

# 652 ACRES M/L SELLS IN 9 TRACTS

**AUCTIONEER'S NOTE:** All tracts will be sold price per surveyed acre. Tracts #1-7 will be sold in order. Tracts #8 & 9 will be sold Choice with the Privilege, whereas the high bidder may choose Tract #8 or Tract #9 or both tracts for their high bid. Tracts will not be recombined.

**Tract #1** is located ¼ mile south of Pleasant Plain on W21/ Pleasant Plain Rd, then 1/2 mile east on 116th Blvd., then 1 mile south on Redwood Ave., then 1/4 mile east on 124th St.

**Tracts #2-5** are located 2 miles west of Pleasant Plain on H17/110th, then 3/4 mile north on Osage Ave.

**Tracts #6** is located 2 1/2 miles west of Pleasant Plain on H17/110th, then 3/4 mile north on Nutmeg Ave.

**Tracts #7** is located 2 1/2 miles west of Pleasant Plain on H17/110th, then 1 mile south on Nutmeg Ave.

**Tracts #8 & 9** are located 5 miles west of Brighton on Highway 1/78, then 1 mile north on G67/Birch Ave, then east on 320th St.

#### TRACT #1 – 80 Acres M/L – Subject to final survey

FSA information: 77.93 acres tillable

Corn Suitability Rating 2 of 73.9 (CSR1 75.1) on the tillable. Located in Section 13, Penn Township, Jefferson County, Iowa. **Possession**: Immediate possession on the tillable land.

#### TRACT #2 – 65 Acres M/L – Subject to final survey

Along with the tillable acres, this tract has two abandoned homes, along with a Conrad 6,500 bu. grain bin and a 3,700 bu. grain bin, open front machine shed, and other outbuildings & barns. There are two wells and a pond on this property.

Approx. 57 acres tillable.

Corn Suitability Rating 2 of 84.8(CSR1 82.4) on the tillable. Located in Section 5, Penn Township, Jefferson County, Iowa.

Not included: Farm Machinery in outbuildings.

**Possession:** Immediate possession on the tillable land. September 1, 2018 on the grain bins and machine sheds.

#### TRACT #3 – 106 Acres M/L – Subject to final survey

Approx. 92 acres tillable and a pond on this property.
Corn Suitability Rating 2 of 66.9 (CSR1 61.7) on the tillable.
Located in Section 5, Penn Township, Jefferson County, Iowa.

Possession: Immediate possession on the tillable land.

#### TRACT #4 - 95 Acres M/L - Subject to final survey

FSA information: 86.78 acres tillable Corn Suitability Rating 2 of 68 (CSR1 61.2) on the tillable. Located in Section 4, Penn Township, Jefferson County, Iowa.

Possession: Immediate possession on the tillable land.

#### TRACT #5 - 69 Acres M/L - Subject to final survey

FSA information: 65.04 acres tillable

Corn Suitability Rating 2 of 62.6 (CSR1 55.5) on the tillable. Located in Section 4, Penn Township, Jefferson County, Iowa. **Possession:** Immediate possession on the tillable land.

#### TRACT #6 - 120 Acres M/L - Subject to final survey

Along with the tillable acres, this tract has an abandoned home along with a corn crib and a well.

FSA information: 107.9 acres tillable

Corn Suitability Rating 2 of 66.8 (CSR1 60.7) on the tillable. Located in Section 5, Penn Township, Jefferson County, Iowa. **Possession**: Immediate possession on the tillable land.

#### TRACT #7 – 47.5 Acres M/L – Subject to final survey

Along with the tillable acres, this tract has an old windmill and well. FSA information: 46.51 acres tillable
Corn Suitability Rating 2 of 66.7 (CSR1 63.5) on the tillable.
Located in Section 8, Penn Township, Jefferson County, Iowa.

Possession: Immediate possession on the tillable land.

Tracts #8 & 9 are currently enrolled in the CRP program and have a total annual income of \$13,783, which expires on 9-30-2023. Please note that the final CRP acres for each tract will be determined by the FSA office.

#### TRACT #8 – 35 Acres M/L – Subject to final survey

Approx. 33 acres tillable, all of which is in the CRP program as follows: 33 acres at \$206.12 = \$6,801.96 and expires on 9-30-2023.

Corn Suitability Rating 2 of 51.8 (CSR1 41.2) on the entire tract.

Located in Section 29, Clay Township, Washington County, Iowa.

Possession: Projected date of May 1, 2018

#### TRACT #9 - 34 Acres M/L - Subject to final survey

Approx. 33.5 acres tillable, all of which is in the CRP program as follows: 33.5 acres at \$206.12 = \$6,905.02 and expires on 9-30-2023. Corn Suitability Rating 2 of 59.3 (CSR1 50) on the entire tract. Located in Section 29, Clay Township, Washington County, Iowa. **Possession**: Projected date of May 1, 2018

### CLETUS E. PACHA TRUST & DOLORES A. PACHA ESTATE

Patrick E. Pacha – Trustee & Executor | Craig A. Davis – Attorney for the Trust & Estate For more details contact Lynn Richard of Steffes Group at 319.385.2000 or by cell 319.931.9090





## JEFFERSON & WASHINGTON COUNTY

### FRIDAY, MARCH 16, 2018 | 10AM

#### **TERMS ON ALL TRACTS**

TERMS: 10% down payment on March 16, 2018. Balance due at closing with a projected date of May 1, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** See Individual Tracts for Projected Dates.

**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 tillable ground is selling free and clear for the 2018 farming season. • It shall be the obligation of the buyer(s) to report to the Jefferson and/ or 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. Please note that the final tillable acres and final CRP acres will be determined by the FSA office.
- 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 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.
- 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 Jefferson County & Iowa Laws & regulations.
- The buyer(s) shall be responsible for any fencing in accordance with
- If one buyer purchases more than one tract, the seller shall only be obligated to furnish one abstract and deed. (husband & wife constitute
- 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.

#### Real Estate Taxes on Tract #1 Gross \$1,957.57 Ag. Credit (\$57.12)Family Farm Credit (\$39.69) Net (ROUNDED) \$1,860.00

Real Estate Taxes on Tract #2 Gross \$1,934.65 Ag. Credit (\$51.69)Family Farm Credit (\$35.88) Net (APPROX.) \$1,847.00

Real Estate Taxes on Tract #3 \$2,118.22 Gross Ag. Credit (\$61.86)Family Farm Credit (\$42.86) Net (APPROX.) \$2,013.50

Real Estate Taxes on Tract #4 \$2,099.78 Ag. Credit (\$62.54)Family Farm Credit (\$43.44) Net (APPROX.) \$1,994.00

Real Estate Taxes on Tract #5 \$1,369.68 Gross Ag. Credit (\$39.97)Family Farm Credit (\$27.77) Net (ROUNDED) \$1,302.00

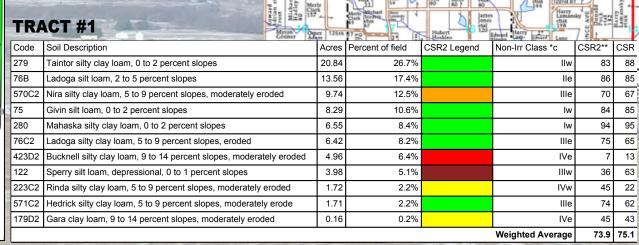
Real Estate Taxes on Tract #6 \$2,583.21 Gross Ag. Credit (\$74.96)Family Farm Credit (\$52.08) Net (ROUNDED) \$2,454.00

Real Estate Taxes on Tract #7 \$1,013.54 Gross Ag. Credit (\$29.58)Family Farm Credit (\$20.55) Net (ROUNDED) \$964.00

Real Estate Taxes on Tract #8 \$708.74 Ag. Credit (\$27.12)Family Farm Credit (\$18.84) Net (APPROX.) \$663.00

Real Estate Taxes on Tract #9 \$759.02 Gross (\$29.04)Ag. Credit Family Farm Credit (\$20.18) Net (APPROX.) \$709.00





TRAC								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS	
							R	
281B	Otley silty clay loam, 2 to 5 percent slopes	14.61	25.5%		lle	91	90	
280	Mahaska silty clay loam, 0 to 2 percent slopes	13.35	23.3%		lw	94	95	
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	11.46	20.0%		Ille	75	65	
280B	Mahaska silty clay loam, 2 to 5 percent slopes	10.57	18.4%		lle	89	90	
76B	Ladoga silt loam, 2 to 5 percent slopes	2.46	4.3%		lle	86	85	
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	1.53	2.7%		Ille	74	62	
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately erode	1.50	2.6%		IVe	26	20	
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, eroded	1.12	2.0%		Ille	49	55	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	0.73	1.3%		Ille	82	70	
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	0.06	0.1%		llw	74	60	
Weighted Average								



TRACT #4

75 65

45 22

94

Jefferson County

	Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
	280	Mahaska silty clay loam, 0 to 2 percent slopes	18.40	20.0%		lw	94	95
	76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	16.98	18.4%		Ille	75	65
	993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately erode	10.06	10.9%		IVe	26	20
	179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	9.32	10.1%		IVe	45	43
RENEW	223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.66	8.3%		IVw	45	22
2190	281B	Otley silty clay loam, 2 to 5 percent slopes	7.48	8.1%		lle	91	90
	280B	Mahaska silty clay loam, 2 to 5 percent slopes	7.13	7.7%		lle	89	90
22302	423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	4.49	4.9%		IVe	7	13
	570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	4.06	4.4%		Ille	70	67
978000	13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	4.00	4.3%		llw	74	60
$\sim$	281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	2.51	2.7%		Ille	82	70
				•		Weighted Average	66.9	61.7
2013		TRACT #3						

22.6%

3.8%

Acres Percent of field

19.57

5.28

3.87

3.29

2.82

PRESORTED STANDARD US POSTAGE Permit #315 FARGO, ND



2245 Bluegrass Road Mt. Pleasant, IA 52641 319-385-2000 SteffesGroup.com

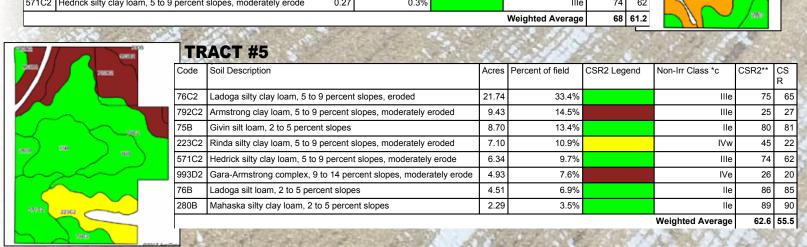
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Tefferson & Washington County Land

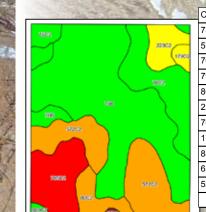
652 Acres M/L - Sells in 9 Tracts

FRIDAY, MARCH 16, 2018 | 10AM





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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	TRACT #6
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	27.21	25.2%		Ille	82	70	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	26.42	24.5%		IVw	34	25	
281B	Otley silty clay loam, 2 to 5 percent slopes	14.09	13.1%		lle	91	90	STATE OF THE PARTY
280B	Mahaska silty clay loam, 2 to 5 percent slopes	13.27	12.3%		lle	89	90	
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	11.04	10.2%		Ille	48	48	2402
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	4.95	4.6%		Ille	70	67	The state of the s
280	Mahaska silty clay loam, 0 to 2 percent slopes	4.44	4.1%		lw	94	95	
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.84	2.6%		IVw	45	22	
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	2.72	2.5%		IVe	45	43	and the same of th
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	0.92	0.9%		llw	74	60	2000
		Ī			Weighted Average	66.8	60.7	
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Code | Soil Description

280B Mahaska silty clay loam, 2 to 5 percent slopes

Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded

Otley silty clay loam, 5 to 9 percent slopes, eroded Nira silty clay loam, 5 to 9 percent slopes, moderately eroded

Ladoga silty clay loam, 5 to 9 percent slopes, eroded

223C2 Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded

Shelby clay loam, 9 to 14 percent slopes, moderately eroded

Mahaska silty clay loam, 0 to 2 percent slopes 179D2 Gara clay loam, 9 to 14 percent slopes, moderately eroded

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7	Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	á
	75B	Givin silt loam, 2 to 5 percent slopes	19.66	42.3%		lle	80	81	ä
	572C2	Inton silty clay loam, 5 to 9 percent slopes, moderately eroded	8.36	18.0%		Ille	68	57	
	76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	6.66	14.3%		Ille	75	65	Ì
	795C2	Ashgrove silty clay loam, 5 to 9 percent slopes, moderately eroded	5.02	10.8%		IVe	7	20	3
	80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	2.14	4.6%		Ille	69	60	
	223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.09	4.5%		IVw	45	22	
	76B	Ladoga silt loam, 2 to 5 percent slopes	1.49	3.2%		lle	86	85	j
	179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	0.58	1.2%		IVe	45	43	
V	880C2	Clinton silty clay loam, terrace, 5 to 9 percent slopes, eroded	0.26	0.6%		Ille	71	60	į
	65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	0.19	0.4%		IVe	37	38	Š
	520B	Coppock silt loam, 2 to 5 percent slopes	0.06	0.1%		llw	80	60	ì
				•		Weighted Average	66.7	63.5	

319.385.2000

TRACT #7 319.385.2000 | SteffesGroup.com

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