

# Jefferson County Land AUCTION

Packwood, Iowa

*Selling Free and Clear for 2019*  
**THURSDAY, MARCH 7, 2019 AT 10AM**

## 138 Acres M/L

**SELLS IN 1 TRACT - (Subject to final survey)**

**PACKWOOD, IOWA** - Land is located 3 miles west of Packwood on H17/125th Street in sections 17 & 20, Polk Township, Jefferson County, Iowa.

**Auction to be held at the Best Western Fairfield Inn Banquet Hall, 2200 W Burlington Ave, Fairfield, IA 52556**

- 3 year avg. soybean yield of 68 bu./acre
- 3 year avg. corn yield of 204 bu./acre
- Farm has been no tilled for 35 years
- Approx. 129.92 acres tillable, of which approx. 15.56 acres are in the CRP as follows:
  - 6.66 acres at \$288.17 = \$1,919.21, expires 9/30/2025
  - 2.38 acres at \$296.61 = \$705.93, expires 9/30/2025
  - 5.74 acres at \$110.34 = \$633.35, expires 9/30/2019
  - 0.78 acres at \$104.26 = \$81.32, expires 9/30/2019
- Corn Suitability Rating 2 of 62.9 on the tillable.

**TERMS:** 10% down payment on March 7, 2019. Balance due at closing with a projected date of April 19, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Immediate tillage rights will be granted with a projected closing date of April 19, 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.

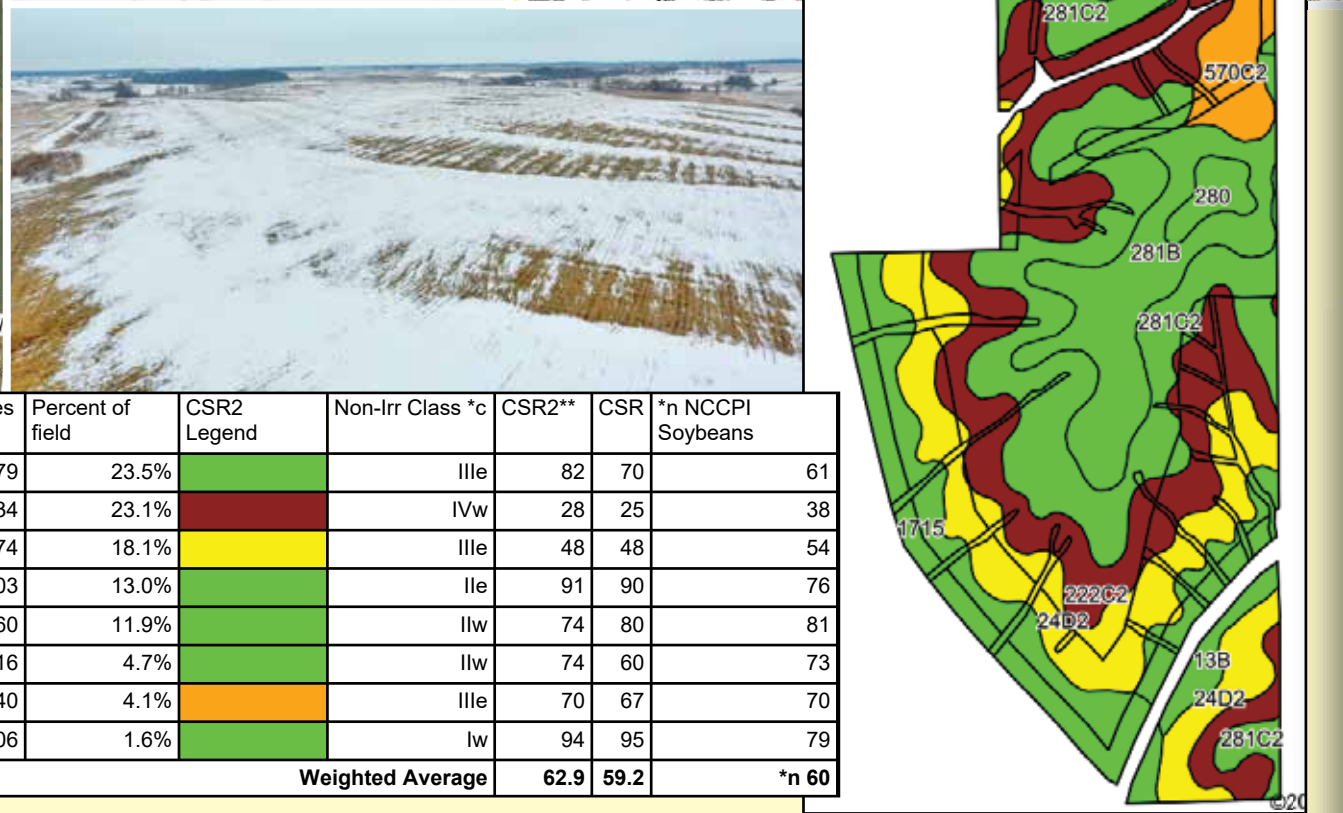
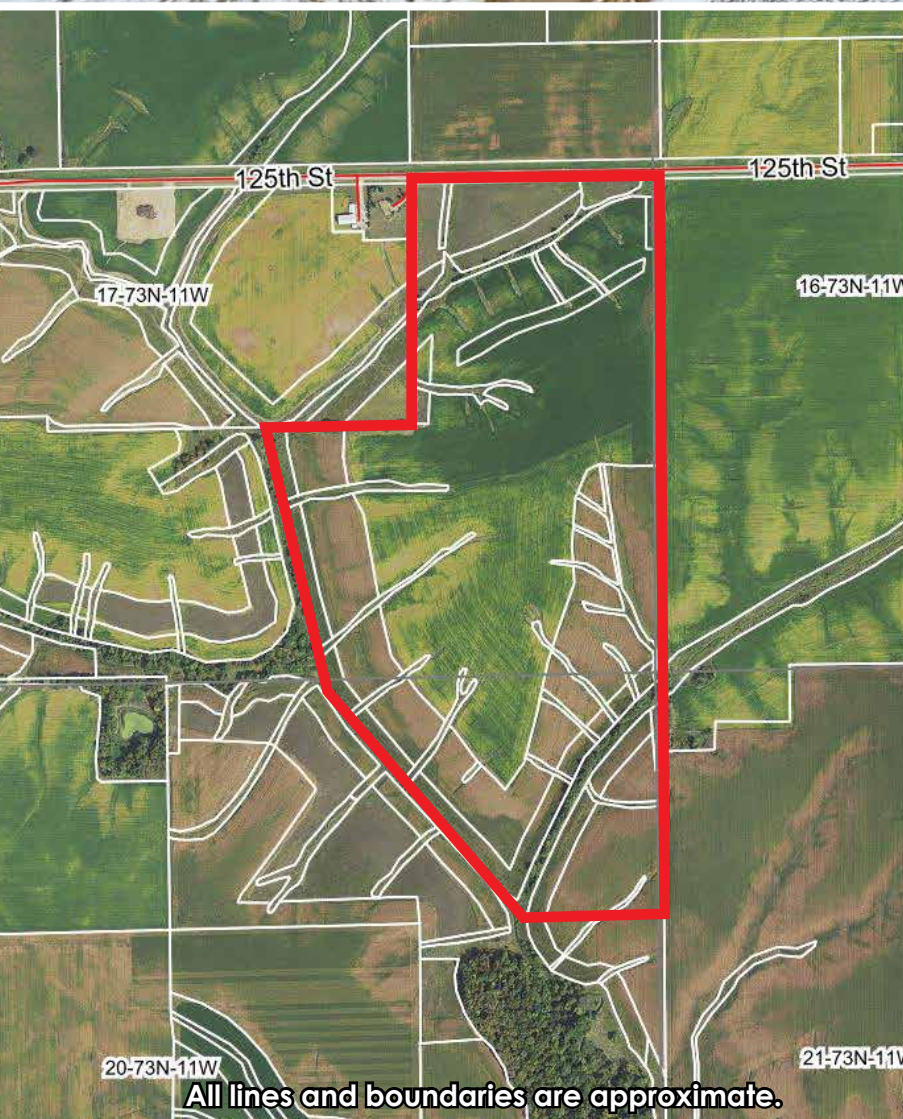
Gross \$3,291.65  
 Ag. Credit (\$116,811)  
 Net \$3,176.00 (Approx.)

### Special Provisions:

- The land is selling free and clear for the 2019 farming season.
- It shall be the obligation of the buyer to report to the Jefferson 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.
- 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.
- 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.



**Can't make the auction?  
 Online bidding offered on this land!**



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	30.79	23.5%		IIIe	82	70	61
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	30.34	23.1%		IVw	28	25	38
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	23.74	18.1%		IIIe	48	48	54
281B	Otley silty clay loam, 2 to 5 percent slopes	17.03	13.0%		Ile	91	90	76
1715	Nodaway-Vesser-Ackmore complex, 0 to 2 percent slopes	15.60	11.9%		IIw	74	80	81
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	6.16	4.7%		IIw	74	60	73
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	5.40	4.1%		IIIe	70	67	70
280	Mahaska silty clay loam, 0 to 2 percent slopes	2.06	1.6%		Iw	94	95	79
<b>Weighted Average</b>						<b>62.9</b>	<b>59.2</b>	<b>*n 60</b>

## WILLARD C. & YVONNE E. KLEIN ESTATE

Calvin Klein – Executor

Tim B. Kuiken – Attorney for Estate

For details contact auction manager, Terry Hoenig of Steffes Group at 319.385.2000 or by cell 319.470.7120



**SteffesGroup.com**

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