

Premier 2 Day Cattle Feedlot & Row Crop Liquidation

AUCTION

Akron, Iowa

DAY 1 320 ACRES M/L – 3 TRACTS

THURSDAY, DECEMBER 20, 2018 AT 5 PM

Open House of the Feedlot will be on Friday, December 14th, from 10-Noon
Auction held at the Akron Country Club, 941 Country Club Drive, Akron, IA 51001

"Selling Choice with the Privilege"

Tract #1 will be sold first and will be sold lump sum price. Then Tracts #2 & 3 will be sold price per 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: Permitted 8,500 Head Feedlot & Feed Mill on 200 Acres M/L

Located at 17638 Fir Avenue, Akron, IA

This is a rare opportunity to purchase a well thought out working cattle feedlot! Offering 35 outside feeding pens, three cattle confinement buildings, working facility, feed mill, machine shed, shop & offices. The layout of the feedlot offers established windbreaks, three wells and three lagoons.

Cattle Confinement Buildings & Feedlot

Cattle confinement building #1 was built in 2007 and is approx. 96'x540' steel frame building. This bedded cattle barn offers double sided concrete feed bunks, concrete pen dividers, Johnson continuous flow waterers, back curtain, concrete floor and concrete feed lanes. Capacity is approx. 1,020 head.

Cattle confinement building #2 was built in 2016 and is approx. 100'x450' steel frame building. This bedded cattle barn offers double sided concrete feed bunks, concrete pen dividers, Johnson continuous flow waterers, back curtain, concrete floor and feed lanes. Capacity is approx. 900 head.

Cattle confinement building #3 was built in 2012 and is approx. 90'x320' steel frame building. This bedded cattle barn offers one sided concrete feed bunks, concrete pen dividers, Johnson continuous flow waterers, back curtain, concrete floor and feed lane. Capacity is approx. 600 head.

The 35 open feeding pens have concrete fence line bunks, continuous pipe fence with composite and/or metal posts. Graveled alleys provide feed truck access.

The 36'x60' shed is a cattle working facility which has double tubs, solid high sided runway & loading chute on grooved concrete. Also included in this building is a Daniels hydraulic working chute & scale, Vet office, storage, feet bath and semi loading dock.

Winter Feedlots, Inc. has a National Pollutant Discharge Elimination System for the lagoon system, which is permit for 8,500 head of feeder cattle – IDNR NPDES#7556471, EPA ID#IA0080217

Feed Mill: The feed mill has an approx. 20'x40' control building with heat & air, office, feed mill controls and leased micronutrient equipment. There is a drive thru with (4) 1,500 bu. overhead bins for feed truck loading. There are two grain legs, 100' (3,500 bph) & 140' (5,500 bph) along with a 700-bushel drive over pit. There is a RMS 48' roller mill with a Friesen 7,500 bu. overhead bulk bin. Grain storage includes a Harvestore 17,000 bu. with Goliath unloader, 17,000 bu. bin w/ fan, 45,000 bu. bin w/ fan and (2) 12,000 bu. bins 1 w/ fan. There is a 55,000 gallon concrete syrup pit with Houle agitator. There is a 4,000-bu. high moisture corn hopper bin, connected by a horizontal conveyor with a RMS 72' roller mill. The backup generator is a KatoLight 135KW (model 431PSL6204-1).

Commodity Building & Bunker: The 50'x120' open front, 6 bay pole building was built in 2006 with concrete floors & dividers and a concrete feed truck loading dock pad. Beside the commodity building there is an approx. 80'x150' concrete block storage bunker with concrete floor.

Business Office & Shop: The business office has 2,016 sq. ft. of space was built in 2006. Offering a reception area, three offices, breakroom, two restrooms, storage area and central air & heat. The adjoining large shop has 7,200 sq. ft. and was built in 2006. The shop area has concrete floor with in-floor heat, work pit, 24'x14' overhead door, (2) 14'x14' overhead doors and mezzanine storage area. Located adjacent to the office/shop is the Weigh-Tronics truck scale, 80'x12', model BMS 98012-100T J.

Machine Shed & Horse Barn: The machine shed is a 66'x120' pole frame building built in 2009. The machine shed has a full concrete floor, steel lined, insulated, CleanBurn oil burning furnace, water hydrant, 200 amp breaker box and a 20'x24' overhead door.

The horse barn is a 40'x60' building with (2) 10'x60' overhangs built in 2010. The horse barn offers concrete floors, (9) 10'x12' sliding door stalls w/ corner swing out hay feeders, heated tach room, hay loft, wash stall, 12'x12' overhead door and automatic waterers.

Home & Detached Garage: The 3-bedroom home has 2,895 sq. ft. of living space and has been extensively remodeled. The home offers an open floor plan in the kitchen, dining & living room. The living room has a wood burning fireplace. The formal living room has glass French doors which leads to the four season room with tiled floor & fireplace. The master suite has an en-suite bathroom with tub, tiled shower, double vanity, toilet room and walk in closet. Main level laundry room is off of the en-suite bathroom. The upstairs offers two bedrooms and a full bathroom. The basement offers a family room and utility room with electric forced air furnace with central air. The home is serviced by a well and rural water is on the property. There is an attached single car garage and a detached two car garage. The home is nicely landscaped with a brick patio and fire pit.

Farmland: Tract #1 has 200 acres M/L with approx. 84 acres tillable, balance being the feedlot and lagoon system. Corn Suitability Rating 2 of 77.5 on the tillable.

Located in Section 9, Johnson Township, Plymouth County, Iowa.

This tract has a Zimmerman GrowSmart Field Vision 8 tower pivot irrigation, which distributes waste water from the lagoons. Water is pumped from the lagoon, then delivered through an underground pipe to the center pivot, which is located on Tract #3.

Included: All attached gates, scales, attached working chutes, 500 & 1,000-gallon LP tanks.

Not included: Feed, Silage, Corn syrup & Bedding inventory, Micronutrient equipment (leased), Fuel barrels, Office furniture, All personal property & appliances in the home.

Tract #1 - Real Estate Taxes: Net \$9,584.00

Tract #2 – 40 Acres M/L
Approx. 38 acres tillable. Corn Suitability Rating 2 of 77.9 on the entire tract. Located in Section 9, Johnson Township, Plymouth County, Iowa.

Tract #2 - Real Estate Taxes: Net \$870.00

Tract #3: 80 Acres M/L
Approx. 74 acres tillable. Corn Suitability Rating 2 of 79.5 on the entire tract. Located in Section 9, Johnson Township, Plymouth County, Iowa.

Tract #3 - Real Estate Taxes: Net \$1,782.00
FSA indicates 197.13 acres tillable on the entire farm.

All lines and boundaries are approximate.



320 acres
±
3 TRACTS

DAY 2 FARM MACHINERY & EQUIPMENT

FRIDAY, DECEMBER 21, 2018 AT 10 AM

3-4
Rings

AKRON, IOWA - Located at 17638 Fir Avenue, Akron, IA

4WD TRACTORS
2013 John Deere 9410R, 3,003 hrs., powershift, active seat, buddy seat, 4 hyd., Lg. 1000 PTO, AM/FM, XM blue tooth, power mirrors, diff lock, 1 set 1375lb rear weights, Michelin 520/85R46 duals, S/N 1RW9410RLD008982
1980 John Deere 8630, 5,318 hrs., quad range, 16 spd., 2 hyd., 3 pt., Lg. 1000 PTO, front 14" blade w/ hyd raise/lower, 480/80-38 duals, S/N 8630H-007309C (PURCHASED NEW)

MFWD TRACTORS
2015 John Deere 6155M, 1,160 hrs., powerquad, CAH, buddy seat, 3 hyd., 3 pt., 540/1000 PTO, LH reverser, diff. lock, joystick(no loader), RH/LH door, front grill guard, front fenders, 460/85R42 rears, 380/85R30 front, S/N 1LO1615MPGG854372 less display
2014 John Deere 8320R, 1,793 hrs., powershift, buddy seat, 4 hyd., 3 pt., quick hitch, 540/1000 PTO, ILS, (16) front weights, (2) 1,535lb rear wheel weights, 480/80-50 dual rears, 380/80R38 dual front, S/N 1RW8320RLEP097409
2005 John Deere 8520, 8,465 hrs., powershift, ILS, active seat, buddy seat, 5 hyd., 3 pt., quick hitch, Lg. 1000 PTO, diff lock, AM/FM, fenders, (12) front weights, (1) set of 1400lb inner rear weights, (1) set of 450lb & 1400lb outer weights, 480/80R50 duals rears, 380/80R38 front, S/N RW8520P034867 (ENGINE OVERHAULED)

2WD TRACTORS
1979 John Deere 4640, 2,372 hrs., quad range, 16 spd., CAH, 3 hyd., 3 pt., quick hitch, 540/1000 PTO, (8) front weights, inner rear wheel weights, 520/85R38 duals, 16.5SL61 front, S/N 4640H012815R
1977 John Deere 4630, 5,879 hrs., powershift, 8 spd., CAH, 3 hyd., 3 pt., 1000 PTO, WF, front aux fuel tank, AM/FM radio, aux., duals, S/N 4630-SG-125525R (ENGINE OVERHAULED)
1967 Farmall 806, 8,753 hrs., diesel, fast hitch, 540/1000 PTO, rear weights, 1 rear/1 mid mount aux hyd., 18.4-38 rears, 7.5-16 front, S/N 42220S-Y, (brackets for loader reserved)

COMBINE
2010 John Deere 9770 STS, 1,590 sep/2,314 eng hrs, 2wd, Contour-Master, bullet rotor, Greenstar ready, buddy seat, Command Center, power mirrors, rock trap, Maurer hopper extensions, dual beacons, power tail, touch set controls, chopper, spreader, 520/85R42 front duals, 480-80R26 rears, S/N 1H09770SC090735533

PLATFORM
2012 John Deere 635F, flex head, hyd. fore/aft, 35", single point hook-ups, full fingered, stubble lights, hydro flex, poly skids, S/N 1H00635FLC745711

CORN HEAD
2004 John Deere 893, corn head, 8x30", poly snouts, single line, head height sensors, tall corn deflector, feeder hose deflector, S/N H00893X705683

HEAD TRAILERS
Maurer, tandem axle, 36", tricycle front, adj. tongue, fixed frame, 9.5L-15 fronts, S/N 07361230000003935
Head Hauler PL-27, 27", tricycle front, adjustable angle, 225/75-15 tires,

TECHNOLOGY
John Deere 2630 display, 2,346 hrs., SF2, S/N PC0A2UD448841
(3) John Deere 2630 displays
(3) Starfire 3000 receivers

WHEEL LOADERS
2015 Case 621F XR, 3,500 hrs., wheel loader, 100" material bucket w/ GrabTech grapple ride control, front aux hyd., hyd. disconnect, Voyager rear camera, 20.5-25 pneumatic tires, S/N NEF224346
2006 Case 621D XR, 5,004 hrs., wheel loader, 100" material bucket, front aux hyd., 20.5-25 pneumatic tires, S/N JEE0140271
GEM, pallet forks for wheel loader, S/N 0516-8499-1/10
John Deere, material bucket, 8' w/ hyd grapple, for wheel loader

SKIDLOADER ATTACHMENTS
Bobcat 15c, auger, w/ 15" bit
Virnig, dirt bucket, 78", w/ bolt on edge Digger bucket, 72", w/ teeth
Pallet forks, 48" full back
Pallet forks, 46", full back, (bent)

BACKHOE & GRADER
1996 Case 580 Super L, 5,496 hrs., 4x4, CAH, ext. hoe, 80" front bucket, 23" rear bucket w/ teeth, padded outriggers, 19.5/24 rears, 12-16.5 fronts, S/N JJG0193263
Caterpillar 12, road grader, 14' blade

TILLAGE
2013 John Deere 2310, mulch finisher, 30' 9", 3 section, 20" blades, 7 1/2" spacing, 10" sweeps, tandems across, 3 bar spring tine, roller bars, 11-15 tires, S/N I0210XLD0755234
John Deere 630, disc, 24", wing fold, 22" disc, 3 bar coil tine harrow, tandems on main frame, 9L-14 tires, S/N N00630X004502
John Deere 910, V-ripper, 7 shank, 3 pt., gauge wheels
Western, coultter mulcher, 14'

PLANTER & DRILL
2011 John Deere 1770NT CCS, planter, 16x30", 2 pt., center fold, insecticide smart box, JD vacuum meters, pneumatic down pressure, variable rate, Yetter shark tooth row cleaner, markers w/ wheels, S/N 1A01770P-5AN-740-206
John Deere 450, drill, 13', 7 1/2" spacing, pull type, 7.50-20 drill rib tires
HAY EQUIPMENT
2014 John Deere 569 Premium, round baler, Cover edge, 1000 PTO, 8,959 bales, S/N 1E00569DPEE400423
New Holland 1431, mower conditioner, 1000 PTO, 13', rubber rolls, 31X13.5-15 S/N 621405
John Deere 1518, batwing mower, 1000 PTO, 15'
John Deere 275, rotary mower, 540 PTO, 3pt., S/N 1E00275XKBC381055
H&S 1460/1660, hay rake, 16 wheel, hi-capacity

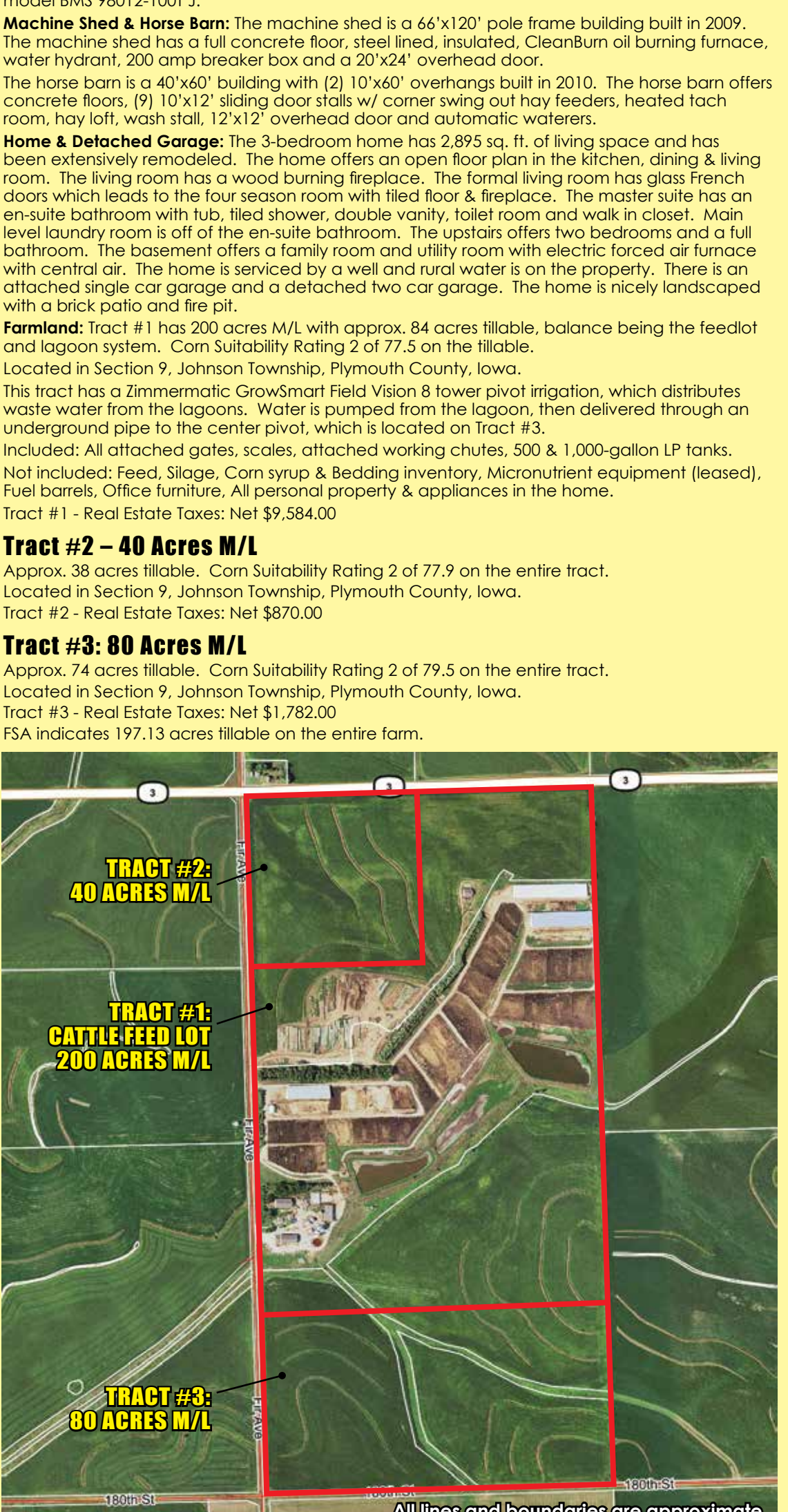
TUB GRINDER & BALE PROCESSORS
2015 Jones Manufacturing Mighty Giant, tub grinder, Lg. 1000 PTO, tandem axle, conveyor discharge, Inter control box w/ remote control, includes 6 screens, S/N 11-109-1009
Vermeer BP8000, bale processor, 1000 PTO, hyd. self load, front screen
Highline CFR 650, bale processor, 1000 PTO, hyd. self load, S/N CFR6500356

GRAIN CART
Brent 1082, grain cart, 20" auger, hyd. spout, bottom dump, roll tarp, 1000 PTO, LED lights, scale, 35.5L-32 tires, S/N B33110159

SPREADER TRUCK & SPREADERS
1996 Kenworth T800, manure spreader truck, 320,173 miles, Cat C-15 engine, 475HP, 10 spd., +2, tandem axle w/ tag, twin screw, 22" triple apron chain conveyor, hyd. stop gate, poly floor, rear PTO, VIN 1NKKDXT4XJ890967
Spread-All TRZZT, manure spreader, Lg. 1000 PTO, tandems, hyd. stop gate, double beaters, double apron chain, poly floor, 16.20 tires, S/N 15021923M
Spread-All TRZZT, manure spreader, Lg. 1000 PTO, tandems, hyd. stop gate, double beaters, double apron chain, poly floor, 16.20 tires, S/N 08021019



ONLINE BIDDING ON MAJOR EQUIPMENT



Winter Feedlots, Inc. & Winter Properties, LLC

Scott & Stacey Winter - 712.568.3617 | Joseph A. Peiffer - Attorney for Seller

For details contact auction managers, Nate Larson or Adrian Wolfe of Steffes Group, 319.385.2000 or by cell Nate - 319.931.3944 or Adrian - 641.414.2256

SteffesGroup.com

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



DAY 1 320 ACRES M/L – 3 TRACTS
THURSDAY, DECEMBER 20, 2018 AT 5 PM

DAY 2 FARM MACHINERY & EQUIPMENT
FRIDAY, DECEMBER 21, 2018 AT 10 AM



TERMS: 20% down payment on December 20, 2018. Balance at closing with a projected date of February 4, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of February 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.

SPECIAL PROVISIONS:

- The buyer of the feedlot will be required to purchase from the seller the feed, silage, corn syrup & bedding inventory at time of closing at current market value.
- The tillable ground is selling free and clear for the 2019 farming season.
- It shall be the obligation of the buyer to report to the Plymouth 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 Plymouth County FSA office.
- It shall be the buyer's responsibility and expense to inspect, repair and/or update, if needed, the home & office septic systems and acquire the DNR Time of Transfer certificate for the home & office septic systems. This shall be done prior to closing.
- The seller shall not be obligated to furnish a survey.
- If the purchaser of Tract #1 does not purchase Tract #3, Tract #3 shall be sold subject to an easement in favor of Tract #1 allowing the owner of Tract #1 to operate its irrigation equipment on the property and the purchaser of Tract #3 shall be required to accept the liquid effluent from the feedlot on Tract #1 and will pay for the nutritional value of the effluent spread on the property.
- 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.
- 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 any fencing in accordance with Iowa state law.
- 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.



Steffes Group, Inc.
 2245 East Bluegrass Rd
 Mt. Pleasant, IA 52641

320 Acres M/L Cattle Feedlot & Row Crop Liquidation AUCTION

Premier

DECEMBER 20TH & 21ST
 Akron, Iowa

PRESORTED
 FIRST CLASS
 US POSTAGE
 PAID
 Permit #315
 FARGO, ND

Premier

AUCTION

Cattle Feedlot & Row Crop Liquidation

2 DAYS: Thur., December 20th & Fri., December 21st



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BELT & HOPPER BOTTOM TRAILERS

2016 Wilson DWBT-650SS, belt trailer, 50'x102', tandem axle, w/ rear tag, Shurlok 4500 HD roll tarp, electric, air ride, VIN 1W14513AXG2265509

2010 Wilson DWH-500, hopper bottom, 40'x8', tandem axle, air ride, Shurco wireless hopper openers, 65,000# GVWR, electric roll tarp, 11R22.5 tires, VIN 1W1MAYFA0AA25439

EQUIPMENT

Bomgaars, 3 pt. sprayer, 27', 200 gal., 1000 PTO Rotating Beater Attachment for dump truck, PTO powered

Westendorf WL-42 loader, 7' bucket

Kato Light KLM3-45-540, PTO generator, 540 PTO, 3 phase, 120/240V, 27 amp., S/N MRP0176428-0109

Hobart Champion, 348 hrs., 10,000-WATT generator/230 AMP DC/CC welder, Kohler gas engine, electric start, on cart

Tahoe 7000, diesel generator, 120/240V, electric start



SIDE DUMP TRAILERS

2004 Trail King TK60SSD-402, side dump, Roll Rite electric roll tarp, roll rite, both side dump, 3' debris box, air ride, pin jacks, 75,640 GVWR, (8) alum wheels, 285/75-24.5 tires, VIN 1TKS040224M047166

2007 SmithCo, side dump, hyd. dump, aero sidekick electric tarp, 36' debris box, LH dump, 75160lbs GVWR, air ride, (8) steel rims, 11R22.5 tires, VIN 1S9S5A0267L476801

FUEL TANKS & POLY TANKS

1500 gal. fuel tank w/ pump, hose, & reel 4'x6', single compartment

6000 gal. vertical poly tank

(2) 3000 gal. poly tank

(4) 2500 gal. poly tank

(2) 3000 gal. vertical poly tank on stands



TANKER TRAILERS

1994 Walker, tanker, 42', stainless, 6,200 gal., air ride, 7' rear discharge, (8) alum wheels, 285/75-24.5 tires, VIN 1W9S82AXR007028

1976 Aero, tanker, 6,300 gal., SS tank, spring ride, 295-75R22 tires

LIVESTOCK EQUIPMENT

(8) Shade ALL Cattle Shade - 32'x32'

Mist Sprayer, cattle sprayer, 3 pt. sprayer, 100 gal., 540 PTO

(2) Bulk Bins

Assortment of Livestock Waterers

24'x80' Wind Break Walls

Assortment of Gates

Concrete Feed Bunks

Continuous 20' Section of Steel Fence

Assortment of Steel Siding

Assortment of Steel Fencing

Approx. 90 - Alum 30'x6" Irrigation Tubes

8' Wood Posts

36' - 3 1/2" Threaded Pipe

8' Posts - 6'x6"



DROP DECK & SPRAYER TRAILERS

2003 Transcraft, drop deck trailer, 42'x128", steel frame, alum deck, spread axle, 80,000 GVWR, air ride, (8) alum wheels, (2) alum tool boxes, 255/70R22.5 tires, VIN 1TT-E5320-3-31071654

SHOP EQUIPMENT

Aladdin 8430, pressure washer, 440V, 90 AMP, 3000 PSI, burner, S/N 102226

Tahoe horizontal portable air Compressor w/ Honda GX200 engine

Miller Millermatic 252, mig welder

Coats 5030 rim clamp tire machine

C-Aire vertical air compressor, 80 gal., 5 hp., single phase

ATD7454 20ton bottle jack press

Delta X5 drill press

Cut Off Saws, Parts Bins, 22 ton air over hyd. axle jack, Torch set & cart, **Craftsman** tool box, 43", SS, 22 drawer, (4) 600/50-225 Wheels, (New) Semi Tires, Assortment of Used Semi Tires



VAN TRAILERS

1976 Timp, van trailer, 32', single axle, VIN 40248

Great Dane, van trailer, 53', cargo doors, spring ride, adjustable rear axle, 65,000# GVWR

TRAILERS

2015 Load Max, gooseneck, 26' + 6' beavertail, tandem axle, fold down steel ramps, 22,000 GVWR, front tool box, 235/80-16 duals, VIN 4ZE6H322XF1085046

1995 Titan, gooseneck, 20' + 4' beavertail, tandem axle, wood deck, ramps, 14,000 GVWR, 235/85-16 tires, VIN 4TGF24206S1000284

Road King, equipment trailer, 16', tandem axle, fold down ramps, 235/50-16 tires



TRUCKS

2012 Chevrolet 2500HD, 83,282 miles, ext. cab, 4WD, Vortex V8, gas, automatic, long bed, poly bed, cruise, VIN 1GC2KVG8C234475

CONVEYORS

Batco 2035, belt conveyor, upper motor mount, manual height adj., S/N 20504

Batco 2055, belt conveyor, 3 phase, 20 amp electric motor, manual height adj., bottom motor mount, S/N 20872

Many items too numerous to mention, don't miss this auction!!



ONLINE BIDDING

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