

Keokuk County Land

AUCTION



THURSDAY, NOVEMBER 16, 2017 | 10AM

631 ACRES M/L SELLS IN 3 TRACTS

If you are looking for a recreational piece with tillable land, CRP income of \$9,370 and timber bordering the South Skunk River, this is it! This farm is being sold in three tracts offering hunting & recreational opportunities. An excellent opportunity to bid your price!

Tract #1 – 350 Acres M/L – Subject to final survey

FSA information: approx. 23 HEL acres tillable, balance being hay ground & timber.

Corn Suitability Rating 2 of 61.6 (CSR1 58.2) on the tillable. Located in Sections 4, 5, 32 & 33, West Lancaster Township, Keokuk County, Iowa.

Not included: 2017 crops, Hay bales, Farm machinery

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| Real Estate Taxes on Tract #1 | |
| Gross | \$3,296.68 |
| Ag. Credit | (\$135.52) |
| Family Farm Credit | (\$9.88) |
| Net | \$3,150.00 |

Taxes are approx. as being split off from other parcel not selling

Tract #2 – 185 Acres M/L – Subject to final survey

FSA information: 88.76 NHEL acres tillable, balance being timber & grass hay pasture.

Corn Suitability Rating 2 of 47.2 (CSR1 37.8) on the tillable. Located in Section 5, West Lancaster Township, Keokuk County, Iowa.

Not included: 2017 crops.

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| Real Estate Taxes on Tract #2 | |
| Gross | \$434.45 |
| Ag. Credit | (\$16.26) |
| Family Farm Credit | (\$11.29) |
| Net | \$405.00 |

Taxes are approx. as being split off from other parcel not selling

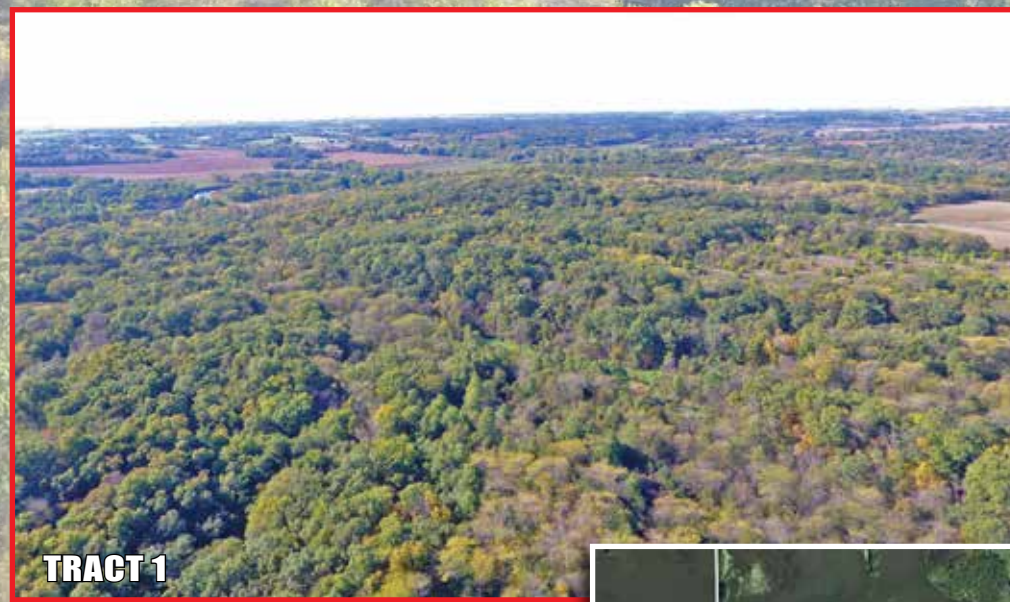
Tract #3 – 96 Acres M/L – Subject to final survey

FSA information: 46.08 acres tillable all of which are in CRP as follows: 33.78 acres at \$205.78 = \$6,951 and expires on 9-30-2020. 12.3 acres at \$196.72 = \$2,419 and expires on 9-30-2019.

Corn Suitability Rating 2 of 30.4 (CSR1 40.3) on the tillable. Located in Section 1, West Lancaster Township, Keokuk County, Iowa.

Not included: 2017 crops.

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|-------------------------------|--------------------|
| Real Estate Taxes on Tract #3 | |
| Gross | \$339.93 |
| Ag. Credit | (\$13.58) |
| Family Farm Credit | (\$8.52) |
| Net | \$318.00 (Rounded) |



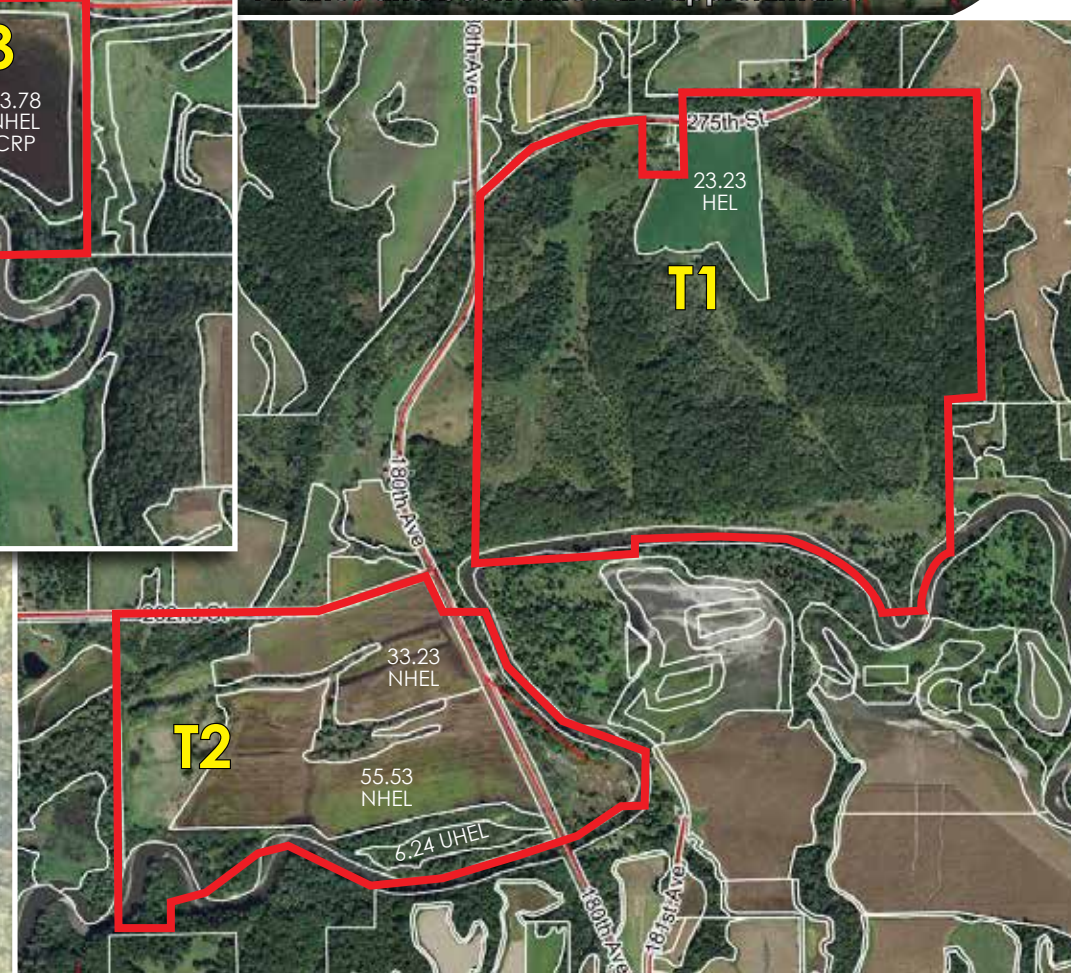
SIGOURNEY, IOWA

Tracts #1 & 2 are located 4 miles south of Sigourney on Highway 149, then 3 miles west on G48(through Hayesville), then 1 mile south on 180th Avenue.

Tract #3 is located 4 miles south of Sigourney on Highway 149, then 6 miles west on G48(through Hayesville), then 1 mile south on 158th Avenue. Watch for auction signs.

Auction to be held at the Hayesville Fire Department, 102 Fritz Street Hayesville, Iowa.

"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. Tracts will not be recombined.



**EARL & MARJORIE JONES,
MARY FRANCES & BILL MARTIN,
LINDA & BOB KLETT, AND
AUDREY & GEOFF EYLER**

Thomas Buchanan – Attorney for Seller

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



HUGE KEOKUK COUNTY LAND AUCTION

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TERMS ON ALL TRACTS

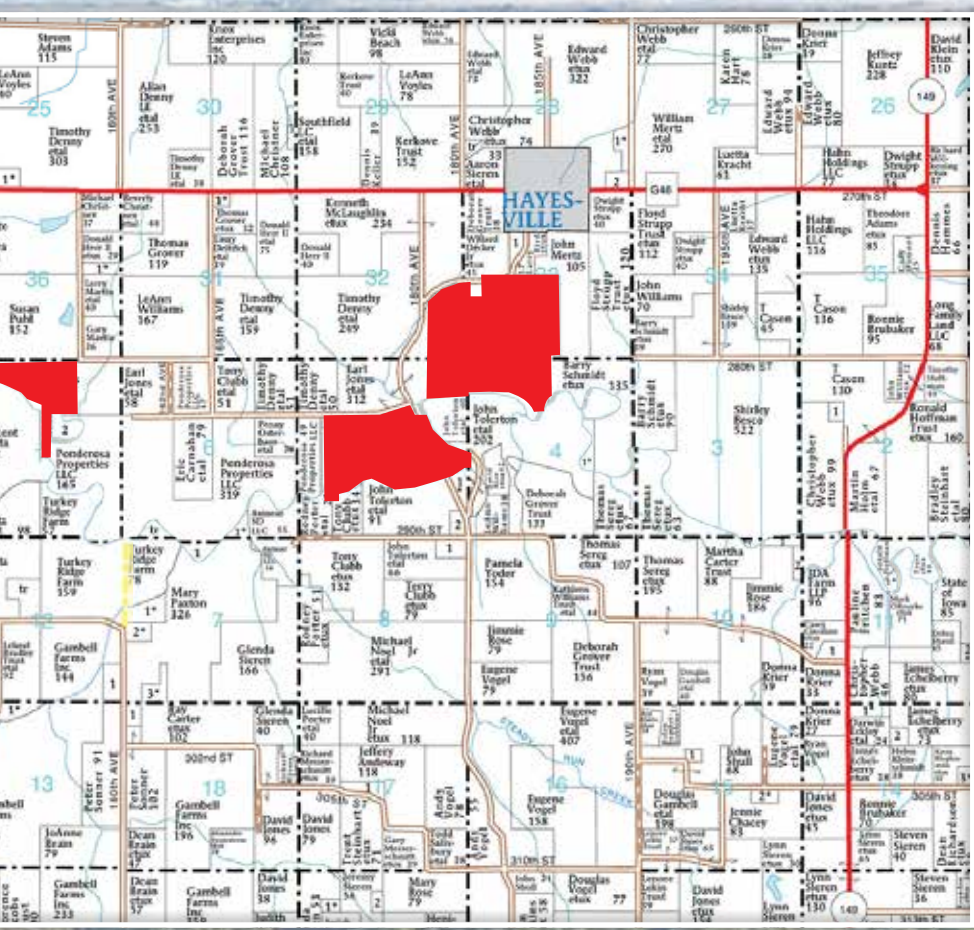
TERMS: 20% down payment on November 16, 2017. Balance due at closing upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of January 2, 2018 (Subject to tenant's rights on tillable land)

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 farms are selling free and clear for the 2018 farming season.
- It shall be the obligation of the buyer(s) to report to the Keokuk 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.
- 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 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.

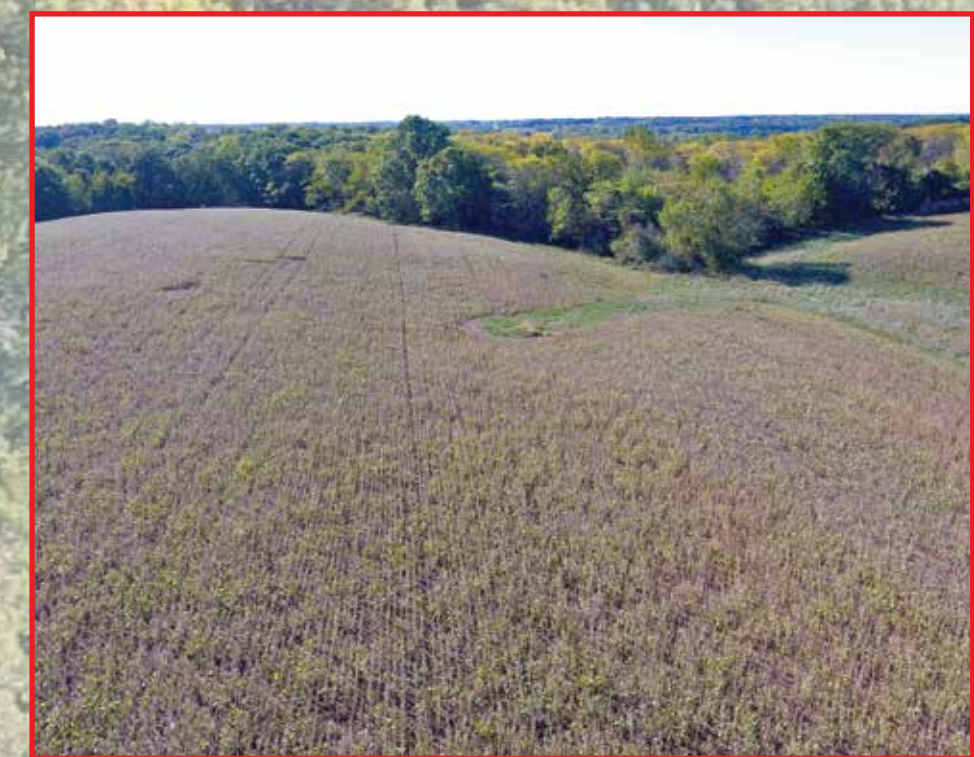


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605 East Winfield Avenue
Mt. Pleasant, IA 52641-2951
319-385-2000
SteffesGroup.com

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FARGO, ND

631 ACRES



SELLS IN 3 TRACTS
Sigourney, Iowa

Keokuk County Land

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