

AUCTION

Louisa County Land
Ainsworth, Iowa

*Selling Free & Clear for
2019 Farming Season!*

TUESDAY, NOVEMBER 13, 2018 AT 10AM

AINSWORTH, IOWA

Land is located 4 miles east of Ainsworth on Highway 92, then 1 mile south on W66, then 1 1/2 miles east on 150th Street to 26646 150th Street.
Auction to be held at the Youth Learning Center at the Louisa County Fairgrounds, Columbus Junction, Iowa.

158 Acres M/L
(Subject to final survey) – SELLS IN THREE TRACTS

"Selling Choice with the Privilege" Tract #1 will be sold price per surveyed acre and will be sold first. Tracts #2 & 3 will be sold price per surveyed acre and will be selling Choice with the Privilege. High bidder may take Tract #2 or Tract #3 or both tracts, in any order, for their high bid. This will continue until both tracts are sold. Tracts will not be recombined.

TRACT #1 – 60 Acres M/L – Subject to final survey
FSA information: 59.02 acres tillable
Corn Suitability Rating 2 of 82.5 on the tillable.
There is an abandoned farmstead home on this property.
Located in Section 28, Columbus City 'W' Township, Louisa County, Iowa.

TRACT #2 – 58 Acres M/L – Subject to final survey
FSA information: 26.65 acres tillable, balance being timber & pasture.
Corn Suitability Rating 2 of 72 on the tillable.
There is a 42'x52' barn, windmill & other small buildings on this property.
Located in Section 28, Columbus City 'W' Township, Louisa County, Iowa.

TRACT #3 – 40 Acres M/L – Subject to final survey
Here is a timber piece with a small pond and access from a dirt road.
Secluded and perfect for hunting or recreational opportunities!
Located in Section 28, Columbus City 'W' Township, Louisa County, Iowa.

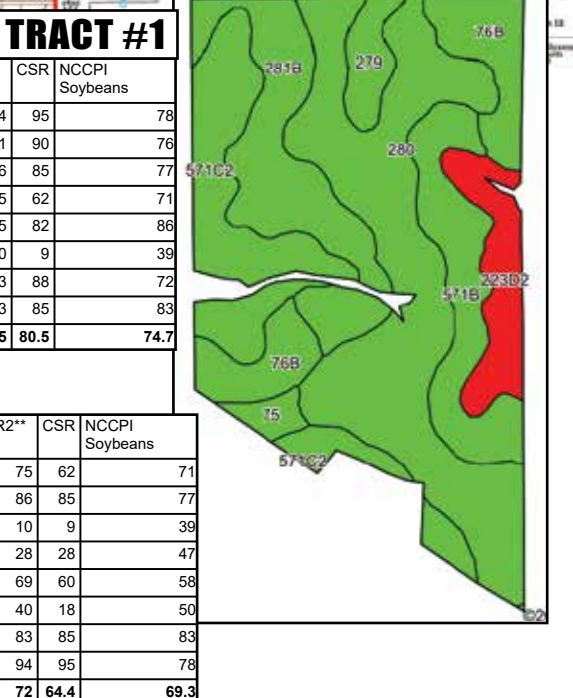
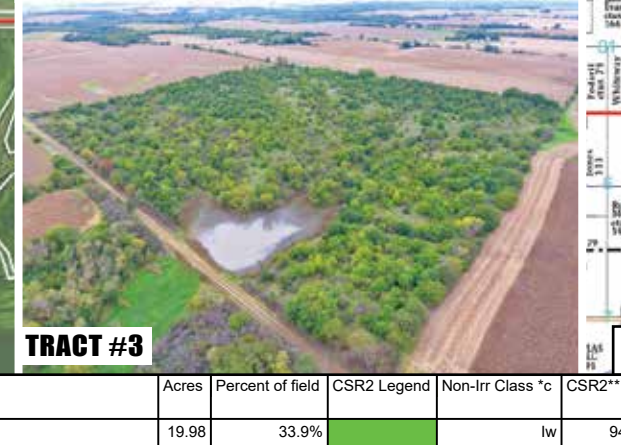
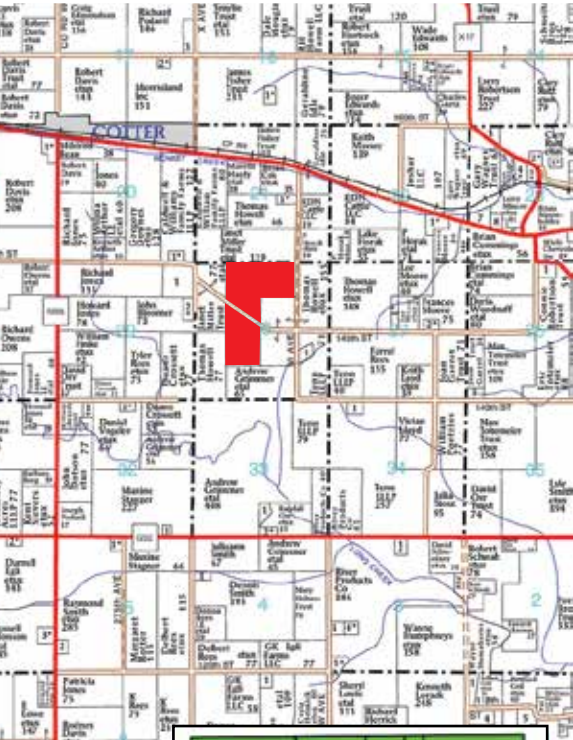
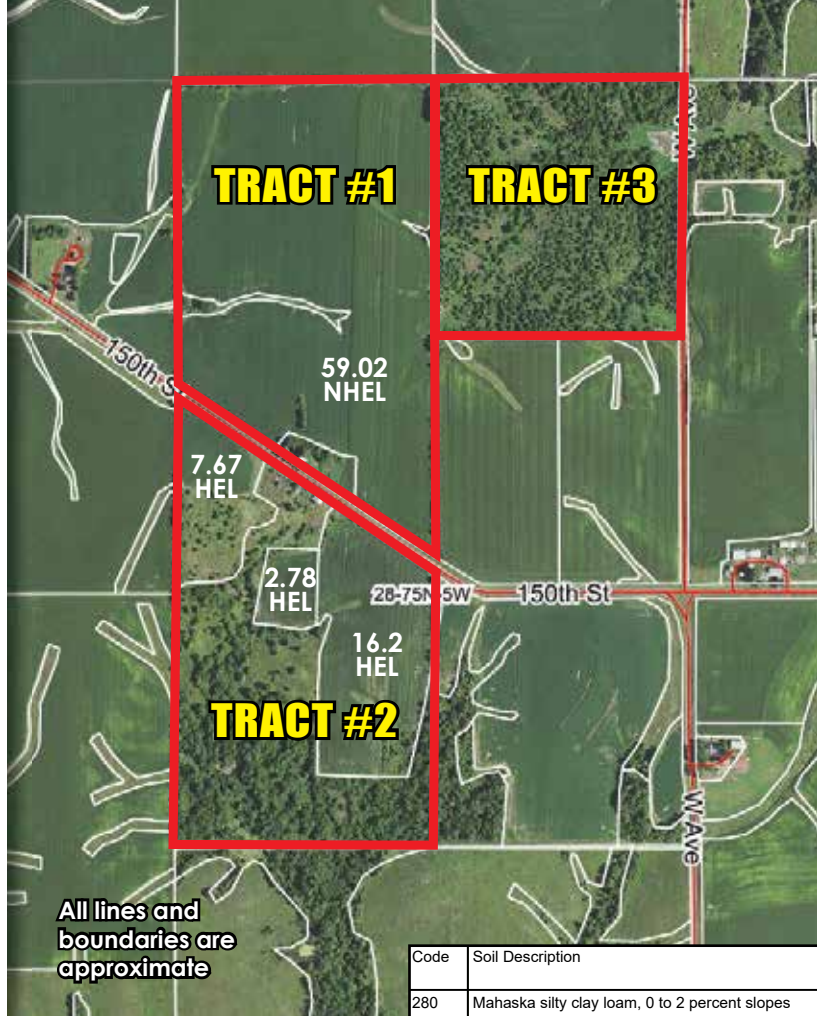
TERMS: 20% down payment on November 13, 2018. Balance due at closing with a projected date of December 26, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 26, 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.

Tract #1	Tract #2	Tract #3
Gross: \$2,669.52	Gross: \$1,530.78	Gross: \$622.08
Ag. Credit: (\$91.53)	Ag. Credit: (\$62.21)	Ag. Credit: (\$25.45)
Net: \$2,578.00 (Approx.)	Net: \$1,468.00 (Approx.)	Net: \$596.00 (Rounded)

- 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 Louisa 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.
 - 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 Louisa 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.

**82.5
CSR2**



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c'	CSR2**	CSR	NCCPI Soybeans
280	Mahaska silty clay loam, 0 to 2 percent slopes	19.98	33.9%		Iw	94	95	78
281B	Otley silty clay loam, 2 to 5 percent slopes	9.14	15.5%		Ile	91	90	76
76B	Ladoga silt loam, 2 to 5 percent slopes	8.19	13.9%		Ile	86	85	77
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	8.02	13.6%		Ile	75	62	71
571B	Hedrick silt loam, 2 to 5 percent slopes	6.82	11.6%		Ile	85	82	86
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately erode	4.07	6.9%		Ive	10	9	39
279	Taintor silty clay loam, 0 to 2 percent slopes	1.88	3.2%		Iw	83	88	72
75	Givin silt loam, 0 to 2 percent slopes	0.92	1.6%		Iw	83	85	83
Weighted Average		82.5	80.5				74.7	

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c'	CSR2**	CSR	NCCPI Soybeans
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	12.49	46.9%		Ile	75	62	71
76B	Ladoga silt loam, 2 to 5 percent slopes	8.83	33.1%		Ile	86	85	77
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately erode	1.49	5.6%		Ive	10	9	39
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.03	3.9%		Ive	28	28	47
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	0.99	3.7%		Ile	69	60	58
893D2	Gara-Rinda complex, 9 to 14 percent slopes, moderately eroded	0.99	3.7%		Ive	40	18	50
75	Givin silt loam, 0 to 2 percent slopes	0.59	2.2%		Iw	83	85	83
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.24	0.9%		Iw	94	95	78
Weighted Average		72	64.4				69.3	

VIRGINIA KINNEY ESTATE

Lori Shultz – Executor | Steven A. Sents – Attorney for Estate

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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