B	Ainsworth silt loam, 1 to 5 percent slopes	0.08	0.0%		IIIe	69	70	
<b>Weighted Average</b>							<b>80</b>	<b>75.9</b>



605 East Winfield Avenue  
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Please Post

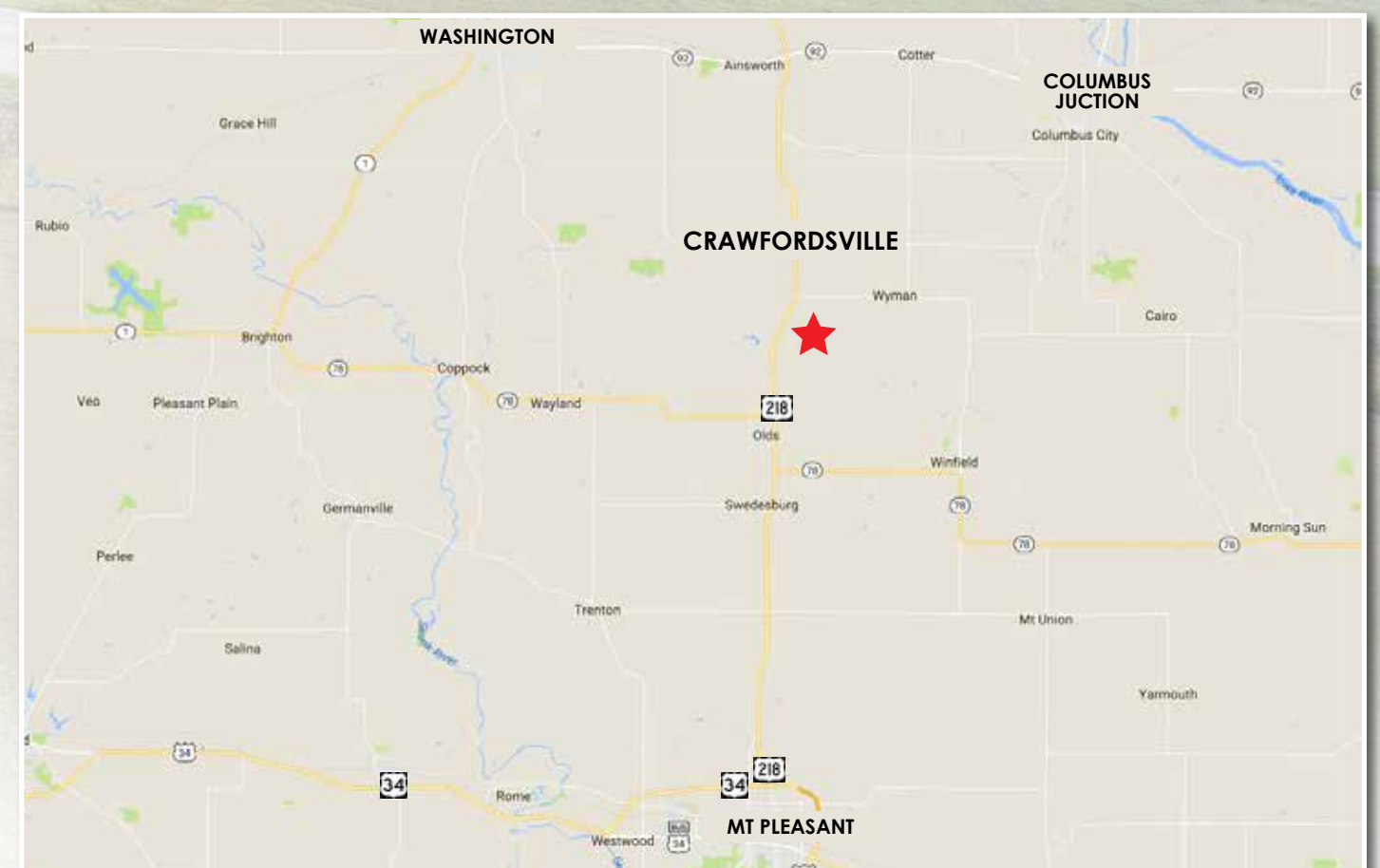
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