



Iowa County Land AUCTION

Equipment & Personal Property

Parnell, Iowa

FRIDAY, SEPTEMBER 7, 2018 AT 10AM

PARNELL, IOWA

Auction located 1 mile south of Parnell on P Avenue at 3008 P Avenue, Parnell, Iowa

74.5 ACRES M/L
Subject to Final Survey - 1 Tract

Here is a great combination farm with approx. 72 acres fillable with a small pond.

Corn Suitability Rating 2 of 42.3 on the entire farm.

Located in Section 15, Fillmore Township, Iowa County, IOWA.

TERMS: 20% down payment on September 7, 2018. Balance due at closing with a projected date of October 23, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of October 23, 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.

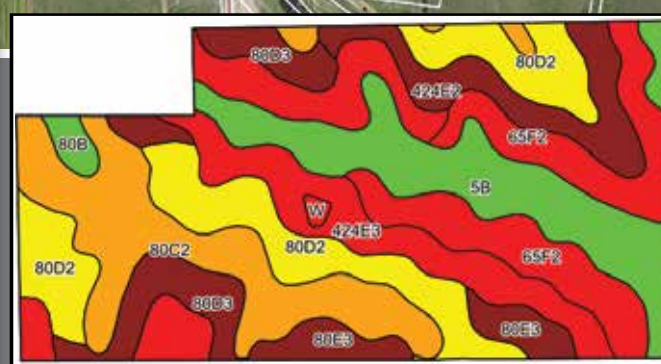
Gross \$1,356.63
Ag Land Cr. (50.93)
Family Farm Cr. (35.51)
Net \$1,270.00 (Approx.)

SPECIAL PROVISIONS:

- The farm is selling with a 3 year lease in place, the first crop year was 2018. The terms of the lease are \$210 per acre, with \$100.00 per acre due March 1 and balance of \$110.00 per acre due December 1, each year. Base acre of 40+/- acres with final acre count due in December. Any acres added in 2nd year will be added then at the same price. Buyer will receive the December 1, 2018, payment. Copies of lease are available for review.
- It shall be the obligation of the buyer to report to the Iowa County FSA office and show filed deed in order to receive the following if applicable:
A. Allotted base acres. B. Any future government programs. Please note that the final fillable acres will be determined by the FSA office, as some tillable acres are staying with the acreage not being sold.
- The current CRP contract will expire on September 1, 2018, and will not be renewed by the Sellers.
- The land will be surveyed by a registered land surveyor and surveyed acres will be the multiplier.
- 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 buyer shall be responsible for any fencing in accordance with Iowa state law.
- The buyer 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.
- 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 he/she has carefully and thoroughly inspected the real estate and is 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.



Land Sells First



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class "c"	CSR2**	CSR	
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	12.87	17.4%		IIIe	46	50	
424E3	Lindley-Keswick complex, 14 to 18 percent slopes, severely eroded	12.78	17.3%		VIle	19	5	
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	11.82	16.0%		IIIe	69	60	
5B	Ackmore-Colo complex, 2 to 5 percent slopes	11.34	15.4%		IIw	79	83	
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	10.30	13.9%		VIle	10	8	
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	5.58	7.6%		IVe	39	45	
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	5.06	6.9%		VIe	21	5	
80E3	Clinton silty clay loam, 14 to 18 percent slopes, severely eroded	3.09	4.2%		IVe	29	35	
80B	Clinton silt loam, 2 to 5 percent slopes	0.79	1.1%		IIIe	80	80	
W	Water	0.22	0.3%			0	0	
Weighted Average							42.3	39.1

TRACTOR & LAWN MOWER EQUIPMENT

1996 John Deere 5400, 5,496 hrs., MFWD, open station, ROPS, 2 hyd., 3pt., 540PTO, sells w/ JD 540 loader, 6' bucket, rear wheel weights, 16.9-30 rears, 11.2-24 fronts, S/N U5400E544112

Walker Mowers MCGHS, 1190 hrs., 48" front deck, 16hp
Kewanee, 8' blade, 3pt.

TRUCKS

2010 Chevrolet Silverado LT 1500 Z71, 44,186 miles, 4WD, 4 door, Vortec V8, auto, cloth, power windows, power locks, AM/FM CD, running boards, cattle guard, spray in bedliner, receiver hitch, P265/70R17 tires on alum wheels, VIN 3GCRKSE37AG110718

2009 GMC Sierra SLE 1500 Z71, 89,763 miles, 4WD, ext. cab, Vortec V8, auto, cloth, power windows, power locks, AM/FM CD, running boards, receiver hitch, P265/70R17 tires on alum wheels, VIN 2GTEK290891136117

PORTABLE BUILDINGS

12'x16' portable shed w/ front porch
(2) 8'x12' chicken coops
Large screened gazebo
Small wood walk bridge

The Real Estate sells first.

Many items too numerous to mention. There will be a food vendor onsite.

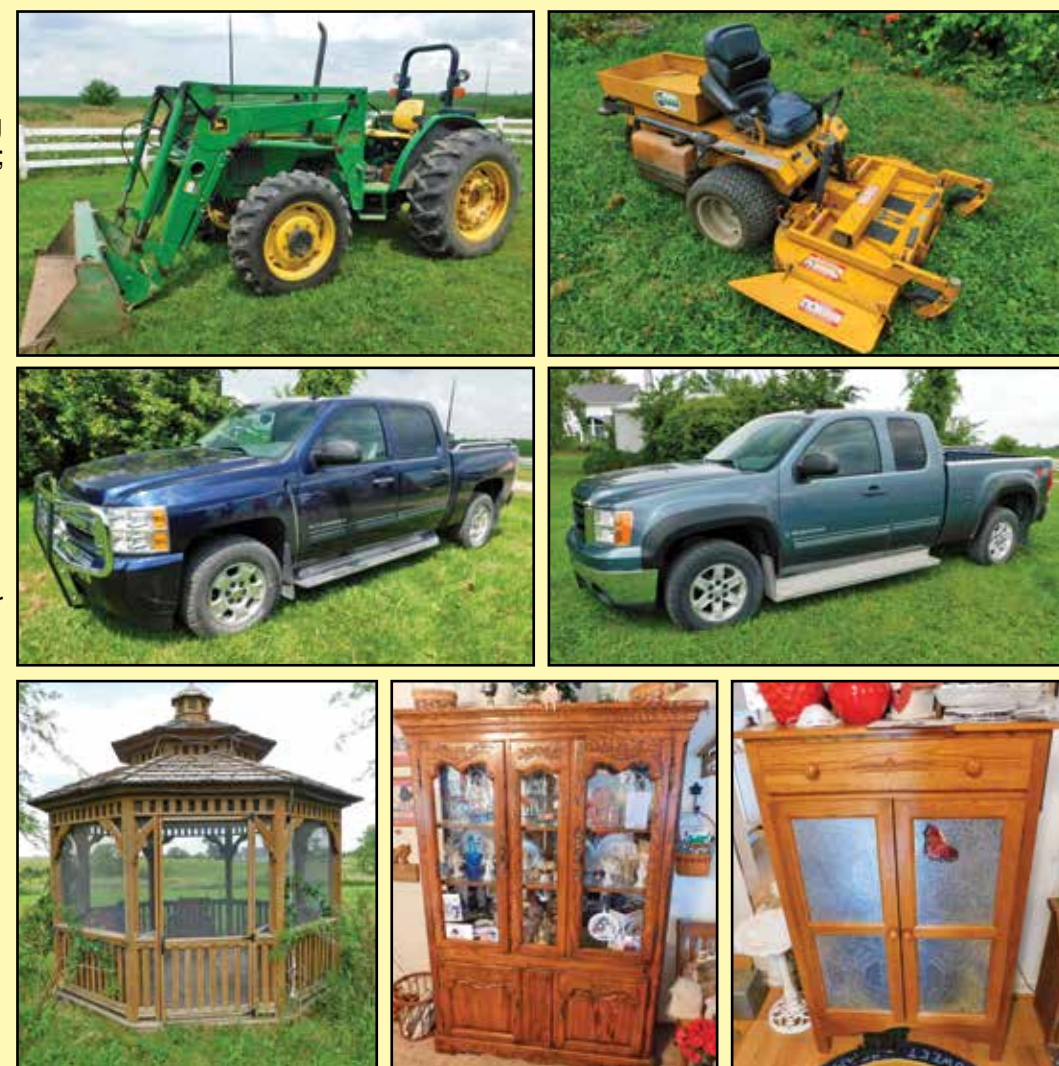
Briggs & Stratton Elite Series, 10000 watt generator, 18hp, **Karcher HD830B** Honda 5hp pressure washer, **Toro** 7hp push lawn mower; Quantity of Lester Building parts; Wheelbarrow; Garden carts; Werner paint ladder; Fence posts; Elec. fencing supplies; Hand & garden tools; Bird baths; Numerous lawn ornaments; Cast iron outdoor table set; Washtubs

FURNITURE & COLLECTIBLES

Oak pie safe; Oak 3pc. entertainment center; Oak 3pc. cabinet bookshelf; Oak glass front bookcase; Keller glass front china cabinet; Lighted glass front shelf; Oak hall tree; Round glass top coffee table; (2) oak small round tables; Glasstop kitchen table & chairs; (2) Kitchen tables & 4 chairs; Butcher block table; Lazyboy recliner; Glider rocker; Oak rockers; Double bed with matching dresser & chest of drawers; Park benches; Poly bench picnic table; Wood wagon seat; Wood benches from Parnell school; Parnell church Holy water stand; Electric infrared fireplace; Quilts/Comforters; Tablecloths/dollies; Glassware; Silverware; Cookware; Knickknacks; Longaberger baskets; Christmas decorations; Large collection of Department 56 - Snow Village sets; Records; Sleds; Vintage egg crate carrier; Burlington picnic basket; 6 gal. crock; Pet carriers; Toys & games; Large collection of Beanie babies; John Deere items; Desk; 3 drawer file cabinet; Office chair; Bookcase; Cream cans & Much more!

APPLIANCES

Amana refrigerator; **GE** refrigerator; **KitchenAid** elec. stove; **Maytag** washer & elec. dryer; **Amana** upright freezer; Refrigerator; Gas grill



KENNETH E. & MARLENE A. DAWSON

Trisha L. Gowin - Power of Attorney | Jennifer L. Zahradnik - Attorney for Seller

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

SteffesGroup.com

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