

AUCTION

Clarence, Iowa



Selling Free & Clear for 2019 Farming Season!

WEDNESDAY, NOVEMBER 14, 2018 at 10AM



CLARENCE, IOWA

Land is located 2 1/2 miles south of Clarence on County Highway X64/Quincy Avenue to 165th Street. OR 3 1/2 miles east of Tipton on Highway 130, then 5 1/2 miles north on County Highway X64/Quincy Avenue to 165th Street. Watch for auction signs.

Auction to be held at American Legion Post 286, 304 6th Avenue, Clarence, IA

80 Acres M/L SELLS IN ONE TRACT

FSA indicates: 80 acres tillable
Corn Suitability Rating 2 of 78.8 on the entire farm.
Located in Section 2, Fairfield Township, Cedar County, IA.

TERMS: 20% down payment on November 14, 2018. Balance due at closing with a projected date of December 28, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

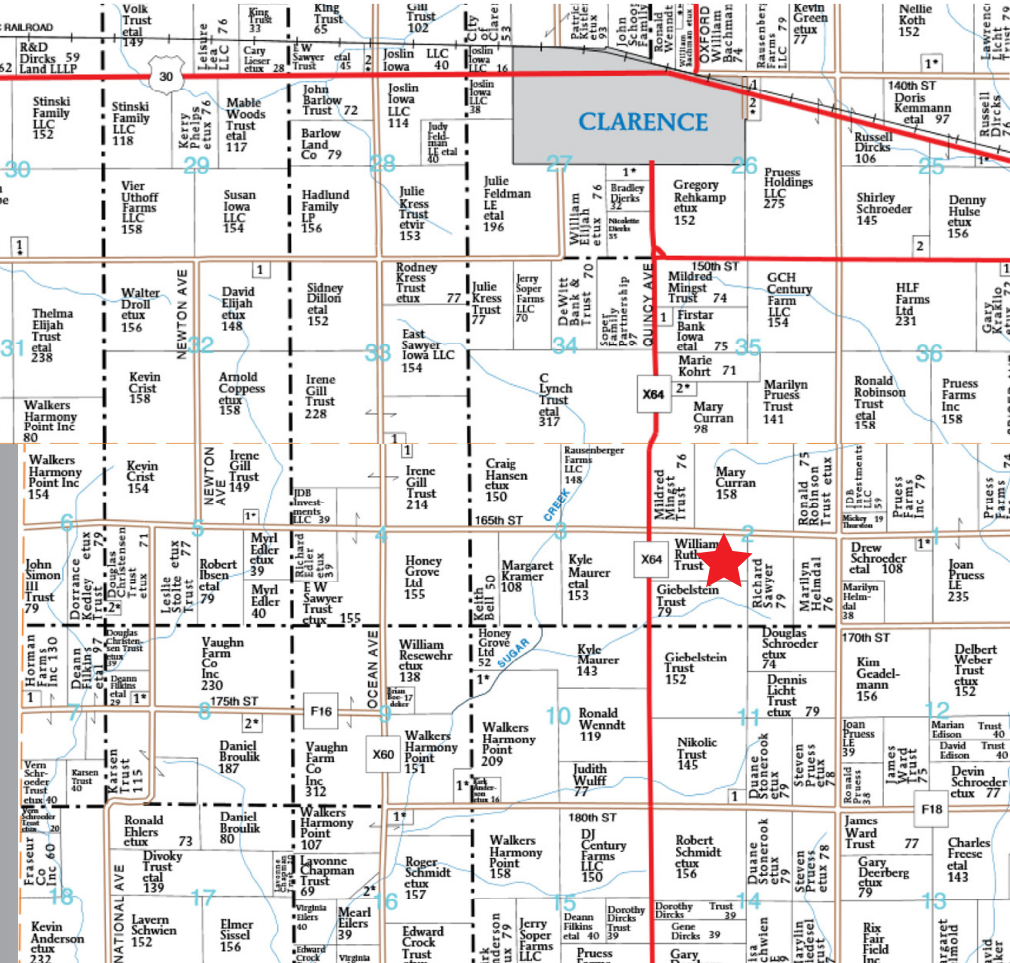
POSSESSION: Projected date of December 28, 2018.

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.

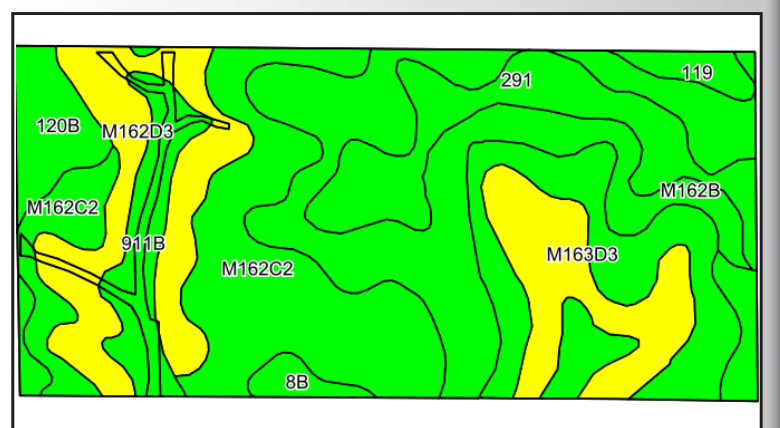
Gross \$2,600.37
Ag. Credit (\$106.97)
Net \$2,494.00(rounded)

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 to report to the Cedar County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- 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	Cor n	Soybeans	NCCPI Soybeans
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	24.50	30.6%	IIIe		82				63
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	15.66	19.6%	IIe		90				78
M162D3	Downs silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	9.34	11.7%	IVe		50				41
291	Atterberry silt loam, 0 to 2 percent slopes	8.05	10.1%	IIw		90	90			98
120B	Tama silty clay loam, 2 to 5 percent slopes	7.71	9.6%	IIe		95	95			79
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	6.94	8.7%	IVe		41				45
911B	Colo-Ely complex, 0 to 5 percent slopes	5.64	7.1%	IIw		83	85			75
119	Muscatine silty clay loam, 0 to 2 percent slopes	1.18	1.5%	IIw		100	100			91
8B	Judson silty clay loam, 2 to 5 percent slopes	0.95	1.2%	IIe		94	90	10	3	81
Weighted Average						78.8	*	0.1	*	68.3



BRENT RUTHER, BLAKE RUTHER & GINA RUTHER

William R. Jahn, Jr. – Attorney for Sellers

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

SteffesGroup.com

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