

# AUCTION

Land & Acreage

**192**  
**ACRES M/L**  
Subject to final survey  
**SELLS IN 4 TRACTS**

Yarmouth - Mt. Union - Mediapolis, Iowa

**FRIDAY, SEPTEMBER 14, 2018 AT 10AM**

Auction to be held at the  
Mediapolis City Hall, 501 Main Street, Mediapolis, IA

**"Selling Choice with the Privilege"**

Tracts #1 & 2 will be sold price per surveyed acre and will be selling Choice with the Privilege. High bidder may take Tract #1 or Tract #2 or both tracts, in any order, for their high bid. This will continue until both tracts are sold. After Tracts #1 & 2 are sold, Tract #3 followed by Tract #4 will be sold. Tract #4 will be sold lump sum price.

**TRACT #1 - 39 Acres M/L - Subject to final survey**

Tract #1 is located 1 1/2 miles north of Yarmouth on X31.  
FSA information: 34.48 acres fillable  
Corn Suitability Rating 2 of 84.3 (81.1 CSR1) on the tillable.  
Located in Section 9, Washington Township, Des Moines County.

**TRACT #2 - 73 Acres M/L - Subject to final survey**

Tract #2 is located 1 mile east of Mt. Union on H28,  
then 1 mile south on Des Moines/Henry Avenue.  
FSA information: 71.34 acres fillable  
Corn Suitability Rating 2 of 75.4 (86.1 CSR1) on the entire farm.  
Located in Section 18, Washington Township, Des Moines County.

**TRACT #3 - 74 Acres M/L - Subject to final survey**

Tracts #3 & #4 are located 3 1/2 miles east of Mediapolis on H38, then 1 mile south on 85th Avenue, then 1 mile east on 220th Street to 7592 220th Street.  
FSA information: 53.27 acres fillable balance being timber & 2 ponds.  
Corn Suitability Rating 2 of 74.6 (72.2 CSR1) on the tillable.  
Located in Section 27, Huron Township, Des Moines County.

**TRACT #4 - Two Story Home on 6 Acres M/L - Subject to final survey**

**Open House on Thursday, August 30th from 4-5pm**

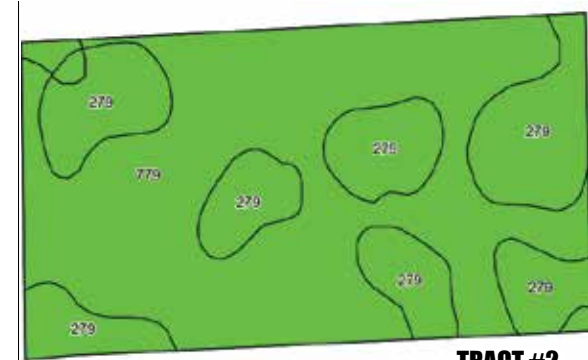
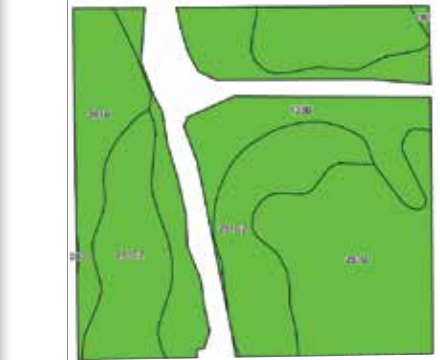
Property located at 7592 220th Street, Mediapolis, IA  
If you are looking for a well-cared for country home, take a look at this property. This three bedroom home was built in 1923 with 1,976 sq.ft. of living space on two levels. The kitchen features a breakfast nook, center island, refrigerator and gas stove. The main level offers a living room, formal dining room and a large family room with 1/2 bath. The upstairs includes three bedrooms, full bath, storage closet and a walkup floored attic.  
The basement has washer/dryer hookups, Ruud high efficient gas forced air furnace w/ central air, electric water heater & 200 amp breaker box. Other amenities of the home include a well, vinyl siding & concrete patio area. Outbuildings include a 20'x30' building, a 40'x48' barn, a 48'x75' pole building in need of repair and a lawn shed. Situated on 6 acres M/L, subject to final survey.  
**Included:** Refrigerator, Gas stove, Water softener, 1000 gal LP tank, Playground equipment  
**Not included:** Washer, Dryer, Freezer, and all personal property.



**84**  
**CSR2**



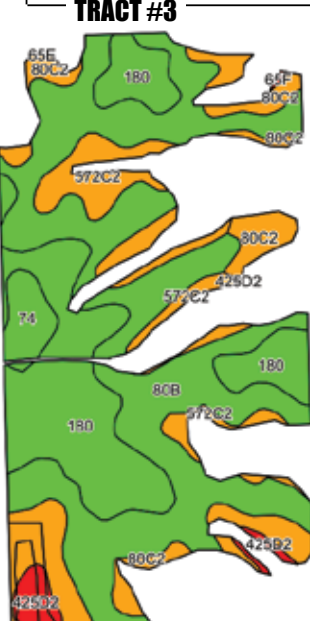
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	
281B	Oiley silty clay loam, 2 to 5 percent slopes	15.71	45.6%		Ilc	91	90	
281C2	Oiley silty clay loam, 5 to 9 percent slopes, eroded	9.77	28.3%		Ille	82	72	
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	8.88	25.8%		Ilw	75	75	
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.12	0.3%		Iw	94	95	
<b>TRACT #1</b>							<b>Weighted Average</b>	<b>84.3</b>



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	
779	Kalona silty clay loam, 0 to 1 percent slopes	45.91	63.7%		Ihw	71	85	
279	Taintor silty clay loam, 0 to 2 percent slopes	26.16	36.3%		Ilw	83	88	
<b>TRACT #2</b>							<b>Weighted Average</b>	<b>75.4</b>



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	
80B	Clinton silt loam, 2 to 5 percent slopes	24.82	45.8%		Ilc	80	80	
180	Keomah silt loam, 1 to 3 percent slopes	13.91	25.7%		Ihw	76	76	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	7.57	14.0%		Ille	69	60	
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	5.01	9.2%		Ille	69	67	
74	Rubio silt loam, 0 to 2 percent slopes	1.61	3.0%		Ilhw	76	78	
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	1.26	2.3%		Ivle	7	5	
<b>TRACT #3</b>							<b>Weighted Average</b>	<b>74.6</b>



**TERMS:** 20% down payment on September 14, 2018. Balance at closing with a projected date of October 29, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of October 29, 2018. (Subject to tenant's rights on tillable land)

**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.

The following taxes are approximate

Tract #	Gross:	Ag. Credit:	Net:
Tract #1	\$1,087.13	(\$43.60)	\$1,044.00 (ROUNDED)
Tract #2	\$1,993.04	(\$79.00)	\$1,914.00 (ROUNDED)
Tract #3	\$869.93	(\$36.84)	\$833.00 (APPROX.)
Tract #4	\$1,476.00 (APPROX.)		

- Special Provisions:**
- The seller has served termination to the tenant on the tillable ground and is selling free and clear for the 2019 farming season.
  - It shall be the obligation of the buyer(s) to report to the Des Moines 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.
  - All Tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for each tract, except Tract #4 will be sold lump sum price.
  - 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 Des Moines County & Iowa Laws & regulations.
  - 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.



**BETTY HUTCHCROFT TRUST**  
Mediapolis Savings Bank - Trustee  
Julie Minster - Trust Officer  
William R. Jahn, Jr. - Attorney for Trust

**CHARLES T. HUTCHCROFT ESTATE**  
Mediapolis Savings Bank - Executor  
Julie Minster - Trust Officer  
William R. Jahn, Jr. - Attorney for Estate

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