



WASHINGTON COUNTY, IOWA

BRIGHTON, IA - Auction to be held at the Lake Darling Lodge, 111 Lake Darling Road, Brighton, Iowa. Located in Lake Darling State Park, 3 miles west of Brighton on Highway 1.

THURSDAY, MARCH 21, 2019 AT 10AM

Open House on Thursday, March 7th, 10 - 11 AM

622.68 Acres M/L – SELLS IN 7 TRACTS

Auctioneer's Note: All tracts will be sold by the acre, except Tract #3, which will be sold lump sum price. Tracts #1-3 will be sold in order. Tracts #4 & 5 will be sold Choice with the Privilege, whereas the high bidder may choose Tract #4 or Tract #5 or both tracts for their high bid. Once this is completed, Tracts #6 & 7 will be sold Choice with the Privilege, whereas the high bidder may choose Tract #6 or Tract #7 or both tracts for their high bid. Tracts will not be recombined.

Tract #1 – 121.32 Acres M/L – Subject to final survey

Tract #1 is located 3 1/2 miles north of Brighton on Highway 1. Approx. 82.14 acres fillable of which approx. 41.33 acres are in the CRP program as follows:
38.43 acres at \$211.65 = \$8,133.00 and expires on 9-30-2027.
1.6 acres at \$258.45 = \$414.00 and expires on 9-30-2022.
1.3 acres at \$227.42 = \$295.00 and expires on 9-30-2019.

Corn Suitability Rating 2 of 65.2 on the fillable. Located in Sections 15 & 16, Brighton Township, Washington County, Iowa.

Tract #2 – 145.2 Acres M/L – Subject to final survey

Tract #2 is located 3 1/2 miles north of Brighton on Highway 1. This tract brings in \$26,164 of CRP income per year! This tract also offers timber, a 76'x88' barn, approx. 11,144 bu. & 6,478 bu. grain bins and a pond. FSA information: 107.52 acres fillable of which 105.63 acres are in the CRP program as follows:
75.32 acres at \$269.27 = \$20,281.00 and expires on 9-30-2025.
9.01 acres at \$210.47 = \$1,896.00 and expires on 9-30-2025.
11.90 acres at \$186.57 = \$2,220.00 and expires on 9-30-2022.
9.40 acres at \$187.95 = \$1,767.00 and expires on 9-30-2021.

Corn Suitability Rating 2 of 63.4 on the fillable. Located in Section 16, Brighton Township, Washington County, Iowa. Possession on grain bins will be August 1, 2019.

Tract #3 – Four Bedroom Home on 1.75 Acres M/L – Subject to final survey

Tract #3 is located 5 miles north of Brighton on Highway 1 to 3015 Highway 1, Washington, IA. Take a look at this large two story, four bedroom home, located on a hard surface road. This home has 1,631 sq. ft. of living space on two levels. The main level offers a living room with fireplace, adjoining dining room with colonnades, kitchen with refrigerator & electric stove. The upstairs offers four bedrooms, bathroom with claw foot tub and walk up attic storage. The basement has a Heil high efficient gas forced air furnace, 1/2 bath, washer, dryer, electric water heater and a 100 amp breaker box. Other amenities of the home include hardwood floors, original woodwork, metal roof and rural water. The home also has a detached 20'x28' garage, all situated on 1.75 acres M/L – subject to final survey.

Included: Refrigerator, Stove, Washer, Dryer, 1,000 gal LP tank
Not Included: Freezer, Personal Property

Tract #4 – 158.56 Acres M/L

Tract #4 is located 5 miles north of Brighton on Highway 1, then 1 1/4 miles west on 290th Street, then 1/2 mile north on Ivy Avenue, then 1/4 mile east on 285th Street. This tract brings in \$19,706 of CRP income per year! This secluded tract offers timber, 20'x40' shed, approx. 7,446 bu. grain bin, a small pond and a creek runs through the property.

FSA information: 156.62 acres fillable of which 109.56 acres are in the CRP program as follows:
32.30 acres at \$237.88 = \$7,684.00 and expires on 9-30-2023.
16.88 acres at \$204.05 = \$3,444.00 and expires on 9-30-2027.
14.90 acres at \$206.38 = \$3,075.00 and expires on 9-30-2022.
33.70 acres at \$79.20 = \$2,669.00 and expires on 9-30-2021.
8.57 acres at \$241.17 = \$2,067.00 and expires on 9-30-2025.
2.20 acres at \$212.00 = \$466.00 and expires on 9-30-2019.
1.01 acres at \$298.37 = \$301.00 and expires on 9-30-2024.

Corn Suitability Rating 2 of 52.9 on the entire tract. Located in Sections 5 & 6, Brighton Township, Washington County, Iowa. Possession on grain bin will be August 1, 2019.

Tract #5 – 14.65 Acres M/L

Tract #5 is located 2 miles north of Brighton on Highway 1, then 2 3/4 miles northwest on Ginkgo Avenue. This tract offers a recreational opportunities with \$1,991 of CRP income per year! This tract features timber and a creek running through the property.

FSA information: 7.67 acres fillable, all of which are in the CRP program as follows:
5.10 acres at \$256.56 = \$1,308.00 and expires on 9-30-2021.
1.70 acres at \$266.40 = \$453.00 and expires on 9-30-2022.
0.87 acres at \$264.59 = \$230.00 and expires on 9-30-2027.

Corn Suitability Rating 2 of 74.4 (CSR1 82.2) on the fillable. Located in Section 6, Brighton Township, Washington County, Iowa.

Tract #6 – 166.2 Acres M/L

Tract #6 is located 2 miles north of Brighton on Highway 1, then 4 miles northwest on Ginkgo Avenue, then 1 mile west to the intersection of 280th Street & Fir Avenue. The access to the property is an easement through the adjoining land owner, it is approx. 1/4 mile south of 280th Street & Fir Avenue.

This secluded tract offers \$7,420 of CRP income per year, along with timber and open areas along the banks of the Skunk River. FSA information: 22.57 acres fillable all of which are in the CRP program as follows: 22.57 acres at \$328.75 = \$7,420.00 and expires on 9-30-2030.

Corn Suitability Rating 2 of 77.9 (CSR1 80.5) on the fillable. Located in Sections 1, 2, 11 & 12, Dutch Creek Township, Washington County, Iowa.

Tract #7 – 15 Acres M/L

Tract #7 is located 2 miles north of Brighton on Highway 1, then 4 miles northwest on Ginkgo Avenue, then 1 mile west on 280th Street, then 1/2 mile north on Fir Avenue, then 3/4 mile west on 275th, then 1 1/4 south on Elm Avenue, which turns into a dirt road. The access to the property is an easement through the adjoining land owner, it is approx. 3/4 mile south & east of Elm Ave.

If you are looking for a secluded get away, this could be your property! This secluded tract offers timber, an old cabin & old mobile home along the banks of the Skunk River. Located in Section 11, Dutch Creek Township, Washington County, Iowa.

Not Included: Hunting Stands

Huge IOWA & MISSOURI LAND AUCTION

THURSDAY, MARCH 21, 2019

CLARK COUNTY, MISSOURI



KAHOKA, MISSOURI - Land is located 9 miles west of Kahoka on Highway 136 to Luray, then 4 miles north of Luray on County Highway K, then 1/2 mile east on 51 EW. Watch for auction signs.
Auction to be held at the CARE Center, 451 North Vine Street, Kahoka, MO.

THURSDAY, MARCH 21, 2019 AT 4PM

122 Acres M/L – SELLS IN 1 TRACT

Take a look at this perfect hunting recreational property with \$5,488 of CRP income, 3 ponds, a creek runs through the property and it borders 100's of acres of timber!

FSA information: 52 acres fillable of which are in the CRP program as follows:

42 acres at \$105.00 = \$4,410.00 and expires on 9-30-2021.

10 acres at \$107.76 = \$1,078.00 and expires on 9-30-2021.

Majority soil types include: Lindley, Gorin & Klum.

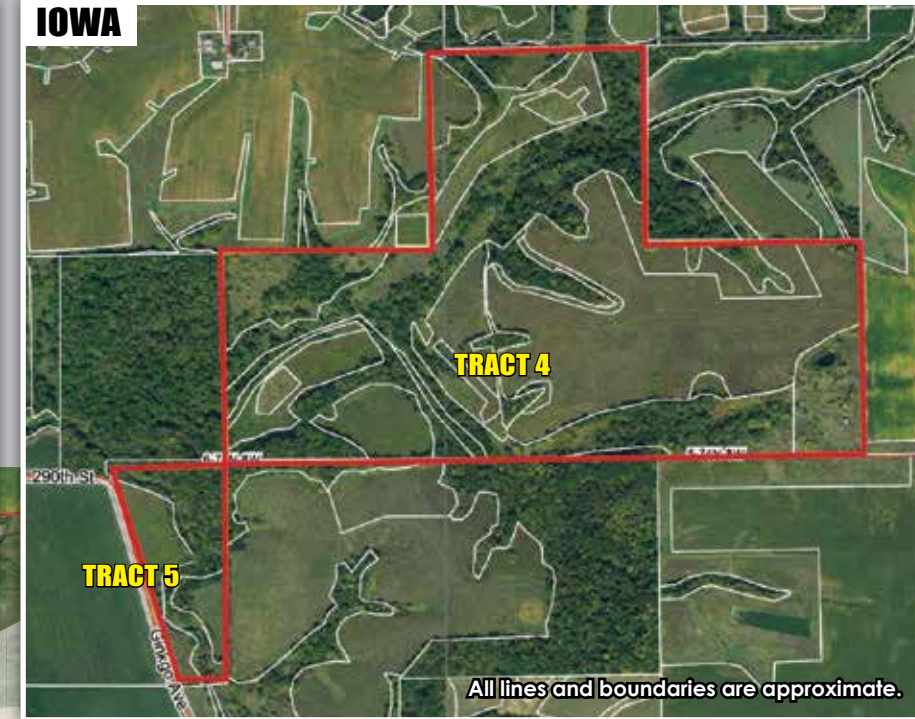
Located in Section 31, Jefferson Township, Clark County, Missouri



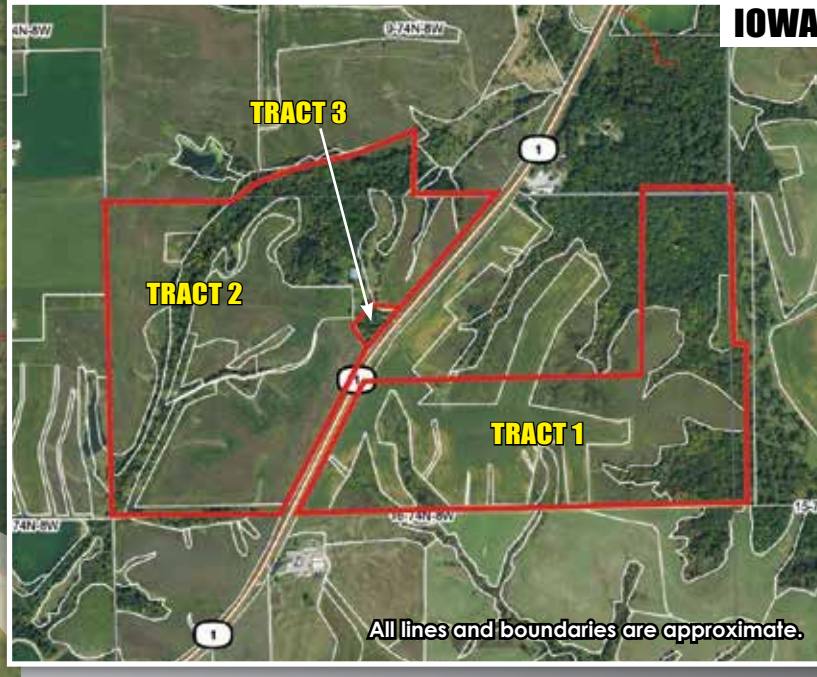
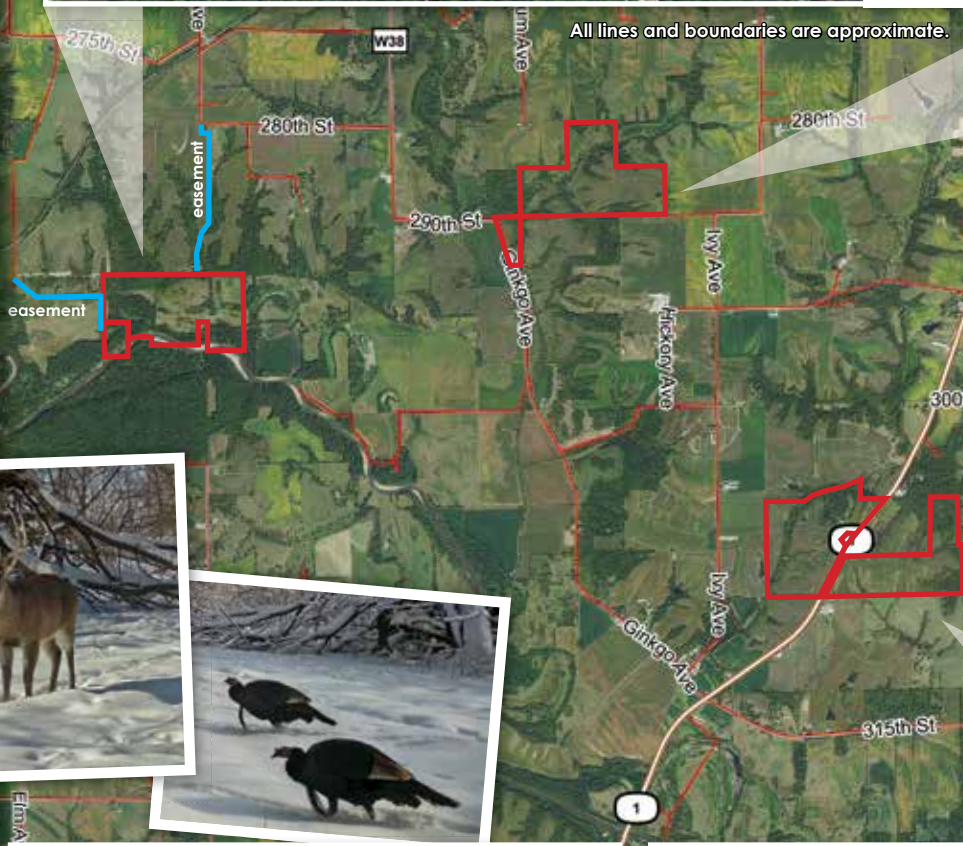
All lines and boundaries are approximate.



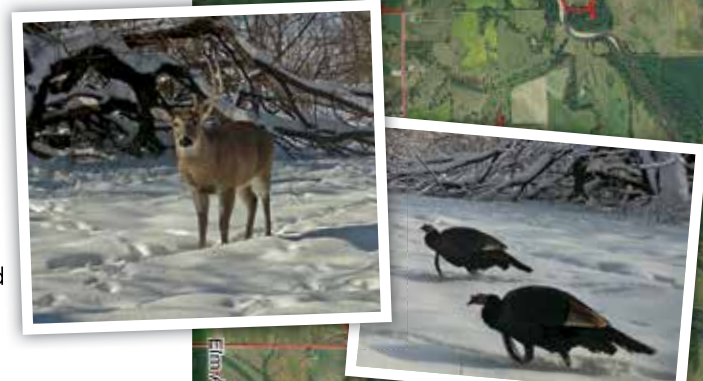
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TRACT 1



TRACT 2



TRACT 3



TRACT 4



TRACT 6 & 7

LARRY D. ROBERTSON ESTATE

Donald R. Robertson & John C. Robertson – Co – Executors

Craig A. Davis – Attorney for the Estate on Iowa Land

H. Scott Summers – Attorney for the Estate on Missouri Land

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



MISSOURI



SteffesGroup.com

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



TERMS ON ALL TRACTS LOCATED IN IOWA

TERMS: 10% down payment on March 21, 2019. Balance due at closing with a projected date of May 6, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of May 6, 2019. (Possession on grain bins will be August 1, 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.

Taxes on Tract #1

Gross	\$2,288.24
Ag. Credit	(\$85.97)
Family Farm Cr.	(\$60.40)
Net (APPROX.)	\$2,143.00

Taxes on Tract #2

Gross	\$3,080.91
Ag. Credit	(\$109.12)
Family Farm Cr.	(\$76.09)
Net (APPROX.)	\$2,897.00

Taxes on Tract #3

Gross	\$839.67
Homestead Cr.	(\$145.13)
Net (APPROX.)	\$695.00

Taxes on Tract #4

Gross	\$2,346.23
Ag. Credit	(\$106.22)
Family Farm Cr.	(\$74.05)
Net (ROUNDED)	\$2,168.00

Taxes on Tract #5

Gross	\$180.86
Ag. Credit	(\$11.08)
Family Farm Cr.	(\$7.72)
Net (ROUNDED)	\$162.00

Taxes on Tract #6

Gross	\$1,844.62
Ag. Credit	(\$78.64)
Family Farm Cr.	(\$27.64)
Net (ROUNDED)	\$1,710.00

Taxes on Tract #7

Gross	\$11.48
Ag. Credit	(\$0.40)
Family Farm Cr.	(\$0.28)
Net (ROUNDED)	\$10.00

SPECIAL PROVISIONS:

- It shall be the obligation of the buyer(s) to report to the Washington County FSA office and show filed deed(s) 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.
- Buyers agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyers 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. Buyers further agree to indemnify and hold harmless the sellers for any recovery sought by the FSA due to actions of buyers, which would violate the requirements of the CRP. In the event the buyers elects to take the ground out of CRP, the buyers will be responsible to the seller for any prorate of the CRP payment that the seller would have received. In the event of litigation between Buyers and Seller with respect to maintenance of the property in the CRP program, Buyers shall, in addition to indemnifying Seller for any recovery sought by the FSA, pay all of Seller's attorney's fees and costs incurred in connection with Buyers' non-compliance.
- Tracts #1, 2 & 3 will be surveyed by a licensed surveyor. Seller shall not be obligated to furnish a survey on any other Tracts.
- 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.
- Due to this being an estate, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Washington County & Iowa Laws & regulations.
- The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
- 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 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.

TERMS ON TRACT LOCATED IN MISSOURI

TERMS: At the conclusion of the auction, the winning bidder will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment, payable to H. Scott Summers Title and Escrow Account which shall hold the money in escrow until closing. The balance of the purchase price will be due at closing which will take place at H. Scott Summers Law Office, 540 N. Johnson Street, Kahoka, MO on or before Tuesday, May 7, 2019.

POSSESSION: Will be given at time of closing.

REAL ESTATE TAXES: The 2018 real estate taxes will be paid by the seller. The 2019 real estate taxes will be prorated to date of closing. Title Insurance in the full amount of the purchase price will be provided by the seller. Closing costs will be split between buyer & seller.

SPECIAL PROVISIONS:

- It shall be the obligation of the buyer to report to the Clark 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.
- Buyers agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyers 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. Buyers further agree to indemnify and hold harmless the sellers for any recovery sought by the FSA due to actions of buyers, which would violate the requirements of the CRP. In the event the buyers elects to take the ground out of CRP, the buyers will be responsible to the seller for any prorate of the CRP payment that the seller would have received. In the event of litigation between Buyers and Seller with respect to maintenance of the property in the CRP program, Buyers shall, in addition to indemnifying Seller for any recovery sought by the FSA, pay all of Seller's attorney's fees and costs incurred in connection with Buyers' non-compliance.
- Seller shall not be obligated to furnish a survey.
- 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 Missouri 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.
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TRACT 1



TRACT 2



TRACT 3



TRACT 4



TRACT 5



TRACT 6



TRACT 7



TRACT 2



TRACT 2



TRACT 2



TRACT 4



TRACT 6 & 7



MISSOURI



MISSOURI



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IOWA & MISSOURI

Huge IOWA & MISSOURI LAND
AUCTION

THURSDAY, MARCH 21, 2019

744 Acres M/L - Iowa & Missouri



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