

# AUCTION

## La Porte City, Iowa

### LA PORTE CITY, IOWA

Land is located 3 miles south of La Porte City on Highway 218, then 2 miles west on 52nd Street, then 1/2 mile north on 13th Avenue.

**Auction to be held at the La Porte City Golf Course, 9699 Bishop Road, La Porte City, IA.**

## 61 Acres M/L SELLS IN 1 TRACT

FSA info: 60.27 acres tillable

Corn Suitability Rating 2 of 86.4 on the entire tract.

This tract had tile work completed in 2012 & 2008. Tile maps available.

Copies of yield maps & fertility maps available.

Located in Section 9, Bruce Township, Benton County, Iowa.

**INCLUDED:** 2019 crops.

**TERMS:** 10% down payment on June 5, 2019. Balance due at closing with a projected date of July 19, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of July 19, 2019.

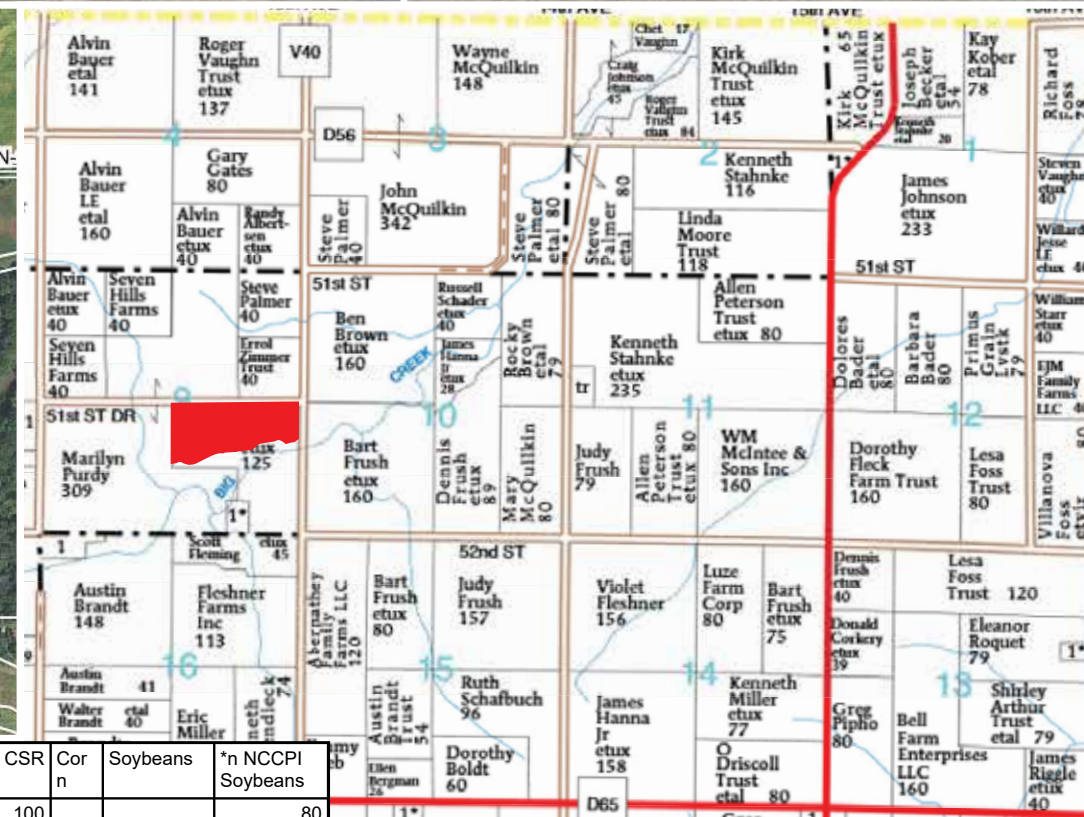
**REAL ESTATE TAXES:** To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Gross	\$1,607.57
Ag. Credit	(\$67.52)
Family Farm Credit	(\$47.07)
Net	\$1,493.00 (Approx.)

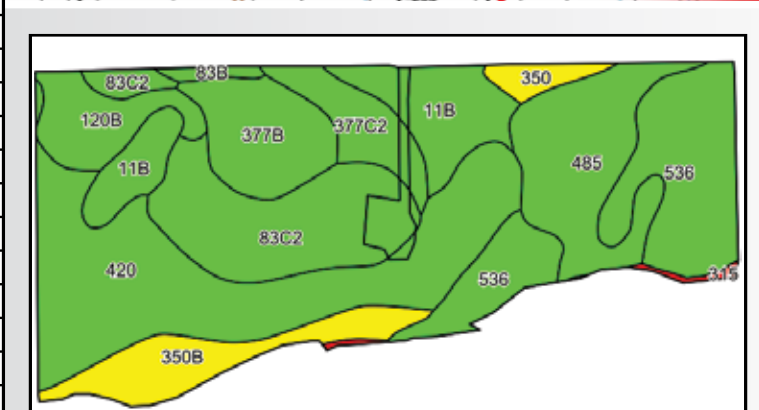
#### Special Provisions:

- The 2019 crops are included. The buyer will reimburse the seller for the 2019 crop year input costs, including crop insurance. The input costs will be collected at closing.
- Currently there is a Manure Application Agreement on this land. The buyer will have the option of continuing with the Manure Application Agreement in place or elect to opt out of said agreement. Copies of said agreement are available for review.
- It shall be the obligation of the buyer to report to the Benton County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- The land will be surveyed by a licensed surveyor and surveyed acres will be the multiplier for said tracts. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- 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 shall cooperate by signing any needed paperwork, at no additional cost to them, in a 1031 exchange if the seller opts to do so.
- The buyer shall be responsible for any fencing in accordance with Iowa 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

## WEDNESDAY, JUNE 5, 2019 AT 10AM



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	Cor n	Soybeans	% in NCCPI Soybeans
420	Tama silty clay loam, terrace, 0 to 2 percent slopes	14.70	24.7%	Green	I	100	100			80
536	Hanlon fine sandy loam, 0 to 2 percent slopes	9.11	15.3%	Green	Ils	79	70			71
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	8.30	14.0%	Green	Ille	84	70	212	61	80
485	Spillville loam, 0 to 2 percent slopes	6.72	11.3%	Green	Ilw	87	92			83
11B	Colo-Ely complex, 0 to 5 percent slopes	5.39	9.1%	Green	Ilw	86	68			74
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	4.19	7.0%	Green	Ile	94	90			76
350B	Waukegan silt loam, 2 to 5 percent slopes	3.94	6.6%	Yellow	Ile	55	68			51
120B	Tama silty clay loam, 2 to 5 percent slopes	2.94	4.9%	Green	Ile	95	95			79
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	2.58	4.3%	Green	Ille	85	73			62
350	Waukegan silt loam, 0 to 2 percent slopes	0.90	1.5%	Yellow	Ils	60	73			52
83B	Kenyon loam, 2 to 5 percent slopes	0.37	0.6%	Green	Ile	90	87	210	61	75
315	Fluvaquents, sandy and loamy	0.30	0.5%	Red	Vw	5	5			0
		<b>Weighted Average</b>				<b>86.4</b>	<b>82.2</b>	<b>30.9</b>	<b>8.9</b>	<b>*n 71.7</b>



## KEVIN D. & MARY JO SASH

Abby S. Wessel – Attorney for the Sellers

For details contact auction managers Duane Norton or Nate Larson at Steffes Group, 319.385.2000 or 515.450.7778 Duane's cell or 319.931.3944 Nate's cell



# SteffesGroup.com