

Franklin County Land

AUCTION

232

ACRES M/L
SELLS IN 2 TRACTS

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

232.71 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 - 80 Acres M/L

FSA information: 78.45 NHEL acres fillable.
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
Ag Land Cr. (86.87)
Net Taxes \$1,792.00

TRACT #2 - 152.71 Acres M/L

FSA information: 146.15 NHEL acres fillable.
Corn Suitability Rating 2 of 63.5 (70.5 CSR1) on the fillable.
Located in Section 9, Geneva Township, Franklin County, Iowa.

Not included: 2017 crops
Real Estate Taxes - Tract #2
Gross \$3,679.29
Ag Land Cr. (169.94)
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 available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

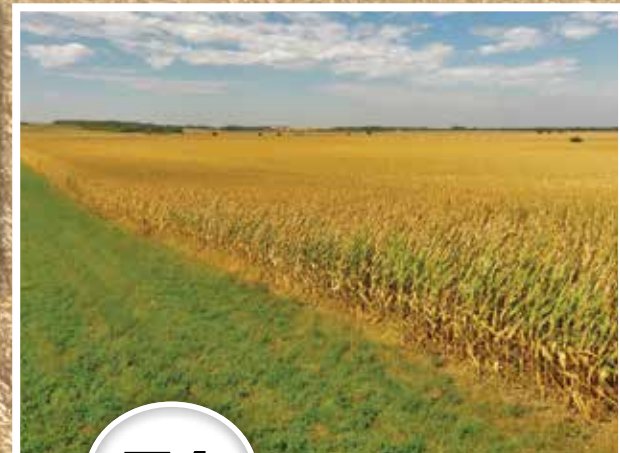
SPECIAL PROVISIONS:

- 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.

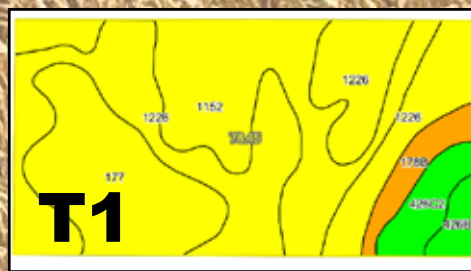
HAMPTON, IOWA

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.

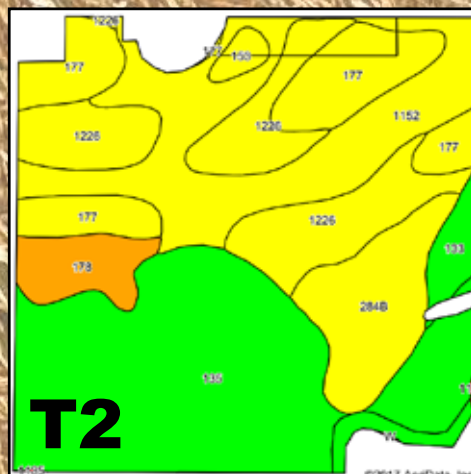
Auction to be held at the Hansell Community Center, Hansell, Iowa.



T1



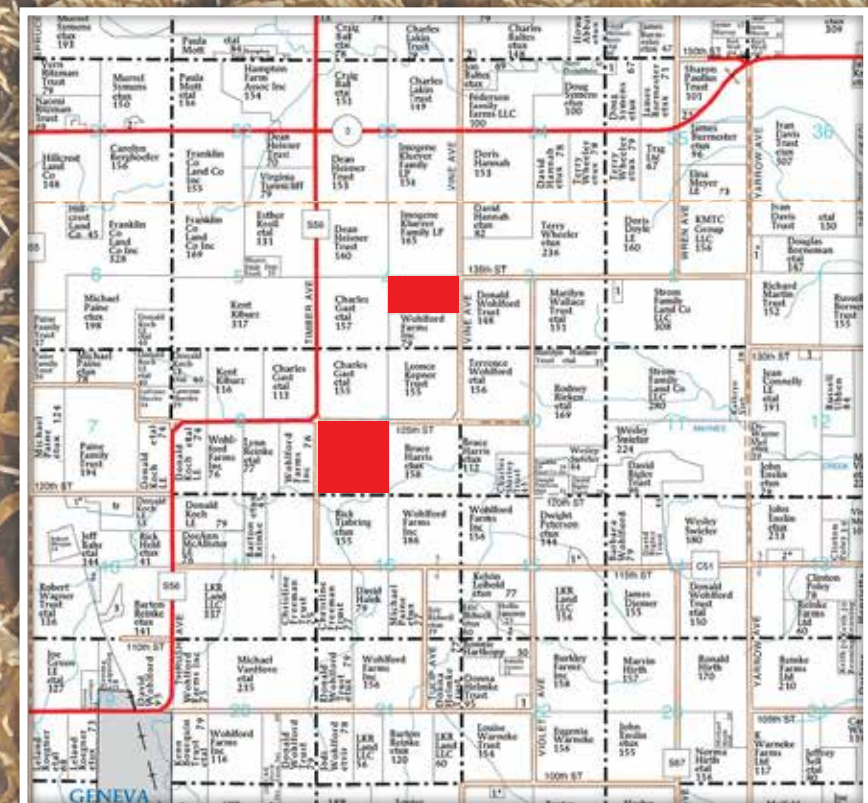
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Cor n	Soybeans	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	32.25	41.1%			IlS	59	72		
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	21.49	27.4%			Ilw	54	68	90	
177	Saude loam, 0 to 2 percent slopes	15.72	20.0%			IlS	60	63		
426C2	Aredale loam, 5 to 9 percent slopes, moderately eroded	3.78	4.8%			Ille	83	68		
178B	Waukee loam, 2 to 5 percent slopes	3.35	4.3%			IlS	64	74		
426B	Aredale loam, 2 to 5 percent slopes	1.86	2.4%			IlE	91	85		
						Weighted Average	60	69.3	24.7	8.2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Cor n	Soybeans	
135	Coland clay loam, 0 to 2 percent slopes	52.74	36.1%			Ilw	74	80		
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	27.74	19.0%			Ilw	54	68	90	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	23.19	15.9%			IlS	59	72		
177	Saude loam, 0 to 2 percent slopes	18.94	13.0%			IlS	60	63		
284B	Flagler sandy loam, 1 to 5 percent slopes	12.96	8.9%			Ille	51	41		
178	Waukee loam, 0 to 2 percent slopes	5.93	4.1%			IlS	69	79		
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.06	2.1%			Ilw	78	80		
153	Shandep loam, 0 to 1 percent slopes	1.45	1.0%			Ilw	48	60		
1135	Coland clay loam, channeled, 0 to 2 percent slopes	0.14	0.1%			Vw	18	20		
						Weighted Average	63.5	70.5	17.1	5.7



T2



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

