

# Henry County Land AUCTION

Winfield, Iowa

*Selling Free and Clear for 2019*

## WINFIELD, IOWA

Land is located 2 miles south of Winfield on Highway 78, then 2 1/2 miles west on 150th Street OR 1 mile south of Swedesburg on Highway 218, then 3 miles east on 150th Street. Watch for auctions signs. **Auction to be held at the Steffes Group Auction Facility, 2245 East Bluegrass Road, Mt. Pleasant, Iowa.**

### "Selling Choice with the Privilege"

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

## 155 Acres M/L

**SELLS IN 2 TRACTS - (Subject to final survey)**

### Tract #1 – 78 Acres M/L – Subject to final survey

Approx. 75.97 acres fillable, of which approx.. 3.4 acres are in the CRP program as follows:  
 3 acres at \$222.22 = \$666.66 and expires on 9-30-2021.  
 0.4 acres at \$224.26 = \$89.70 and expires on 9-30-2022.  
 Corn Suitability Rating 2 of 86.1 on the entire tract.

This tract has 3 grain bins, (2) approx. 4,500 bu. and (1) approx. 4,000 bu. Located in Section 31, Scott Township, Henry County, Iowa

### Tract #2 – 77 Acres M/L – Subject to final survey

Approx. 74.25 acres fillable, of which approx.. 6.6 acres are in the CRP program as follows:  
 1.18 acres at \$222.22 = \$262.21 and expires on 9-30-2021.  
 1.48 acres at \$224.26 = \$331.90 and expires on 9-30-2022.  
 2.44 acres at \$122.72 = \$299.00 and expires on 9-30-2019.  
 1.50 acres at \$215.00 = \$323.00 and expires on 9-30-2028.  
 Corn Suitability Rating 2 of 74.7 on the entire tract.

Located in Section 31, Scott Township, Henry County, Iowa.

**TERMS:** 10% down payment on February 5, 2019. Balance due at closing with a projected date of February 28, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of February 28, 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.

Real Estate Taxes – Tract #1		Real Estate Taxes – Tract #2	
Gross	\$2,575.02	Gross	\$2,196.07
Ag. Credit	(\$88.63)	Ag. Credit	(\$76.03)
Net (rounded)	\$2,486.00	Net (rounded)	\$2,122.00

### Special Provisions:

- The land is selling free and clear for the 2019 farming season.
- The land is selling subject to Court Approval.
- 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. C. CRP prorate. Please note that the final fillable acres and final CRP acres will be determined by the FSA office.
- Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer further agree to indemnify and hold harmless the sellers for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the CRP. In the event the buyer elects to take the ground out of CRP, the buyer will be responsible to the seller for any prorate of the CRP payment that the seller would have received.
- Both tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for said tracts.
- There is a 30' easement for ingress and egress in favor of Tract #1, through the adjoining acreage not selling. Copies of said easement & agreement are on file.
- 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)
- 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 he or she has carefully and thoroughly inspected the real estate and is 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.

**TUESDAY, FEBRUARY 5, 2019 AT 10AM**



TRACT #1



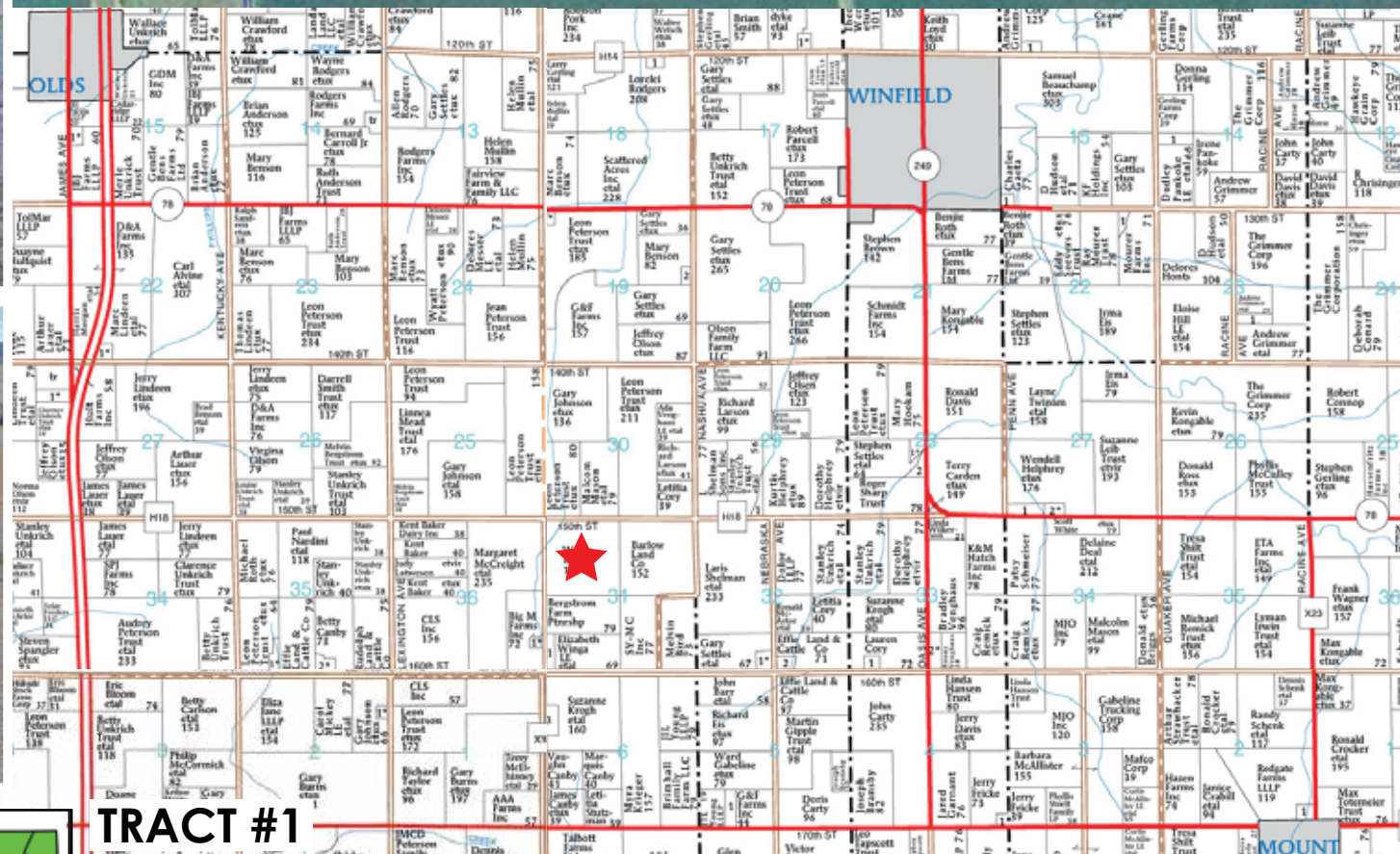
TRACT #1



TRACT #2



TRACT #2



### TRACT #1

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Cor n	Soybeans	*n NCCPI Soybeans
281B	Otley silty clay loam, 2 to 5 percent slopes	19.28	25.4%		Ille	91	90			76
280	Mahaska silty clay loam, 0 to 2 percent slopes	16.55	21.8%		Iw	94	95			79
279	Taintor silty clay loam, 0 to 2 percent slopes	13.44	17.7%		Ilw	83	88			72
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	7.07	9.3%		Ille	82	70			61
280B	Mahaska silty clay loam, 2 to 5 percent slopes	6.34	8.4%		Ile	89	90			77
570C	Nira silty clay loam, 5 to 9 percent slopes	5.90	7.8%		Ille	76	72			85
281C	Otley silty clay loam, 5 to 9 percent slopes	4.85	6.4%		Ille	85	75	7	2	74
222C	Clarinda silty clay loam, 5 to 9 percent slopes	2.33	3.1%		IvW	41	30			55
<b>Weighted Average</b>						<b>86.1</b>	<b>84.7</b>	<b>0.4</b>	<b>0.1</b>	<b>*n 74.6</b>

### TRACT #2

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Cor n	Soybeans	*n NCCPI Soybeans
281B	Otley silty clay loam, 2 to 5 percent slopes	19.76	25.5%		Ille	91	90			76
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	19.31	24.9%		Ille	82	70			61
222C	Clarinda silty clay loam, 5 to 9 percent slopes	19.05	24.5%		IvW	41	30			55
281C	Otley silty clay loam, 5 to 9 percent slopes	12.41	16.0%		Ille	85	75	7	2	74
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	4.68	6.0%		Ilw	75	75			72
280	Mahaska silty clay loam, 0 to 2 percent slopes	2.39	3.1%		Iw	94	95			79
<b>Weighted Average</b>						<b>74.7</b>	<b>67.1</b>	<b>1.1</b>	<b>0.3</b>	<b>*n 66.6</b>

## WALDO J. BLOOM ESTATE

Barbara Chebuhar & Eric Bloom – Co-Executors | Jeffrey D. Thomas – Attorney for Estate

For details contact auction manager, Dennis Ebersole of Steffes Group, 319.385.2000 or by cell 319.217.0658



**SteffesGroup.com**

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