

AUCTION

Farmington, Iowa



Selling Free and Clear for 2019

FRIDAY, MARCH 1, 2019 AT 10AM

FARMINGTON, IOWA

Land is located 4 miles north of Farmington on W46 OR 1 1/2 miles south of Mt. Hamill on W55, then 4 miles west on J40, then 2 miles south on 110th Avenue, then 1/2 mile west on 180th Street. Watch for auction signs.

Auction to be held at the Mt. Hamill Tap, Mt. Hamill, IA. Location address is 1467 155th Ave, Donnellson, IA

"Selling Choice with the Privilege"

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

292.27 Acres M/L SELLS IN 2 TRACTS - (Subject to final survey)

TRACT #1 – 220.59 Acres M/L – Subject to final survey

Approx. 105 acres fillable, balance being pasture, pond & timber. Corn Suitability Rating 2 of 51.3 on the fillable. Located in Section 7, Harrison Township, Lee County, Iowa.

TRACT #2 – 71.68 Acres M/L – Subject to final survey

14.52 acres fillable, balance being pasture, pond & timber. Corn Suitability Rating 2 of 63 on the fillable. Located in Section 7, Harrison Township, Lee County, Iowa.

TERMS: 10% down payment on March 1, 2019. Balance due at closing with a projected date of April 15, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

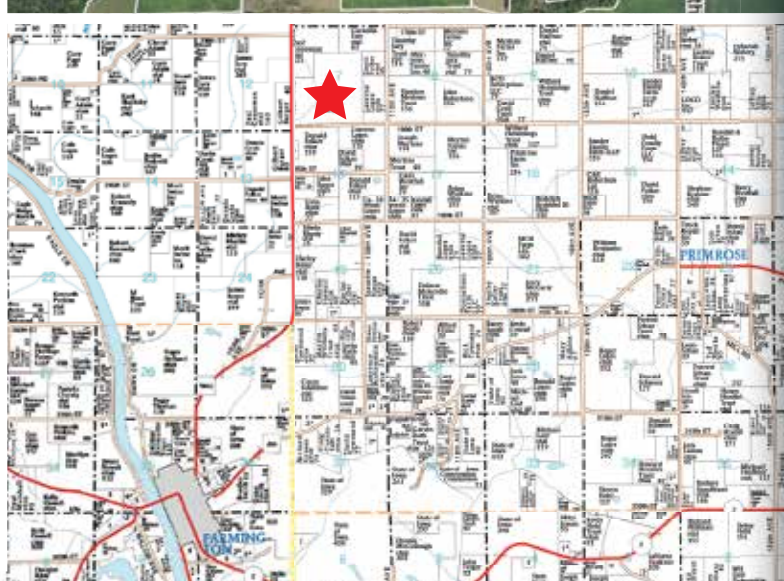
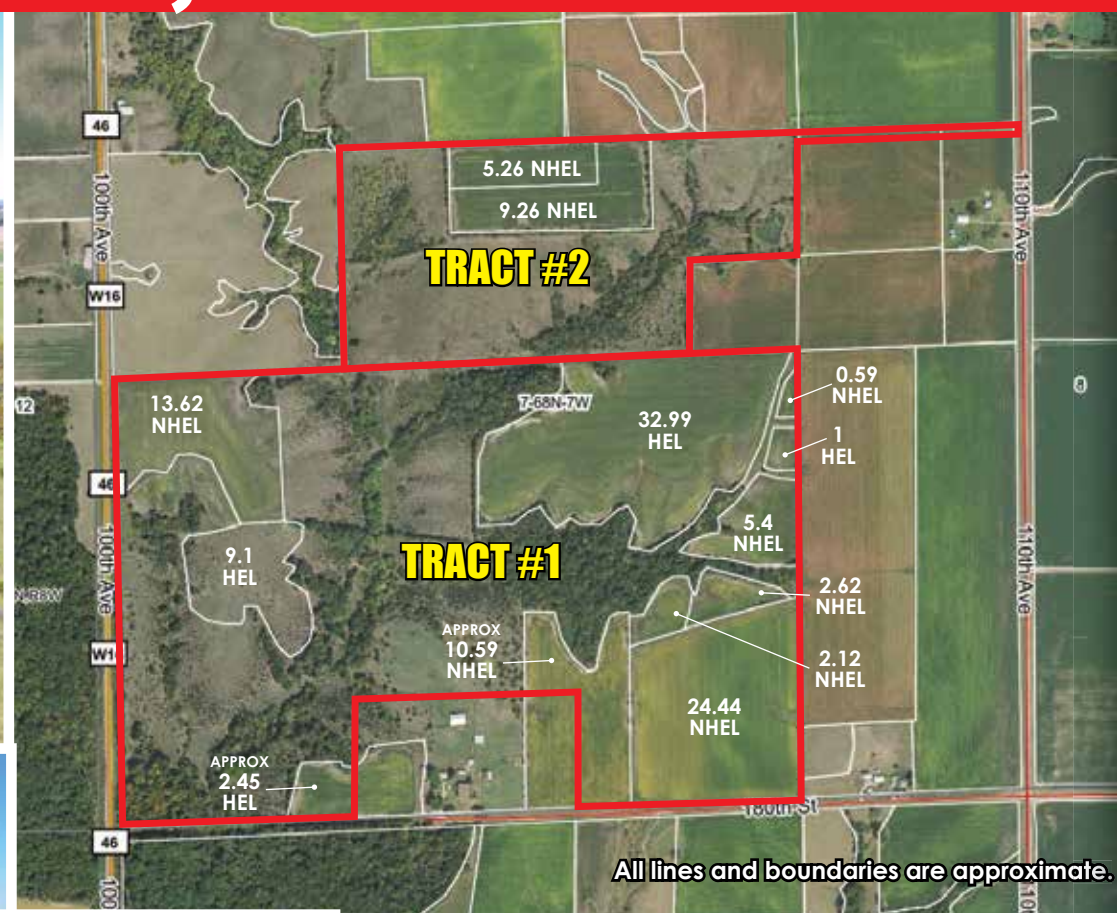
POSSESSION: Projected date of April 15, 2019.

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.

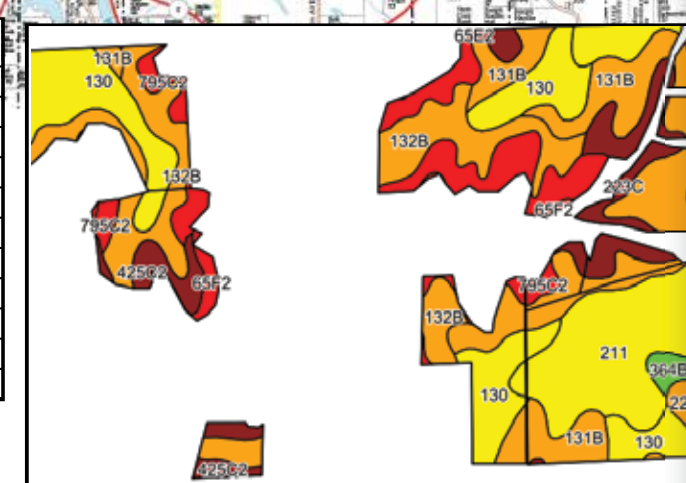
Real Estate Taxes – Tract #1	Real Estate Taxes – Tract #2
Gross \$3,059.18	Gross \$1,094.98
Ag. Credit (\$246.01)	Ag. Credit (\$90.49)
Family Farm Credit (\$171.32)	Family Farm Credit (\$63.09)
Net (rounded) \$2,642.46	Net (rounded) \$942.00

Special Provisions:

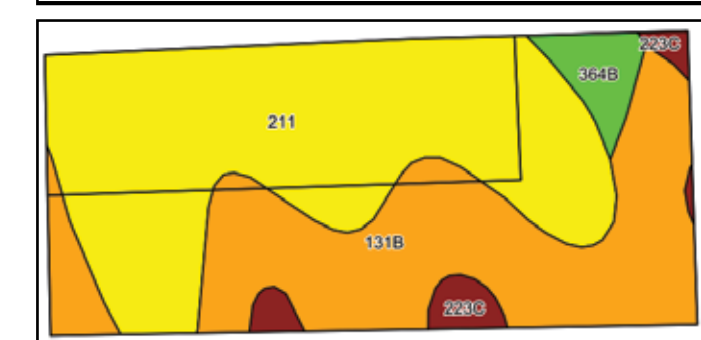
- The land is selling free and clear for the 2019 farming season.
- It shall be the obligation of the buyer(s) to report to the Lee County FSA office and show filed deed(s) in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. Final fillable acres will be determined by the Lee County FSA office, as some fillable acres are staying with the homestead not selling.
- Both Tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for said 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.
- 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.
- 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.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
131B	Pershing silt loam, 2 to 5 percent slopes	22.73	21.6%		Ille	70	67	62
130	Belinda silt loam, 0 to 2 percent slopes	20.43	19.5%		Illw	47	63	57
132B	Weller silt loam, 2 to 5 percent slopes	18.72	17.8%		Ille	67	60	84
211	Edina silt loam, 0 to 1 percent slopes	17.82	17.0%		Illw	59	60	65
795C2	Ashgrove silt loam, 5 to 9 percent slopes, moderately eroded	11.99	11.4%		Ive	6	15	40
223C	Rinda silt loam, 5 to 9 percent slopes	6.86	6.5%		IVw	37	27	54
425C2	Keswick loam, 5 to 9 percent slopes, moderately eroded	3.91	3.7%		Ille	27	24	36
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	1.17	1.1%		Vile	10	10	37
364B	Grundy silt loam, 2 to 5 percent slopes	1.10	1.0%		Ile	73	75	63
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.27	0.3%		Vile	29	28	51
Weighted Average						51.3	53	*n 61.2



TRACT #1



TRACT #2

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
211	Edina silt loam, 0 to 1 percent slopes	7.82	53.9%		Illw	59	60	65
131B	Pershing silt loam, 2 to 5 percent slopes	5.64	38.8%		Ille	70	67	62
364B	Grundy silt loam, 2 to 5 percent slopes	0.54	3.7%		Ile	73	75	63
223C	Rinda silt loam, 5 to 9 percent slopes	0.52	3.6%		IVw	37	27	54
Weighted Average						63	62.1	*n 63.4

FARMERS SAVINGS BANK OF WEVER

William R. Jahn, Jr. – Attorney for Seller

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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