Selling Free and Clear for 2019 WINFIELD, IOWA

Land is located 2 miles south of Winfield on Highway 78. then 2 ½ 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 tillable, 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 tillable, 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.

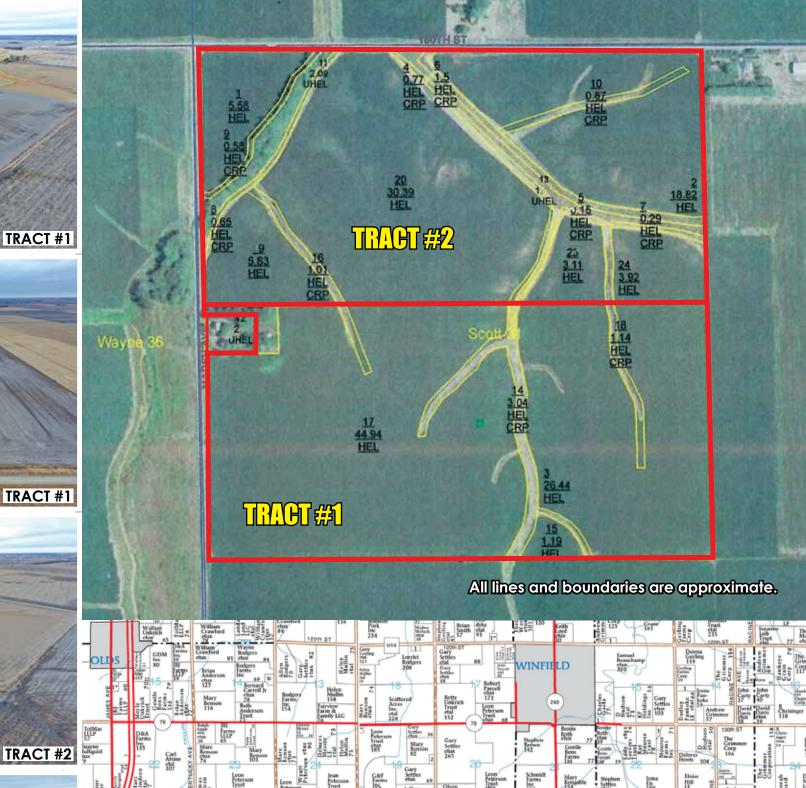
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Real Estate Taxes – Tro	act #1	Real Estate Taxes – Tract #2							
Gross	\$2,575.02	Gross	\$2,196.07						
<u>Ag. Credit</u>	(\$88.63)	<u>Ag. Credit</u>	(\$76.03)						
Net (rounded)		Net (rounded)							

Special Provisions:

• The land is selling free and clear for the 2019 farming season.

TUESDAY, FEBRUARY 5, 2019 AT 10AM



Henry County Land

Winfield, Jowa

- 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 tillable 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 advertisina.

WALDO J. BLOOM ESTATE

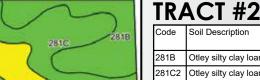
Barbara Chebuhar & Eric Bloom – Co-Executors | Jeffrey D. Thomas – Attorney for Estate For details contact auction manager, Dennis Ebersole of Steffes Group, 319.385.2000 or by cell 319.217.0658

HSI

SteffesGroup-com

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

Image: state stat	and House and	55 FEB	1//	1	<u> </u>	2582	234 140th ST	116				Olson ctars a	7 LLC	91	266			123	D.	<	154 044	Grimmer etal 77	20
TRACT #2 Non-tr Class CSR2* CSR Cr Soybeans Non-tr Class CSR2* CSR Cr<	Larend an	Trut etta	Buff	united and a second	n dalaman na	D&A Farms Inc 76	00			11		10.00	V DH Land Land that char	a Kili	leffrey Olsen etua 123	-14-V	Romald Diaxis 151	v Layne z Twind z etal 158	~			The Grimmer Corp 235	Bobert Connop 158
TRACT #2 Solution		Norma Dison ritula 112		nes llames aer Lauer rx etal	ни	Logic Namb United United Total official and 150	r Unkrich th Trust 17 etal th ST 103	Non-	Gary Johnson etal 158	Frust Frust Frust	Malcom Mayom etal	Larso star Larso star Letin Cory 39	-6355	10.01	89 Borothy Helphrey etvir 2	Cottles 10/	Terry Carden ettax 149	1 12			Domaki Ross ebax 153	HoCalley Trust 155	
Image: State Image: State<	and the	Stanley Unkrich etal 104 eller skrich at 41	$\ $	ger .	Clarence Unkrich	Michael Roth Stark 56	Aardini Mardini fal 118 Stan- try 35 rich 40	Latwesen	40 ctal	a 👔		Barlow Land Co 152	Laris Shelmar etal 233	¥ .			K&M Hatz Jarm Inc 78		Delah Deal ctal 212	nc	Teges Teges	SACINE AVE	Frank
TRACT #2 Image: State of the state of	A - 197	Steven Spangler ctux		Audor Peters Treat ctal 233	Betty Dakrich Frust	Leon Feterson Feterson Feterson Feterson Feterson	Cattle Co 79	10 Inc 156		rmi Ptre	thp 79	SY-MC Inc 77 Mebun	Gary Settles etal	1 DS ST	the Land & the Co 71	Kregh u etal 2 80 Lauren 2 Cory 2 1 72 C	Craig Remich	s 036	MIO Malan Miler 7	Donald etto		Irwin Trust etal 154	Max Kongable ctux
Construction Acres Percent of field CSR2 CSR 2** CSR 0* Soybeans NnCCPI 2816 Otley silty clay loam, 2 to 5 percent slopes 19.28 25.4% Ille 91 90 76 2908 Mahaska silty clay loam, 0 to 2 percent slopes 16.55 21.8% Iw 94 95 79 21C2 Otley silty clay loam, 5 to 9 percent slopes 6.34 8.4% Ille 89 90 77 2006 Mahaska silty clay loam, 5 to 9 percent slopes 5.90 7.8% Ille 89 90 77 21C2 Otley silty clay loam, 5 to 9 percent slopes 5.90 7.8% Ille 72 85 21C Otley silty clay loam, 5 to 9 percent slopes 5.90 7.8% Ille 75 7 2 74 22C Clarinda silty clay loam, 5 to 9 percent slopes 2.33 3.1% IVW 41 30 55	The Area and	And		Eric Biocom etail Setty Indeficie Truot tai 118	1.332	REFER	1 Jose	Lean Naturnam Trast etus 172	1	308	Mar	II UL	Richar Els els V	SS CON	2		Linda Hansen Trunt 80 Jerry Dants etax 83	1	20 1			Randy Schenk etal 117	
Code Soil Description Acres Percent of field CSR2 Legend Non-Irr Class CSR2* CSR Cor 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 6.34 8.4% Ille 89 90 77 570C Nira silty clay loam, 5 to 9 percent slopes 5.90 7.8% Ille 72 85 281C Otley silty clay loam, 5 to 9 percent slopes 5.90 7.8% Ille 75 7 2 74 222C Clarinda silty clay loam, 5 to 9 percent slopes 2.33 3.1% IVw 41 30 55			╢		Steen Craty	 #1		Marsh .	197 AAA Farme	57 37		Mera Krieper 157 Family		arms nc	170th ST		Lared Carnant 26 26 28 28 28 28			Curla Martin Arrite St	Farms Grabili Inc. Crabili 74 etai 94	1	1.1
2818 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% IIw 83 88 72 280 Mahaska silty clay loam, 5 to 9 percent slopes 13.44 17.7% IIw 83 88 72 281C2 Otley silty clay loam, 5 to 9 percent slopes, eroded 7.07 9.3% IIle 82 70 61 280B Mahaska silty clay loam, 2 to 5 percent slopes 6.34 8.4% IIle 89 90 77 570C Nira silty clay loam, 5 to 9 percent slopes 5.90 7.8% IIle 76 72 85 281C Otley silty clay loam, 5 to 9 percent slopes 4.85 6.4% IIle 85 75 7 2 74 222C Clarinda silty clay loam, 5 to 9 percent slopes 2.33 3.1% IV/w 41 30 55	2810		ł	1000	DOM: NAME	10.000	Jan	Peterson Lamily	Dennis		14		nt of	CSR	1ctor 2	Non-Irr	Class	CSR2**	CSR	and a	10 11 10 10 10 10	*n NCC	PI
281B 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% Ille 89 90 77 570C Nira silty clay loam, 5 to 9 percent slopes 5.90 7.8% Ille 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	$\langle \rangle \rangle$			281B	Otley silt	y clay loa	am, 2 to 5 pe	ercent sl	opes		19.28		25.4%				lle	91	90				76
280B Mahaska 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% Ille 89 90 77 570C Nira silty clay loam, 5 to 9 percent slopes 5.90 7.8% Ille 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% IV/w 41 30 55		1		280	Mahaska	silty cla	y loam, 0 to 2	2 percer	nt slopes		16.55		21.8%				lw	94	95				79
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	2818	COID V					_							_			_						
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	(())				- ,				•	ed									_				
280B 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	00																						
222C Clarinda silty clay loam, 5 to 9 percent slopes 2.33 3.1% IVw 41 30 55	280B	~ 1				-			-														
	201	1				, ,	, ,						-								2		
weighted Average 86.1 84.7 0.4 0.1 *n 74.6	C			222C	Clarinda	silty clay	loam, 5 to 9	percen	it slopes		2.33		3.1%										
			1	L											<u>v</u>	veignted A	verage	86.1	84.7	0.4	0.1	'	n /4.6



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%		lle	91	90			76
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	19.31	24.9%		llle	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%		llle	85	75	7	2	74
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	4.68	6.0%		llw	75	75			72
280	Mahaska silty clay loam, 0 to 2 percent slopes	2.39	3.1%		lw	94	95			79
		74.7	67.1	1.1	0.3	*n 66.6				

