

Jefferson & Washington County Land

652 ACRES M/L

SELLS IN 9 TRACTS

Huge

Selling Free and Clear for 2018

FRIDAY, MARCH 16, 2018 | 10AM

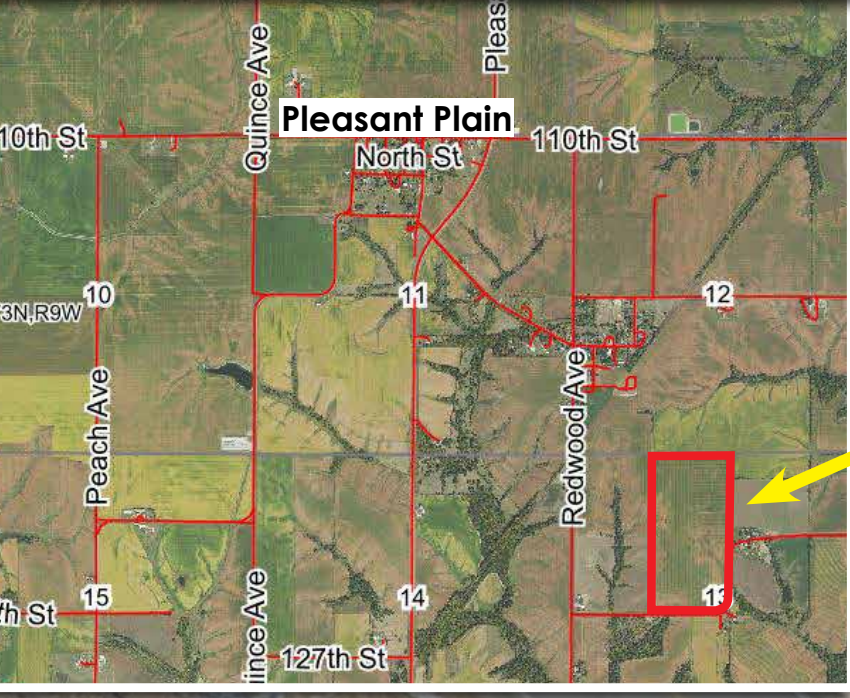
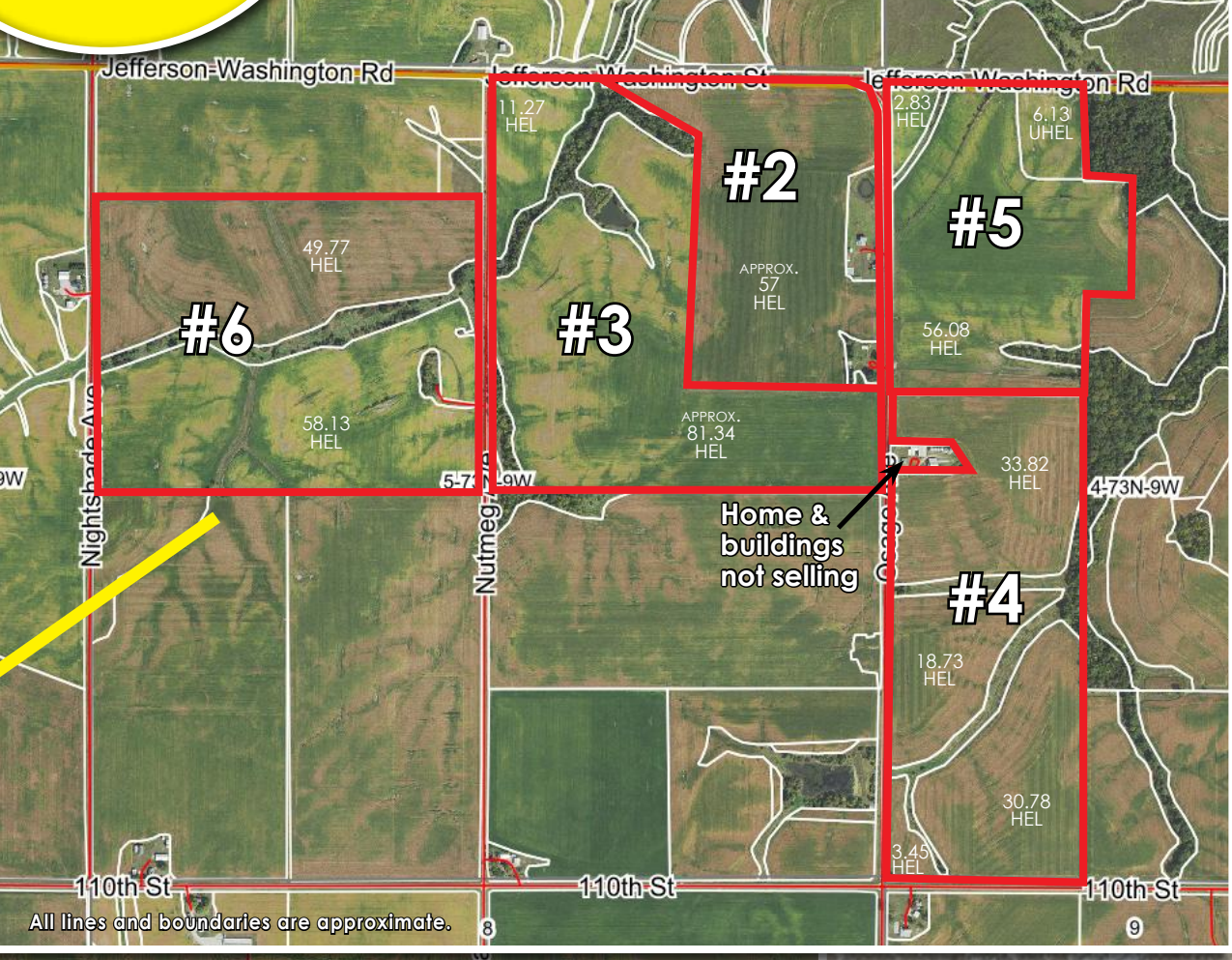
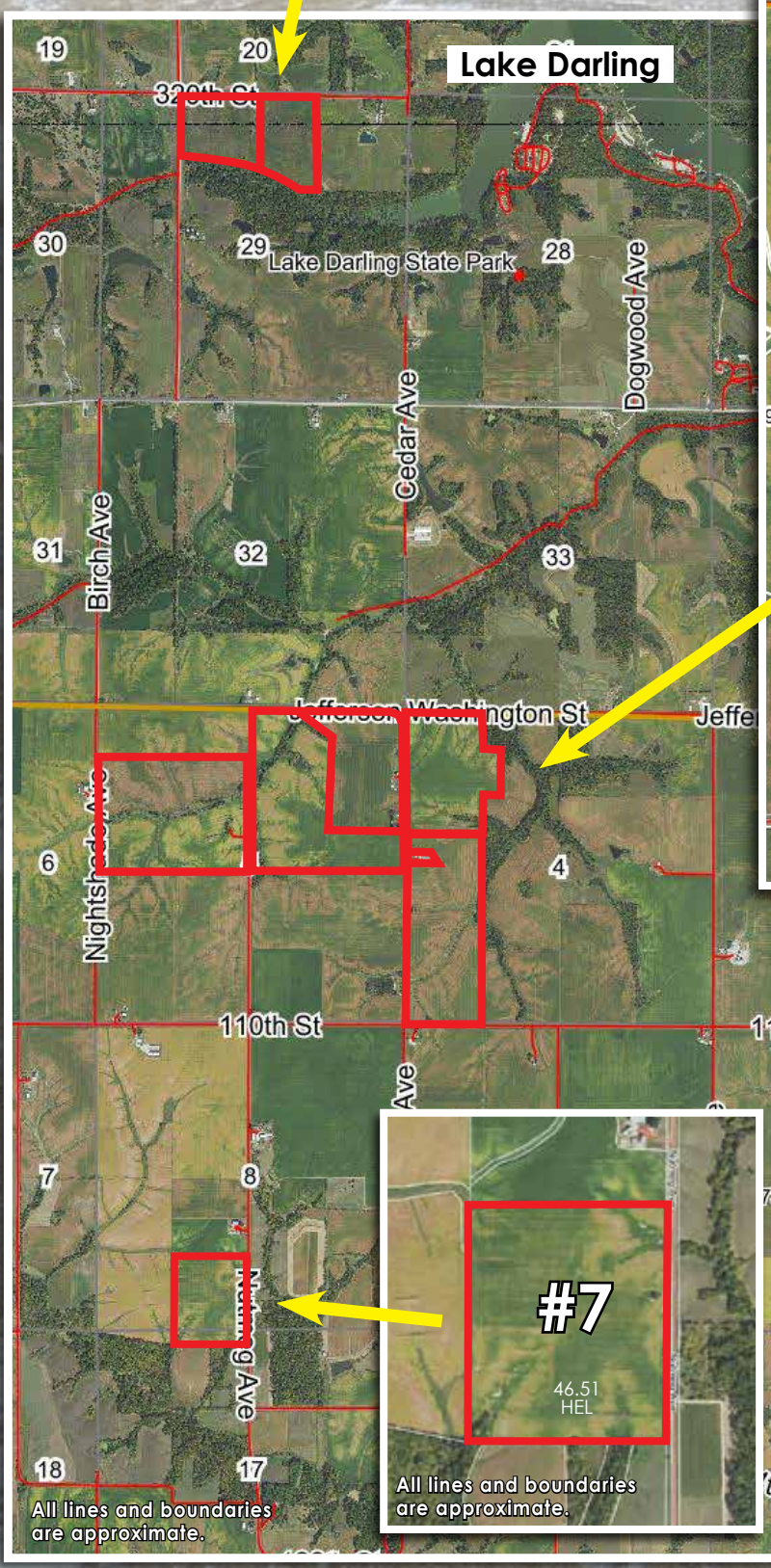
PLEASANT PLAIN, IOWA

The land is generally located around the Pleasant Plain area, which is 2 miles west and 2 miles south of Brighton, Iowa or 9 miles north of Fairfield, Iowa on Highway 1 then 3 miles east on H17/110th St. Watch for auction signs.

Auction to be held at the Lake Darling Lodge, 111 Lake Darling Road, Brighton, Iowa. Located in Lake Darling State Park, 3 miles west of Brighton on Highway 1.



Selling with Immediate Possession on Tillable Land!



AUCTIONER'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 1/4 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



