

AUCTION

Trenton, Iowa

Buyer will receive the remaining cash rent payment

WEDNESDAY, JUNE 13, 2018 at 10:00 A.M.

80 Acres M/L

TRENTON, IOWA

Land is located 1/2 mile north of Trenton on W55/Franklin Ave, then 1/2 mile east on 162nd Street. Watch for auction signs.

Auction to be held at the NEW Steffes Group Auction Facility, 2245 East Bluegrass Road, Mt. Pleasant, Iowa

Auctioneer's Note: In order to settle the estate of Joyce Conrad, Steffes Group has been selected to auction this tract of land.

80 Acres M/L – SELLS IN ONE TRACT

FSA information: 66.25 acres tillable of which 3.47 acres are in CRP as follows: 3.47 acres at \$184.00 = \$638 and expires on 9-30-2023.

Corn Suitability Rating 2 of 66.4 on the tillable.

Also on this property is a pond and timber draws.

Located in Section 2, Trenton Township, Henry County, Iowa.

TERMS

Terms: 20% down payment on June 13, 2018. Balance due at closing with a projected date of July 27, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

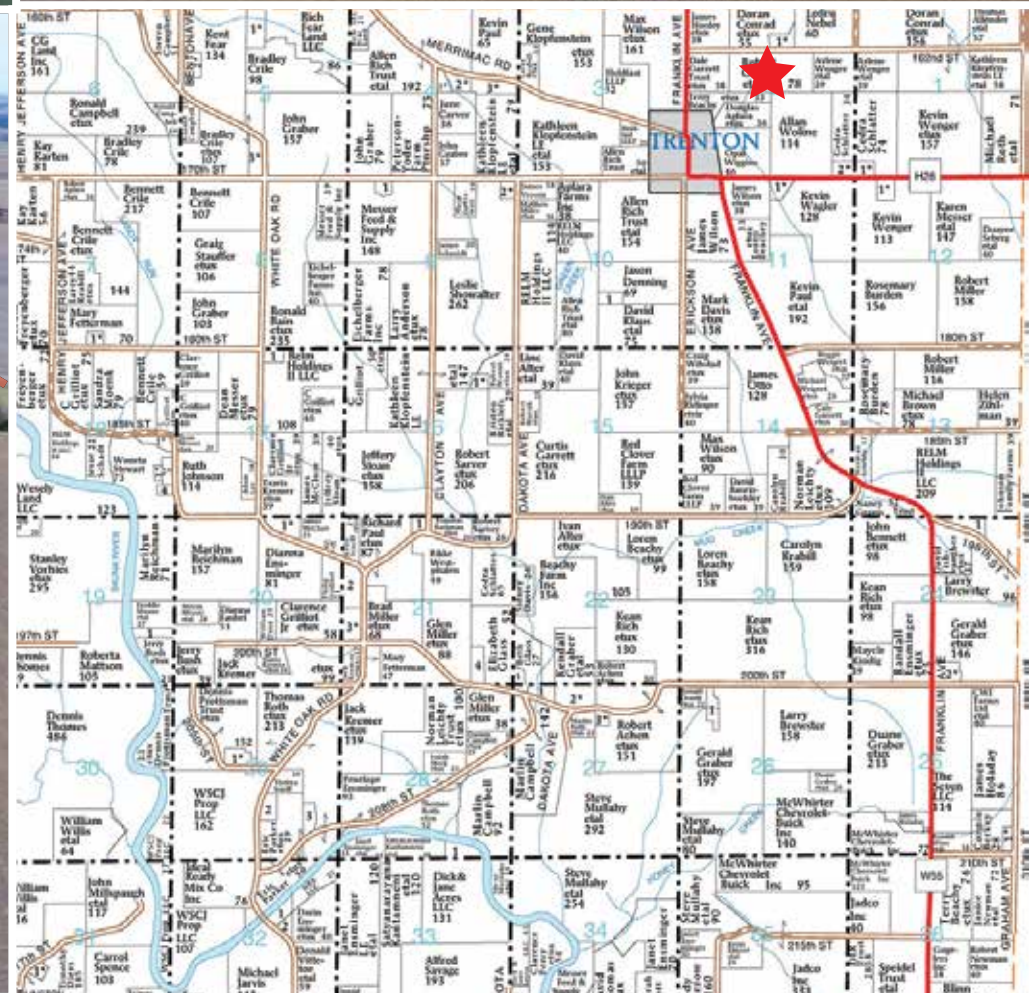
Possession: Projected date of July 27, 2018. (Subject to tenant's rights)

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.

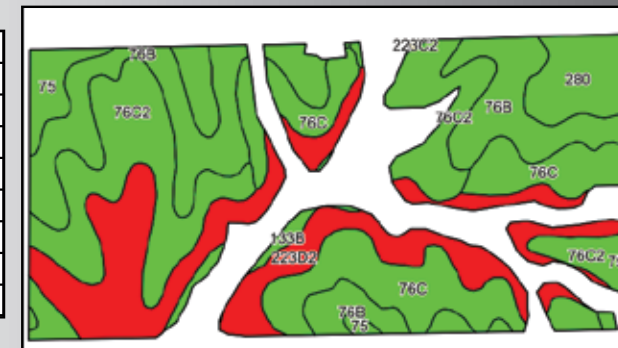
Gross	\$1,610.80
Ag. Credit	(\$53.45)
Net	\$1,558.00 (rounded)

Special Provisions:

- The land is selling subject to tenant's rights and is rented for the 2018 crop year. The buyer will receive the remaining cash rent payment, which will be paid by the tenant to the buyer, as follows: \$9,516 due September 1, 2018.
- Notice has been served to the tenant.
- It shall be the obligation of the buyer to report to the Henry County FSA office and show filed deed 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.
- 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 seller shall not be obligated to furnish a survey.
- 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.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	CSR2**	CSR	Corn	Soybeans
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	15.37	23.7%		IVe	19	9		
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	15.01	23.1%		IIle	75	65		
76B	Ladoga silt loam, 2 to 5 percent slopes	14.99	23.1%		Ile	86	85		
76C	Ladoga silt loam, 5 to 9 percent slopes	12.28	18.9%		IIle	79	70	12	4
280	Mahaska silty clay loam, 0 to 2 percent slopes	3.37	5.2%		Iw	94	95		
75	Givin silt loam, 0 to 2 percent slopes	3.01	4.6%		Ie	84	85		
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	0.90	1.4%		IIw	75	75		
Weighted Average						66.4	59.9	2.3	0.8



GARY L. CONRAD, ROBERT D. CONRAD, DORAN K. CONRAD AND JODI S. WYSE WOLINE

Jeffrey D. Thomas – Attorney for Sellers

For details contact Lynn Richard of Steffes Group, 319.385.2000 or by cell 319.931.9090



SteffesGroup.com

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