

Huge Des Moines County Land

AUCTION

Burlington, Iowa

367

ACRES M/L

Subject to final survey

SELLS IN 5 TRACTS

Selling with immediate tillage rights!

THUR., OCTOBER 25, 2018 AT 10AM

TRACT #1 – 34.5 Acres M/L – Subject to final survey

FSA info: Approx. 30 acres tillable,
Tracts #1 & 2 have a combined 70.04 acres tillable.

This tract would make an excellent future building site. This tract already has a 42'x64'x14' pole building with a 15'x16' finished office and an open porch area, all built in 2015. Other buildings include a 27'x100' open machine shed and a 30'x97' open machine shed. Entrance to this property is off of Rock Spring Road. Rural water is on the property.

Corn Suitability Rating 2 of 46.8 (51.2 CSR) on the tillable.

Located in Section 34, Union East Township, Des Moines County, Iowa.

Not Included: 2018 crops, Farm machinery, All personal property in shed.

TRACT #2 – 41.5 Acres M/L – Subject to final survey

FSA info: Approx. 40 acres tillable,
Tracts #1 & 2 have a combined 70.04 acres tillable.

Corn Suitability Rating 2 of 84.8 (86 CSR) on the tillable.

Located in Section 34, Union East Township, Des Moines County, Iowa.

Not Included: 2018 crops

TRACT #3 – 54.7 Acres M/L – Subject to final survey

FSA info: Approx. 38.62 acres tillable, of which approx. 16.3 acres are in the CRP program as follows: 16.3 acres at \$134.80 = \$2,197.00 and expires on 9-30-2019. 2 acres at \$230.88 = \$462 and expires on 9-30-2020.

Corn Suitability Rating 2 of 52.8 on the entire farm.

Located in Sections 34, Union East Township, Des Moines County, Iowa.

TRACT #4 – 42.56 Acres M/L – Subject to final survey

FSA info: Approx. 31.23 acres tillable, of which approx. 20 acres are in the CRP program as follows: 20 acres at \$134.80 = \$2,696.00 and expires on 9-30-2019.

Corn Suitability Rating 2 of 64.7 on the entire farm.

Located in Section 27, Union East Township, Des Moines County, Iowa.

TRACT #5 – 194 Acres M/L – Subject to final survey

FSA info: 174.60 acres tillable, of which 23 acres are in the CRP program as follows: 23 acres at \$248.98 = \$5,440 and expires on 9-30-2020.

Corn Suitability Rating 2 of 80.9 on the tillable.

Located in Sections 2, 3 & 35, Union East Township, Des Moines County, Iowa.

TERMS: 20% down payment on October 25, 2018. Tracts #1 & #2: Balance at closing with a projected date of December 10, 2018, upon delivery of merchantable abstract and deed and all objections have been met. Tracts #3, #4 & #5: Balance at closing with a projected date of January 2, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Tracts #1 & #2: Projected date of December 10, 2018.

Tracts #3, #4 & #5: Projected date of January 4, 2019.

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.

Real Estate Taxes on Tract #1	Real Estate Taxes on Tract #3	Real Estate Taxes on Tract #5
Gross \$1,185.48	Gross \$1,446.87	Gross \$7,106.44
Ag. Credit (\$39.94)	Ag. Credit (\$64.59)	Ag. Credit (\$320.34)
Net \$1,146.00 Approx.	Net \$1,382.00 Approx.	Net \$6,786.00 Rounded

Real Estate Taxes on Tract #2	Real Estate Taxes on Tract #4
Gross \$1,484.95	Gross \$1,282.86
Ag. Credit (\$66.48)	Ag. Credit (\$57.31)
Net \$1,418.00 Approx.	Net \$1,226.00 Rounded

Special Provisions:

- This is a 5% buyer's premium auction. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer(s) and added to the bid amount to arrive at the final contract purchase price.
- The farm is selling free and clear for the 2019 farming season and immediate tillage rights will be granted.
- 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. C. Prorate of CRP. Final tillable acres will be determined by the Des Moines County FSA office.
- 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 agrees 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.
- All Tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for said tracts.
- 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(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.
- 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.

LEONARDALE FARMS, INC.

James W. Miller – Attorney for Seller

For details contact auction manager, Terry Hoenig at Steffes Group, 319.385.2000 or by cell 319.470.7120

86 CSR



TRACT #1



TRACT #2



TRACT #3



TRACT #4



TRACT #5

BURLINGTON, IOWA

Land is located 6 miles south of Burlington on Highway 61. Watch for auction signs.

Auction to be held at the Comfort Suites Hotel & Conference Center, 1780 Stonegate Center Drive, Burlington, Iowa.

"Selling Choice with the Privilege" Tracts #1, 2, 3, & 4 will be sold price per surveyed acre and will be sold Choice with the Privilege, whereas the high bidder may take Tract #1, Tract #2, Tract #3, Tract #4, or any combination of tracts times their high bid. This will continue until Tracts #1-4 are sold. Then Tract #5 will be sold. Tracts will not be recombined.

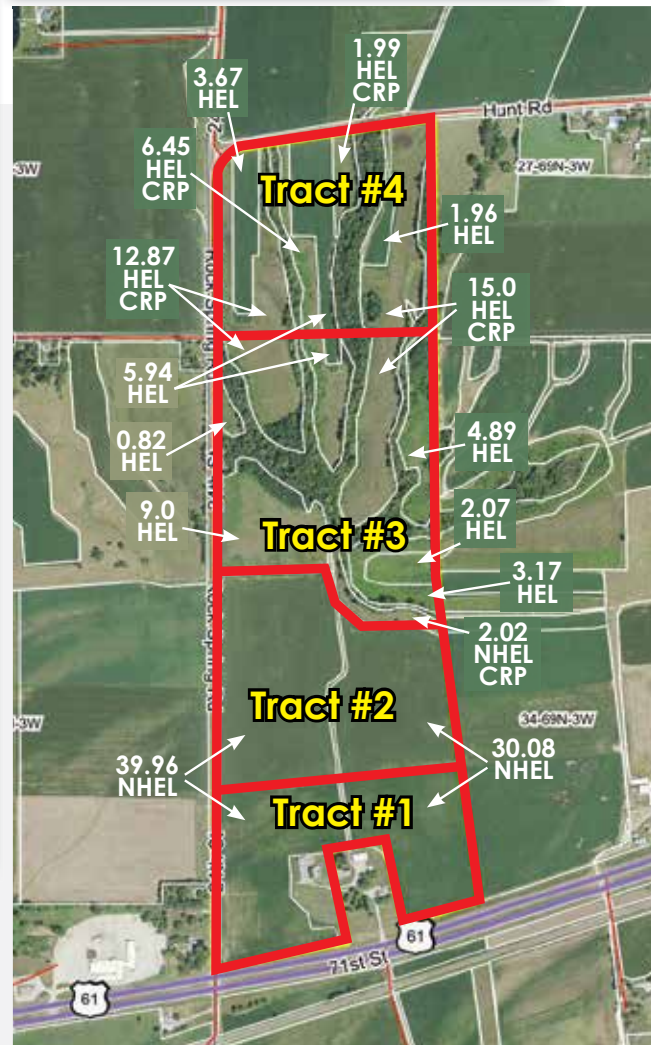
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR Cor n	Soybeans	NCCPI Soybeans	
41	Sparta loamy sand, Illinois till plain, 0 to 2 percent slopes	17.56	58.4%		IVs	40	45	105	37	
175	Dickinson fine sandy loam, 0 to 2 percent slopes	10.24	34.1%		Ills	56	60		31	
484	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	1.23	4.1%		IVs	35	35	104	37	
484	Lawson silt loam, 0 to 2 percent slopes	0.97	3.2%		Ilw	87	90		92	
208	Klum fine sandy loam, 0 to 2 percent slopes	0.06	0.2%		Ilw	57	55		44	
Weighted Average									23.1	34.7

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR Cor n	Soybeans	NCCPI Soybeans
484	Lawson silt loam, 0 to 2 percent slopes	30.45	74.7%		Ilw	87	90		92
1626	Snider loam, 0 to 2 percent slopes	4.63	11.4%		Ilw	95	93		85
56B	Cantril loam, 2 to 5 percent slopes	2.29	5.6%		Ille	81	67		87
208	Klum fine sandy loam, 0 to 2 percent slopes	1.09	2.7%		Ilw	57	55		44
41	Sparta loamy sand, Illinois till plain, 0 to 2 percent slopes	0.91	2.2%		IVs	40	45	105	37
175	Dickinson fine sandy loam, 0 to 2 percent slopes	0.68	1.7%		Ills	56	60		31
51	Vesser silt loam, 0 to 2 percent slopes	0.55	1.3%		Ilw	74	70		94
424D2	Lindley-Keswick loams, 9 to 14 percent slopes, moderately eroded	0.17	0.4%		IVe	27	15		46
Weighted Average									87.2

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR Cor n	Soybeans	NCCPI Soybeans
424D2	Lindley-Keswick loams, 9 to 14 percent slopes, moderately eroded	22.63	42.2%		IVe	27	15		46
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	13.69	25.5%		Ille	76	9	3	65
56B	Cantril loam, 2 to 5 percent slopes	4.73	8.8%		Ille	81	67		87
51	Vesser silt loam, 0 to 2 percent slopes	3.58	6.7%		Ilw	74	70		94
80B	Clinton silt loam, 2 to 5 percent slopes	3.46	6.4%		Ille	80	80		72
58E	Douds loam, 14 to 18 percent slopes	2.50	4.7%		Vle	37	22		62
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	1.74	3.2%		Ille	69	60		58
5040	Anthropic Udorthents, 2 to 9 percent slopes	0.87	1.6%		Vls	5	5		69
484	Lawson silt loam, 0 to 2 percent slopes	0.48	0.9%		Ilw	87	90		92
Weighted Average									61.3

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR Cor n	Soybeans	NCCPI Soybeans
80B	Clinton silt loam, 2 to 5 percent slopes	15.76	38.0%		Ille	80	80		72
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	13.99	33.8%		Ille	69	60		58
424D2	Lindley-Keswick loams, 9 to 14 percent slopes, moderately eroded	8.85	21.4%		IVe	27	15		46
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	2.10	5.1%		Ille	76	9	3	65
180	Keomah silt loam, 1 to 3 percent slopes	0.75	1.8%		Ilw	76	76		79
Weighted Average									61.5

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR Cor n	Soybeans	NCCPI Soybeans
484	Lawson silt loam, 0 to 2 percent slopes	110.83	63.3%		Ilw	87	90		92
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	35.44	20.2%		Ilw	77	87		90
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.48	10.0%		Ilw	76	80		71
41	Sparta loamy sand, Illinois till plain, 0 to 2 percent slopes	6.00	3.4%		IVs	40	45	105	37
41B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	5.19	3.0%		IVs	35	35	104	37
1316	Fluvaquents, frequently flooded, 0 to 3 percent slopes	0.16	0.1%		Vw	5	5		0
Weighted Average									85.6



TRACT #1



TRACT #1



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA | 319.385.2000



Huge Des Moines County Land Auction



TRACT #1



TRACT #2



TRACT #3



TRACT #4



TRACT #5



TRACT #1



TRACT #3



TRACT #1



TRACT #1



TRACT #1



TRACT #1



TRACT #1



TRACT #1



2245 East Bluegrass Road
Mt. Pleasant, IA 52641
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Please Post

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FARGO, ND

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DES MOINES COUNTY



TRACT #5



TRACT #5



TRACT #2



TRACT #1

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AUCTION

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