

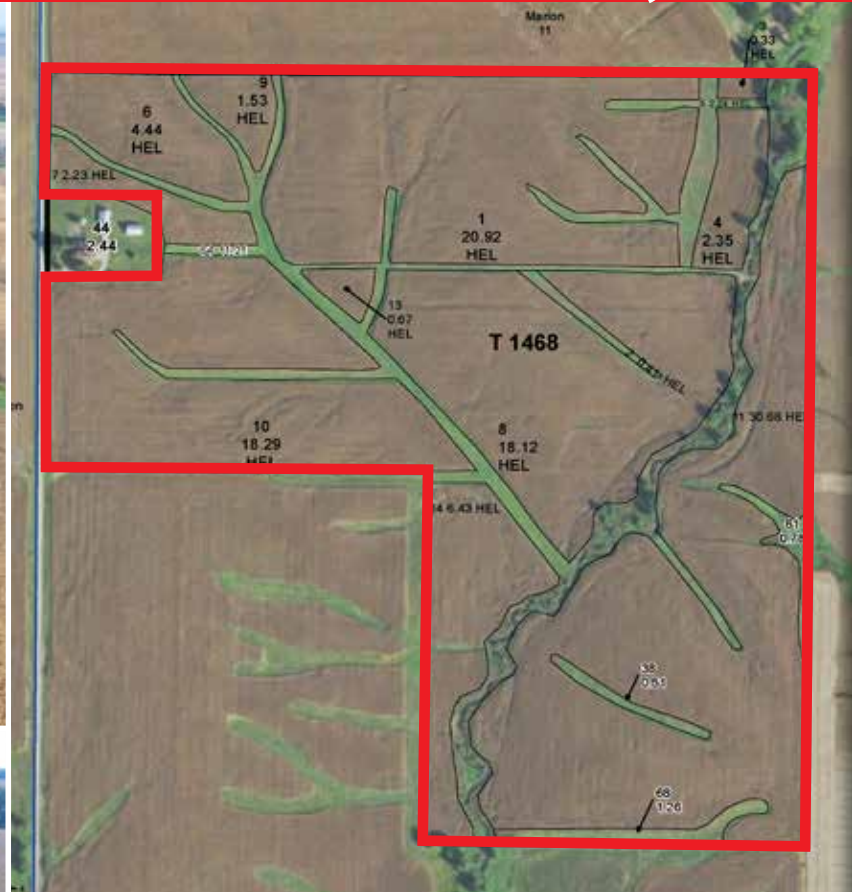
AUCTION

Mt. Pleasant, Iowa

**122.78
DEEDED
ACRES**

Buyer will receive the 2019 cash rent payment!

MONDAY, NOVEMBER 19, 2018 AT 10AM



MT PLEASANT, IOWA

Land is located 5 miles north of Mt. Pleasant on Highway 218, then 1 mile east on H28/170th Street, then 1/2 mile south on Kentucky Avenue. Watch for auction signs.

Auction to be held at the Steffes Group Auction Facility, 2245 East Bluegrass Road, Mt. Pleasant, Iowa.

122.78 Deeded Acres SELLS IN 1 TRACT

FSA indicates: 108.64 acres tillable.
Corn Suitability Rating 2 of 67.6 on the entire farm.
Located in Section 11, Marion Township, Henry County, Iowa.

TERMS: 20% down payment on November 19, 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.

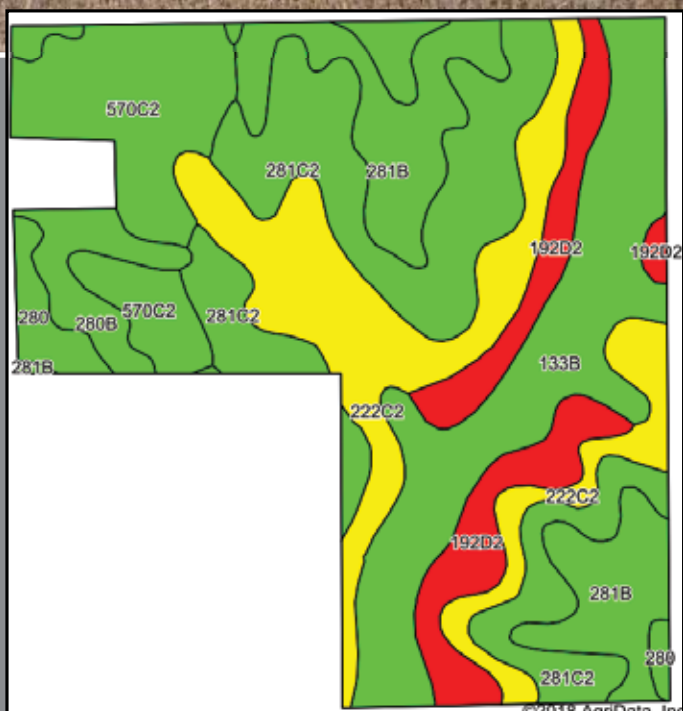
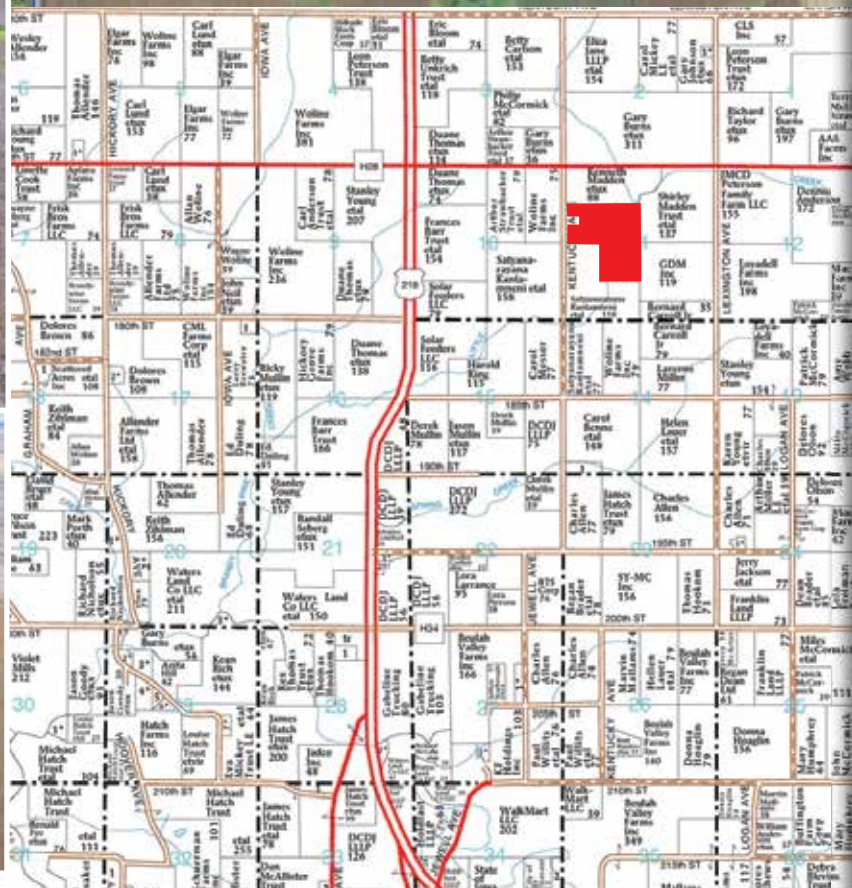
POSSESSION: Projected date of December 28, 2018. (Subject to tenant's rights)

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 \$3,179.69
Ag. Credit (\$128.60)
Net \$3,050.00 (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 and added to the bid amount to arrive at the final contract purchase price.
- The land is selling subject to tenant's rights and is rented for the 2019 crop year. The land is rented for \$260/acre x 107 acres = \$27,820. The buyer will receive the cash rent payment, which will be paid by the tenant to the buyer, as follows: \$13,910 due March 1, 2019 and \$13,910 due September 1, 2019. Copies of the contract are available for review.
- It shall be the obligation of the buyer to serve tenant notice, by September 1, 2019, if so desired.
- It shall be the obligation of the buyer to report to the Henry 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 acknowledges 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	NCCPI Soybeans
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	26.47	21.7%		Ille	82	70	61
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	23.19	19.0%		IVw	43	25	46
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	21.26	17.4%		Ilw	75	75	72
281B	Otley silty clay loam, 2 to 5 percent slopes	15.42	12.6%		Ile	91	90	76
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	14.81	12.1%		Ille	73	67	70
192D2	Adair loam, 9 to 14 percent slopes, moderately eroded	11.79	9.7%		Ive	14	15	41
280B	Mahaska silty clay loam, 2 to 5 percent slopes	4.87	4.0%		Ile	89	90	77
280	Mahaska silty clay loam, 0 to 2 percent slopes	4.28	3.5%		Iw	94	95	78
Weighted Average						67.6	60.8	62.4

RAYMOND A. & SANDRA L. WICKHAM REVOCABLE LIVING TRUST

Raymond A. & Sandra L. Wickham - Co - Trustees | Philip D. McCormick - Attorney for Seller

For details contact sale manager, Lynn Richard of Steffes Group, 319.385.2000 or by cell 319.931.9090

SteffesGroup.com

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