

Keokuk County Land AUCTION

Sigourney, Iowa

Selling Free & Clear for 2019 Farming Season!

THURSDAY, DECEMBER 6, 2018 AT 10AM



SIGOURNEY, IOWA

Land is located 2 1/2 miles south of Sigourney on Highway 149, then 2 miles east on V5G, then 1 1/2 miles east on 255th Street. Watch for auction signs.

Auction to be held at the Keokuk County Expo, 22400 220th Avenue, Sigourney, IA

74 Acres M/L

SELLS IN ONE TRACT (Subject to final survey)

Approx. 71.5 acres tillable.

Corn Suitability Rating 2 of 72 on the tillable.

Located in Section 20, East Lancaster Township, Keokuk County, Iowa.

TERMS: 10% down payment on December 6, 2018. Balance due at closing with a projected date of January 18, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

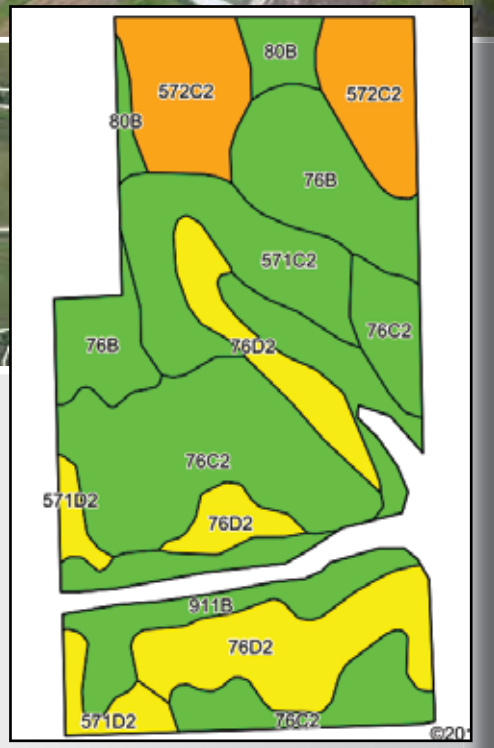
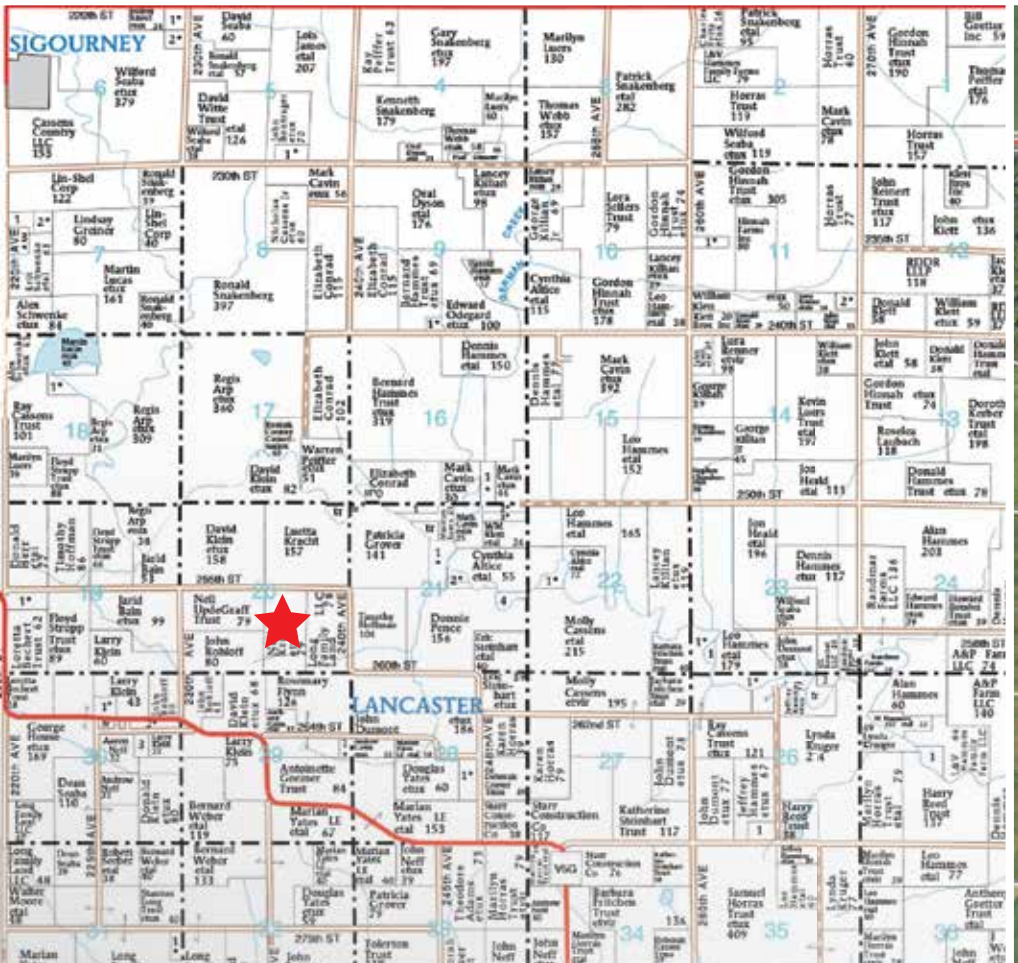
Possession: Projected date of January 18, 2018.

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: \$2,132.96
Ag. Credit: (\$72.83)
Family Farm Credit: (\$50.77)
Net: \$2,009.00 (Approx.)

Special Provisions:

- Farm is selling free and clear for the 2019 farming season.
- It shall be the obligation of the buyer to report to the Keokuk County FSA office and show filed deed in order to receive the following if applicable:
 - Allotted base acres.
 - Any future government programs.
 - Final tillable acres will be determined by the Keokuk County FSA office.
- 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 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	*n NCCPI Soybeans
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	18.04	25.3%		Ille	75	65	63
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, eroded	12.25	17.2%		Ille	49	55	58
572C2	Inton silty clay loam, 5 to 9 percent slopes, moderately eroded	9.73	13.6%		Ille	69	57	66
911B	Colo-Ely complex, 0 to 5 percent slopes	9.50	13.3%		Ilw	86	68	74
76B	Ladoga silt loam, 2 to 5 percent slopes	9.37	13.1%		Ile	86	85	78
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately eroded	7.72	10.8%		Ille	76	62	69
571D2	Hedrick silty clay loam, 9 to 14 percent slopes, moderately eroded	2.46	3.4%		Ille	49	52	64
80B	Clinton silt loam, 2 to 5 percent slopes	2.26	3.2%		Ile	80	80	73
Weighted Average						72	64.9	*n 67

NEIL W. AND BOBBIE JO KRACHT

Craig A. Davis – Attorney for Seller

For details contact auction manager, Duane Norton of Steffes Group, 319.385.2000 by cell, 515.450.7778



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

