

AUCTION

Wesley, Iowa

160
Deeded Acres
Available to Farm the
2019
Crop Year!

WESLEY, IOWA

Land is located 1 mile west of Wesley on Highway 18, then 4 1/2 miles north on 230th Avenue. Watch for auction signs.

Auction to be held at the Wesley Community Center,
200 Main Street, Wesley, Iowa

160 Deeded Acres SELLS IN 1 TRACT

FSA indicates: 152.59 NHEL acres tillable.

There is a 28'x36' corn crib on this property.

Corn Suitability Rating 2 of 81.6 on the tillable acres.

Located in Section 10, Wesley Township, Kossuth County, Iowa

TERMS: 10% down payment on March 26, 2019. Balance due at closing with a projected closing date of April 26, 2019, upon delivery of a Court Officer Deed conveying merchantable title from seller to buyer.

POSSESSION: Projected date of April 26, 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 \$4,066.52
Aq. Credit (\$120.91)
Net (ROUNDED) \$3,946.00

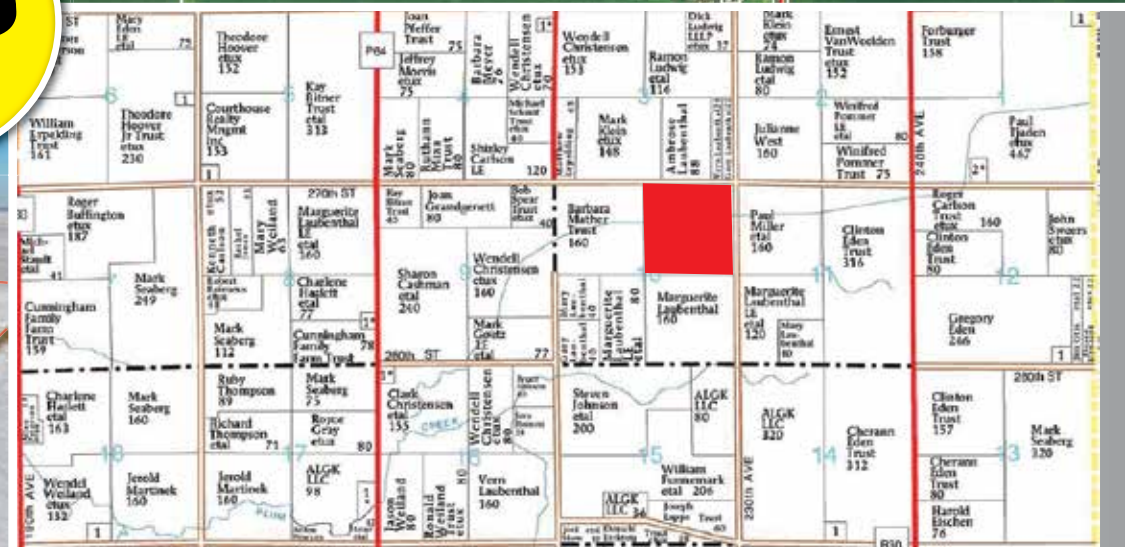
Special Provisions:

- The farm is selling free and clear for the 2019 farming season.
- It shall be the obligation of the buyer to report to the Kossuth County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- This auction sale is not contingent upon buyer obtaining 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 additional entrances, 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 buyer 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 condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

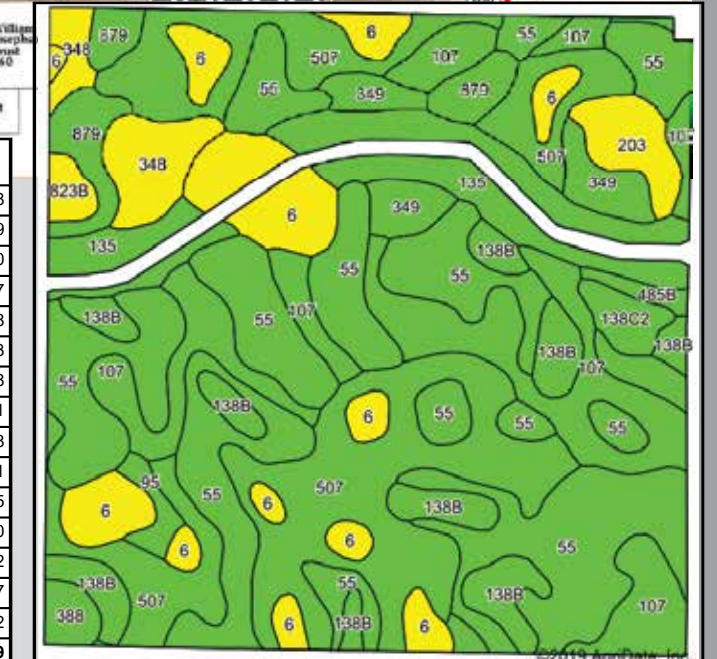
TUESDAY, MARCH 26, 2019 AT 11AM



81.6
CSR2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c'	CSR2**	CSR	n NCCPI	Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	44.06	28.9%		lw	89	85		78
507	Canisteo clay loam, 0 to 2 percent slopes	31.34	20.5%		llw	84	75		79
107	Webster clay loam, 0 to 2 percent slopes	20.73	13.6%		llw	86	80		80
6	Okoboji silty clay loam, 0 to 1 percent slopes	13.07	8.6%		lllw	59	54		77
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	11.33	7.4%		llw	76	75		78
138B	Clarion loam, 2 to 6 percent slopes	9.33	6.1%		lle	89	77		83
879	Fostoria loam, 0 to 2 percent slopes	4.94	3.2%		llw	95	85		78
348	Fieldon loam, 0 to 2 percent slopes	4.67	3.1%		llw	54	68		51
349	Darfur loam, 0 to 2 percent slopes	4.65	3.0%		llw	74	71		68
203	Cylinder loam, 0 to 2 percent slopes	2.89	1.9%		lls	58	74		61
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.60	1.0%		llle	83	62		61
388	Kossuth silty clay loam, 0 to 2 percent slopes	1.22	0.8%		llw	86	75		90
823B	Ridgeport sandy loam, 2 to 5 percent slopes	1.04	0.7%		llle	49	32		37
95	Harps clay loam, 0 to 2 percent slopes	1.03	0.7%		llw	72	60		77
485B	Spillville loam, 2 to 5 percent slopes	0.69	0.5%		lle	88	77		82
						Weighted Average	81.6	76.3	*n 76.9



WILLIAM J. KUNZ ESTATE

First Citizens Bank – Executor
Roberta Cornelius – VP, Senior Trust Officer
Todd W. Anderson – Attorney for Executor

For details contact auction manager, Nate Larson of Steffes Group,
515.432.6000 or by cell 319.931.3944



SteffesGroup.com

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