

Warren County, Iowa

TIMED ONLINE

LAND AUCTION

Opens: Thurs., May 24, 9AM | Closes: Thurs., May 24, 2018, 1PM

Preview of the Property on Thursday, May 10th, 1-3pm



BUYER TO RECEIVE THE 2018 CROP!

Instructions for online bidding at SteffesGroup.com

Lacona, IA From Highway 65 at Liberty Center, proceed 1 mile east on Tyler Street to 17021 Tyler Street, Lacona, Iowa. Watch for auction signs.

Auctioneer's Notes: Gary & Brenda Thompson have decided to downsize their operation and sell this farm. A great opportunity for someone to expand their operation with this cattle setup! We appreciate the Thompson's trust in Steffes Group, not only to conduct this online only auction of land, but also selling a line of equipment on Friday, May 25th.

120 Acres M/L – Selling in One Tract

40'x365' Hoop Cattle Building — 42'x63' Morton Building — House

Take a look at this farm featuring 120 Acres M/L with 45.15 acres tillable with balance being pasture, timber and two ponds. Corn Suitability Rating 2 of 49.9 on the tillable. Located in Section 14, Liberty Township, Warren County, Iowa.

Cattle Hoop Building: The newer cattle setup was built in 2012 with a 40'x365' hoop feed building with a 12' concrete alleyway. Along with 7 separate paddocked lots with crushed limestone under the bedpack, 4 automatic waterers and curtain vents along the north side of the building. The building can accommodate approx. 365 head and has 14' overhead doors on both ends.

Feed Shed – Grain Bin: There is a separate 35'x45' hoop building for feed storage. There are also two fenced front lots with separate automatic waterers, one with concrete fence line feed bunks. Sukup 20,000 bu. grain bin with Stir-A-Tor & dryer built in 2009.

Morton Building: 43'x63' Morton machine shed with two sliding doors.

House: Also included with this farm is a two bedroom ranch style home built in 1964 with a 1,032 sq.ft. of living space on the main level. The home has an updated kitchen, living room with fireplace, two bedrooms with hardwood floors and a detached single car garage. The property has rural water and two wells(condition unknown).

Included: 2018 Crops, Attached fencing & gates, Concrete fence line feed bunks, Waterers, Manure/compost pile

Not Included: Grain in grain bin, LP tanks(leased), Diesel fuel barrel, All farm machinery, Cattle equipment, StrongHold cattle chute & tub, Dinner bell & pole, Dog Kennel, Chicken coop, Personal property

Terms: 20% down payment on May 24, 2018. Balance due at closing with a projected date of June 22, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

Possession of grain bin: August 1, 2018.

Possession of home, buildings & tillable land: Projected date of June 22, 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.

Gross	\$4,330.78
Ag. Credit	(\$72.21)
Net	\$4,260.00 (rounded)

Special Provisions:

- This property will be sold Free and Clear of any liens or encumbrances.
- Bidding on the farm will be lump sum price.
- The buyer will receive the 2018 crop, therefore the buyer will be responsible for 100% of the input costs and will reimburse any expenses for the 2018 crop year at closing. This information will be provided once planting has been completed.
- It shall be the obligation of the buyer to report to the Warren County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- 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.
- Seller shall not be obligated to furnish a survey.
- Seller disclaims any warranty on the septic system. It shall be the buyer's obligation to inspect & determine if the septic system complies with state and county septic code and whether it can be operational as installed. Any inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Warren County & Iowa laws & regulations. Buyer must also acquire the DNR Time of Transfer certificate for the septic system. This shall be done prior to closing.
- Buyer will be responsible for installing his/her own entrance, if so desired.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer is 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.

For complete terms, conditions, and contracts visit SteffesGroup.com

GARY & BRENDA THOMPSON

Seth Twedt – Steffes Group Sale Manager, office 515.432.6000 or by cell 515.231.1921

For details on Real Estate contact Tim Meyer of Steffes Group, 515.432.6000

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA | Ames, IA

Licensed to sell in IA, MN, ND, SD, MO, & IL | Any announcements made the day of sale take precedence over advertising

Land & Equipment AUCTION

Lacona, Iowa

Warren County, Iowa

TIMED ONLINE

EQUIPMENT AUCTION

Opens: Fri., May 18, 2018 | Closes: Friday, May 25, 2018 at 1PM



Equipment Location: 17021 Tyler Street, Lacona, Iowa 50139
Preview & loadout will be by appointment only.

Auctioneer's Note: Feel free to call Gary with questions regarding the equipment or to setup a time to preview the equipment at 515.249.7483.



MFWD TRACTORS

2004 John Deere 7420, MFWD, 7,527 hrs., power quad, LH reverser, cab, air, heat, buddy seat, 3 hyd., 3pt., quick hitch, 540/1000 PTO, joystick, mid mount couplers, front fenders, inner rear wheel weights, 18.4R38 rears, 420/85R26 fronts, S/N RW7420R011926, sells with **Koyker 740** loader & MDS 94" quick tach bucket, bolt on cutting edge, S/N 137440

1993 John Deere 7800, MFWD, shows 6,756 hrs., powershift, cab, heat, air, 3 hyd., 3pt., quick hitch, 540/1000 PTO, joystick, mid mount couplers, front fenders, inner rear wheel weights, 480/80R42 rears, 380/85/30 fronts, RW7800P004255, sells with **John Deere 741** loader & 8' quick tach bucket w/ grapple, S/N W00741D011117 (Parking brake does not work)

1983 John Deere 4450, hours unknown, powershift, 3 hyd., 3pt., 540/1000 PTO, front fenders, 18.4-42 rears, 14.9-28 fronts, S/N RW4450P004693

John Deere bale spear, loader mount
Bale spear, loader mount
Pallet forks, loader mount

TRACK SKIDLOADER & ATTACHEMENTS

2014 John Deere 319E, 956 hours, diesel, cab, air, heat, quick tach, aux. hyd., rear weights, 74" bucket w/ bolt on cutting edge, 12" tracks, S/N 1T0319EJVEJ262346

Tree Terminator TT4000, hyd. tree shear, skid steer mount, S/N 1309253

Grace GF 1200, grapple, 72", skid steer mount, S/N 1310101

Kubota A0062, 3 spear bale spear, skid steer mount

MOCO, BATWING & RAKE

2014 John Deere 946, Mid-Pivot MoCo, mower conditioner, 13', impeller, hyd. tongue positioning, S/N 1E00946TCEE400519

John Deere 1508 batwing mower, 15', 1000 PTO

H&S wheel rake, 12 wheel, hyd. fold

BALERS

2008 John Deere 568, approx. 14,000 bales, Megawide Plus, precut knives, hyd. pickup, moisture sense, Harvest tech acid treat, net only, bale kicker, 21.5-16.1 tires, S/N 1E00568XVBB377191

2005 John Deere 567, 16,000 bales, net & twine, 5x7 bales, bale kicker, monitor, 10.5-15 tires, S/N E00567X155299

MANURE SPREADERS

Meyer's M350 manure spreader, tandem axle, 540 PTO, poly floor, dual beaters, slop gate, 15'6"x6'2", S/N 55T11

New Idea 3618 manure spreader, single axle, single beater, slop gate

FEED WAGONS

Schuler 6020, vertical mixer, Avery Weigh-Tronix scale, long feed delivery chute/drag, 1000 PTO, 445/50/22.5 tires, S/N 1010512128

2012 Haybuster 2564, bale processor, S/N 2512099364

Knight 3025 Reel Auggie, feed wagon, scale

LIVESTOCK EQUIP.

StrongHold cattle chute, manual head gate, palpation gate, scale, hyd. squeeze, neck extender/bender

StrongHold portable tub with (2) 8' section alleyways
Titan West OK Corral, Senior Model, 24', 7 bar, 69" tall, 14 ga. steel
Gooseneck bale trailer, 8 bales, truck axle, dual wheels, 24.5 tires
Portable loading chute with gates

SEMI

1998 Volvo, 1,122,231 miles, M11 Cummins, Day cab, Super 10 spd., air ride cab, air ride susp., power RH window, power mirrors, cruise, diff. lock, 12,000# front axle, 19,000# rear, 295/75R22.5 tires on steel rims, 80%, VIN 4U67DBPF9WN747155

TRAILER

1998 RoadBoss, gooseneck flatbed trailer, 20'+4" beaver tail, tandem axle, ramps, winch, 7,000lb axles, 235/85-16 tires, VIN 1J9HH2429W1118168

ATV's

2013 Polaris Ranger XP, 900 EFI, 15,609 miles, cab, front grill guard, VIN 4XAUH9EAXDG279963

John Deere Gator 850D XUV, 8,029 miles, cab, heater, front grill guard, electric box hoist, winch, VIN MHXOPA046231

AUGER

Westfield 80-26 truck auger, gas motor



Warren County, Iowa

TIMED ONLINE

EQUIPMENT AUCTION

Opens: Fri., May 18, 2018 | Closes: Friday, May 25, 2018 at 1PM



Equipment Location: 17021 Tyler Street, Lacona, Iowa 50139
Preview & loadout will be by appointment only.



SteffesGroup.com



2245 East Bluegrass Road
Mt. Pleasant, IA 52641
SteffesGroup.com

Please Post

Land & Equipment
AUCTION



Lacona, Iowa

PRESORTED
STANDARD
US POSTAGE
PAID
Permit #315
FARGO, ND

Warren County, Iowa

TIMED ONLINE

LAND AUCTION

Opens: Thurs., May 24, 9AM | Closes: Thurs., May 24, 2018, 1PM

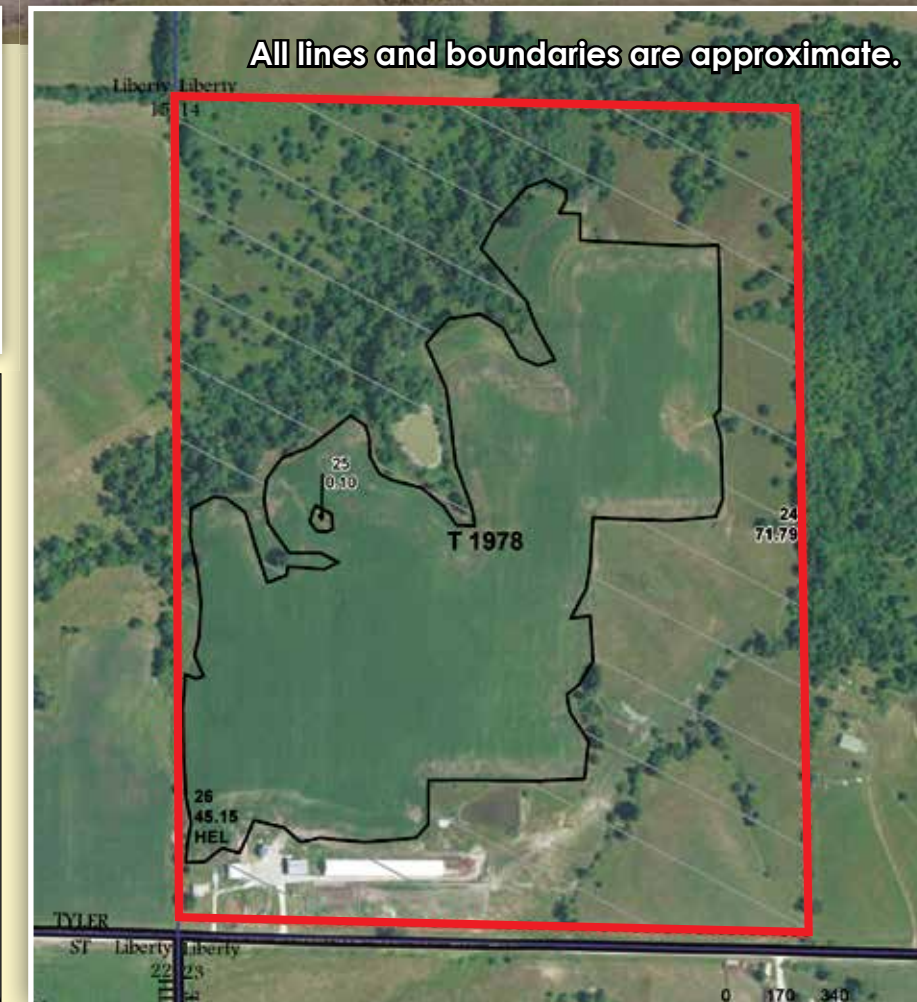
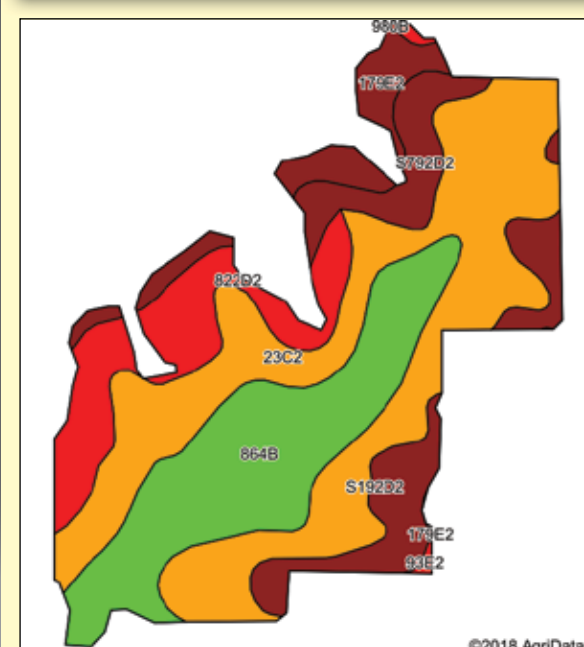
Preview of the Property on Thursday, May 10th, 1-3pm



**BUYER
TO RECEIVE
THE 2018 CROP!**



All lines and boundaries are approximate.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	CSR2**	CS R	
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	18.78	41.0%		Ille	62	62	
864B	Grundy silty clay loam, 2 to 5 percent slopes	11.29	24.7%		Ile	72	82	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	5.73	12.5%		Ive	11	15	
S192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	4.00	8.7%		Ive	24		
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	2.97	6.5%		Vle	24	33	
S792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	2.84	6.2%		Ive	26		
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	0.11	0.2%		Vle	12	13	
93E2	Adair-Shelby clay loams, 14 to 18 percent slopes, moderately eroded	0.08	0.2%		Vle	19	10	
							Weighted Average	49.9



TIMED ONLINE Land & Equipment

AUCTION

Lacona, Iowa

Closes: Thurs., May 24th & Fri., May 25th



SteffesGroup.com

Steffes Group, Inc., | 515.432.6000

For complete terms, conditions, and contracts visit SteffesGroup.com