

# FRIDAY, NOVEMBER 17, 2017 10:00 A.M.

### 232.71 Acres M/L Sells In 2 Tracts

Franklin County Land

#### "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 - 80 Acres M/L

FSA information: 78.45 NHEL acres tillable. Corn Suitability Rating 2 of 60 (69.3 CSR1) on the entire farm. Located in Section 4, Geneva Township, Franklin County, Iowa. **Not included:** 2017 crops Real Estate Taxes - Tract #1 Gross \$1,880.79 <u>Ag Land Cr. (86.87)</u> Net Taxes \$1,792.00

#### TRACT #2 - 152.71 Acres M/L

FSA information: 146.15 NHEL acres tillable. Corn Suitability Rating 2 of 63.5 (70.5 CSR1) on the tillable. Located in Section 9, Geneva Township, Franklin County, Iowa. **Not included:** 2017 crops Real Estate Taxes - Tract #2 Gross \$3,679.29 <u>Ag Land Cr. (169.94)</u> Net Taxes \$3,508.00

**TERMS:** 20% down payment on November 17, 2017. Balance due at closing with a projected date of December 27, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of December 27, 2017.

REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last

# HAMPTON, IOWA

**Tract #1** is located 6 miles east of Hampton, IA on Highway 3, then 1 mile south on Vine Avenue. **Tract #2** is located 5 miles east of Hampton, IA on Highway 3, then 2 1/4 miles south on S56/Timber Ave. Watch for auction signs.

#### Auction to be held at the Hansell Community Center, Hansell, Iowa.





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1152       Marshan clay laam, 0 to 2 percent slopes, narely flooded       21.40       27.4%       Inv       6.5       85       90         177       Saude loam, 0 to 2 percent slopes, modernlely encled       15.72       20.0%       Itis       66       83         2462       Areda loam, 2 to 5 percent slopes       3.58       4.5%       Itis       64       74         2462       Areda loam, 2 to 5 percent slopes       3.58       4.5%       Itis       64       74         2488       Areda loam, 2 to 5 percent slopes       1.68       Code (Self)       Code (Self) <t< td=""><td></td><td>le Soil Description</td><td>Acres</td><td>Percent of field</td><td>CSR2 Legend</td><td>Non-Irr Class *c</td><td>CSR2**</td><td>CSR</td><td>Cor Soybea</td><td>ans</td></t<>		le Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Cor Soybea	ans
177       Baude loam, 0 to 2 percent slopes, moderately eroded       3.78       4.8%       118       60       63         178       Baude loam, 2 to 5 percent slopes       3.78       4.8%       118       66       63         178       Baude loam, 2 to 5 percent slopes       1.86       2.4%       118       64       74         178       Watekee loam, 2 to 5 percent slopes       1.86       2.4%       118       64       74         179       Watekee loam, 2 to 5 percent slopes       1.86       2.4%       118       64       74         179       Watekee loam, 2 to 5 percent slopes       1.86       2.4%       118       64       74         179       Watekee loam, 2 to 5 percent slopes       1.86       2.4%       118       64       74         170       Wateke loam, 0 to 2 percent slopes       82.74       36.1%       118       66       68       90         172       Bardan clay loam, 0 to 2 percent slopes, arrely fooded       27.74       19.0%       118       66       63       117         172       Sude loam, 0 to 2 percent slopes       13.2%       118       60       63       128		6 Lawler loam, 0 to 2 percent slopes, rarely flooded	32.25	41.1%		lls	59	72		
1     1	1226 1752 /226	2 Marshan clay loam, 0 to 2 percent slopes, rarely flooded	21.49	27.4%		llw	54	68	90	30
Cl       42652       Aredale loam, 5.0 9 percent slopes       3.76       4.8%       Ille       64       74         178       Wake loam, 2 to 5 percent slopes       1.86       2.4%       Ille       61       63.3       24.7         178       Wake loam, 2 to 5 percent slopes       1.86       2.4%       Ille       61       63.3       24.7         178       Wake loam, 2 to 5 percent slopes       1.86       2.4%       Ille       61       63.3       24.7         178       Wake loam, 0 to 2 percent slopes       62.74       36.1%       Illw       74       80         175       Marshan Caly Loam, 0 to 2 percent slopes, arely flooded       27.74       10.0%       Illw       74       80         175       Marshan Caly Loam, 0 to 2 percent slopes       18.94       13.0%       Ills       60       63       72         177       Saude loam, 0 to 2 percent slopes       18.94       13.0%       Ills       60       63       63         178       Wakee loam, 0 to 2 percent slopes       12.96       9.9%       Illis       60       63       63       63       63       63       63 <td< td=""><td></td><td>Saude loam, 0 to 2 percent slopes</td><td>15.72</td><td>20.0%</td><td></td><td>lls</td><td>60</td><td>63</td><td></td><td></td></td<>		Saude loam, 0 to 2 percent slopes	15.72	20.0%		lls	60	63		
428B       Aredaie loam, 2 to 5 percent slopes       1.88       2.4%       11e       91       85         Cod       Soll Description       Acres       Percent of field       CSR2 Legend       Non-Irr Class *c       CSR2**       CSR2**       CSR       CSR2**       CSR       CSR2**       CSR2***       CSR2**       CSR2** <t< td=""><td></td><td>C2 Aredale loam, 5 to 9 percent slopes, moderately eroded</td><td>3.78</td><td>4.8%</td><td></td><td>Ille</td><td>83</td><td>68</td><td></td><td></td></t<>		C2 Aredale loam, 5 to 9 percent slopes, moderately eroded	3.78	4.8%		Ille	83	68		
Col       Soil Description       Acres       Percent of field       CSR2 Legend       Non-Inr Class to       CSR2**       CSR       Con         10       10       10       10       2       10       10       10       10       10       10       10       10       2       10       10       10       2       10       10       10       10       2       10       10       10       2       10       10       10       10       2       10       10       10       2       10       10       10       2       10       10       10       2       10       10       10       2       10       10       10       10       2       10		B Waukee loam, 2 to 5 percent slopes	3.35	4.3%		lls	64	74		
1     1		B Aredale loam, 2 to 5 percent slopes	1.86	2.4%		lle	91	85		
eta       c       n         1					l I	Neighted Average	60	69.3	24.7	8.2
eta       c       n         1		I A DEAL STATE AND A SERVICE	2-	NA AL	Re-Ya	-	1 Catto		s Ind	1
135     Coland day loam, 0 to 2 percent slopes, rarely flooded     27.74     36.1%     INV     74     80       1152     Marshan clay loam, 0 to 2 percent slopes, rarely flooded     27.74     19.0%     INV     54.66     90       1120     Marshan clay loam, 0 to 2 percent slopes, rarely flooded     23.19     15.5%     IN     56.66     90       1120     Marshan clay loam, 0 to 2 percent slopes     18.94     13.0%     IIIs     60     63       127     Saude loam, 0 to 2 percent slopes     12.96     8.9%     IIIe     51     41       178     Wauke loam, 0 to 2 percent slopes     5.90     4.1%     IIN     78     80       178     Wauken 0, 0 to 2 percent slopes     5.90     4.1%     IIN     78     80       178     Wauken 0, 0 to 2 percent slopes     5.90     4.1%     IIN     78     80       178     Wauken 0, 0 to 1 percent slopes     0.14     0.1%     IIN     48     60       133     Shandep loam, 0 to 1 percent slopes     0.14     0.1%     Vw     18     20       Weighted Average     63.5     70.5     17.1  <		Soil Description	Acre	es Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR (	Cor Soybea	ins
1152     Marshan clay loam, 0 to 2 percent slopes, rarely flooded     27.74     19.0%     IIIw     54     68     90       120     Lawler loam, 0 to 2 percent slopes, rarely flooded     23.19     15.9%     IIIs     59     72       120     Lawler loam, 0 to 2 percent slopes     18.04     13.0%     IIIs     60     63       124     Flager sandy loam, 1 to 5 percent slopes     18.04     13.0%     IIIs     60     63       124     Flager sandy loam, 1 to 5 percent slopes     5.03     4.1%     IIIs     68     79       128     Valkee loam, 0 to 2 percent slopes     5.03     4.1%     IIIs     68     79       133     Colo slity clay loam, 0 to 2 percent slopes     1.45     1.0%     IIIw     78     80       135     Shandep loam, 0 to 1 percent slopes     1.45     1.0%     IIIw     48     60       136     Coland clay loam, channeled, 0 to 2 percent slopes     0.14     0.1%     Vw     18     20       Weighted Average     63.5     1.45     1.0%     IIIw     48     60       IS to 10     IIII     IIIIIII	1226	Coland clay loam, 0 to 2 percent slopes	52.7	74 36.19	%	llw	74	80		
177     Saude loam, 0 to 2 percent slopes     18.94     13.0%     118     60     63       178     Waukee loam, 0 to 2 percent slopes     5.93     4.1%     118     69     79       133     Colo sity clay loam, 0 to 2 percent slopes     1.46     1.0%     11w     78     80       133     Colo sity clay loam, 0 to 1 percent slopes     1.45     1.0%     11w     78     80       133     Colo atily clay loam, 0 to 2 percent slopes     0.41     0.1%     11w     78     80       133     Colo atily clay loam, 0 to 2 percent slopes     0.45     1.0%     11w     78     80       133     Colo atily clay loam, 0 to 2 percent slopes     0.14     0.1%     Vw     18     20       135     Coland clay loam, channeled, 0 to 2 percent slopes     0.14     0.1%     Vw     18     20       Weighted Average     63.5     70.5     17.1     10%     10		2 Marshan clay loam, 0 to 2 percent slopes, rarely flooded	27.7	74 19.09	%	llw	54	68	90	30
177     Saude loam, 0 to 2 percent slopes     18.94     13.0%     IIs     60     63       284B     Flagler sandy loam, 1 to 5 percent slopes     12.96     8.9%     IIIe     51     41       178     Waukee loam, 0 to 2 percent slopes     5.93     4.1%     IIIs     60     63       183     Colo sity clay loam, 0 to 2 percent slopes     5.93     4.1%     IIIw     78     80       133     Colo sity clay loam, 0 to 2 percent slopes     1.45     1.0%     IIIw     78     80       135     Shandep loam, 0 to 1 percent slopes     1.45     1.0%     IIIw     78     80       135     Cola sity clay loam, channeled, 0 to 2 percent slopes     0.14     0.1%     Vw     18     20       135     Coland clay loam, channeled, 0 to 2 percent slopes     0.14     0.1%     Vw     18     20       Weighted Average     63.5     70.5     17.1       Weighted Average     63.5     70.5     17.1       Weighted Average     63.6     64.6     64.6     64.6     64.6     64.6     64.6     64.6     64.6     64.6		6 Lawler loam, 0 to 2 percent slopes, rarely flooded	23.1	19 15.99	%	lls	59	72		
1236     Hailer sandy loam, 1 to 5 percent slopes     12.96     8.9%     IIIe     51     41       178     Waukee loam, 0 to 2 percent slopes, occasionally flooded     3.06     2.1%     IIIw     78     0       130     Colo silly clay loam, 0 to 2 percent slopes, occasionally flooded     3.06     2.1%     IIIw     78     0       133     Shandep loam, 0 to 1 percent slopes, occasionally flooded     3.06     2.1%     IIIw     48     60       135     Shandep loam, 0 to 1 percent slopes     0.14     0.1%     Vw     18     20       135     Cola silly clay loam, 0 to 2 percent slopes     0.14     0.1%     Vw     18     20       135     Cola clay loam, channeled, 0 to 2 percent slopes     0.14     0.1%     Vw     18     20       Weighted Average     63.8     70.5     17.1       Weighted Average     63.8     70.5     17.1       Image: Image			18.9	94 13.09	%	lls	60	63		
T2 13 Clos sity clay loam, 0 to 2 percent slopes 13 Clos sity clay loam, 0 to 2 percent slopes 14 S 15 Shandep loam, 0 to 1 percent slopes 14 S 10 V 10 V			12.9	96 8.99	%	llle	51	41		
153     Shandep loam, 0 to 1 percent slopes     1.45     1.0%     Illi     48     60       135     Coland clay loam, channeled, 0 to 2 percent slopes     0.14     0.1%     Vv     18     20       Weighted Average     63.5     70.5     17.1	2840	Waukee loam, 0 to 2 percent slopes	5.9			lls		79		
			3.0			llw		80		
			_							
	2 ~	5 Coland clay loam, channeled, 0 to 2 percent slopes	0.1	14 0.19						
	62617 Actibuta Inc.					Veighted Average	63.5	70.5	17.1	5.7
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			Link.	GENEVA	A CALL OF A CALL	A REAL LEAD AND A REAL	International States	and a second	and the second s	T 4

available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

#### **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 Franklin 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.
- Seller shall not be obligated to furnish a survey.
- 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.
- All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available and verify all information to their satisfaction, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.
- The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. If in the future a site clean-up is required it shall be at the expense of the buyer.
- 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.

## **IOWA STATE BANK - CLARKSVILLE, IOWA**

Anthony A. Longnecker - Attorney for Seller

For details contact Duane Norton at Steffes, 515.432.6000 or by cell 515.450.7778

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.

