

Muscatine County Land

AUCTION

115
ACRES M/L
SELLS IN 2 TRACTS
SUBJECT TO FINAL SURVEY

WEDNESDAY, DECEMBER 20, 2017 | 10:00 A.M.

115 Acres M/L

Sells In 2 Tracts (Subject to final survey)

Tract #1 – 84 Acres M/L – Subject to final survey

FSA information: 84 acres tillable all of which are in CRP as follows:
84 acres at \$175.46 = \$14,738.64 and expires on 9-30-2018.

Corn Suitability Rating 2 of 66.3 (CSR1 65.1) on the entire farm.
Located in Section 35 & 36, Seventy Six Township, Muscatine County, IA.

Tract #2 – 31 Acres M/L – Subject to final survey

If you are looking for a potential building site up on the bluff, take a look at this timber piece, located on a dead end gravel road.

FSA information: 9.7 acres tillable all of which are in CRP as follows:
9.7 acres at \$175.46 = \$1,701.96 and expires on 9-30-2018.

Balance of the land being timber making this an excellent potential building site or recreational piece. Corn Suitability Rating 2 of 79.9 on the tillable.

TERMS: 20% down payment on December 20, 2017. Balance due at closing with a projected date of February 2, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of February 2, 2018

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.

Tract #1: Gross \$2,150.31	Tract #2: Gross \$286.40
Ag. Credit (\$87.26)	Ag. Credit (\$11.72)
Family Farm Credit (\$60.65)	Family Farm Credit (\$8.13)
Net \$2,002.00 (rounded)	Net \$268.00 (rounded)

SPECIAL PROVISIONS:

- It shall be the obligation of the buyer(s) to report to the Muscatine 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.

MUSCATINE, IOWA

Tract #1 is located 5 miles southwest of Muscatine on Highway 61, then ½ mile south on Burlington Road.
Tract #2 is located 7 miles southwest of Muscatine on Highway 61, then 1 mile east on 280th Street. Watch for auction signs.

Auction to be held at the Fruitland City Hall, 104 Sand Run Road, Fruitland, IA.



TRACT #1



TRACT #2



TRACT #1



TRACT #2

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
3135	Coland clay loam, rarely flooded, 0 to 2 percent slopes	24.07	28.3%		Ilw	80	80
3960	Shaffton loam, rarely flooded, 0 to 2 percent slopes	21.67	25.5%		Ilw	63	78
3961	Ambraw loam, rarely flooded, 0 to 2 percent slopes	20.50	24.1%		Ilw	58	47
566B	Moingona loam, 2 to 5 percent slopes	5.18	6.1%		Ile	91	73
925	Toolesboro sandy loam, 0 to 2 percent slopes	4.67	5.5%		Ilw	50	45
567B	Moingona variant loam, 2 to 5 percent slopes	3.89	4.6%		Ile	83	63
5040	Orthents, loamy	2.74	3.2%			5	5
3134	Zook silty clay, 0 to 2 percent slopes	1.28	1.5%		Ilw	76	65
315	Aquolls, 0 to 2 percent slopes	0.84	1.0%		Vw	8	20
566C	Moingona loam, 5 to 9 percent slopes	0.16	0.2%		Ile	86	58
Weighted Average						66.3	65.1



Tract #1: 84 Acres M/L

Tract #2: 31 Acres M/L

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Cor n	Soybeans
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	6.33	65.4%		Ille	79	9	9	2
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	3.25	33.6%		Ile	84	9	9	2
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	0.10	1.0%		Ville	5			
Weighted Average						79.9	*	8.9	2

T1

T2

JAMES H. EWOLDT ESTATE, Angela L. Maddux – Executor
BONNIE FRITZ, WINSTON & DONNA ROCK, MIKE & CONNIE FULLER

John R. Eichelberger – Attorney for Sellers

For details contact Nate Larson of Steffes Group at 319.385.2000 or by cell, 319.931.3944

