

Floyd County Land

AUCTION

Nashua, Iowa

NASHUA, IOWA

Land is located 2 miles south of Nashua on Highway 218, then 1 1/2 miles west on 300th Street, then 3/4 miles south on Windfall Avenue.

Auction to be held at the Cedar Ridge Golf Course, 2147 Underwood Avenue, Charles City, Iowa.

115 Acres M/L SELLS IN 1 TRACT

FSA info: 95.1 acres tillable, of which 12.04 acres are in the CRP program as follows: 12.04 acres at \$306.05 = \$3,685 and expires on 9-30-2023.

Corn Suitability Rating 2 of 72.2 on the tillable.

Located in Section 36, Riverton Township, Floyd County, Iowa.

INCLUDED: 2019 crop.

TERMS: 10% down payment on June 7, 2019. Balance due at closing with a projected date of July 22, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of July 22, 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	\$2,258.16
Ag. Credit	(\$88.52)
Family Farm Credit	(\$61.72)
Net (ROUNDED)	\$2,108.00

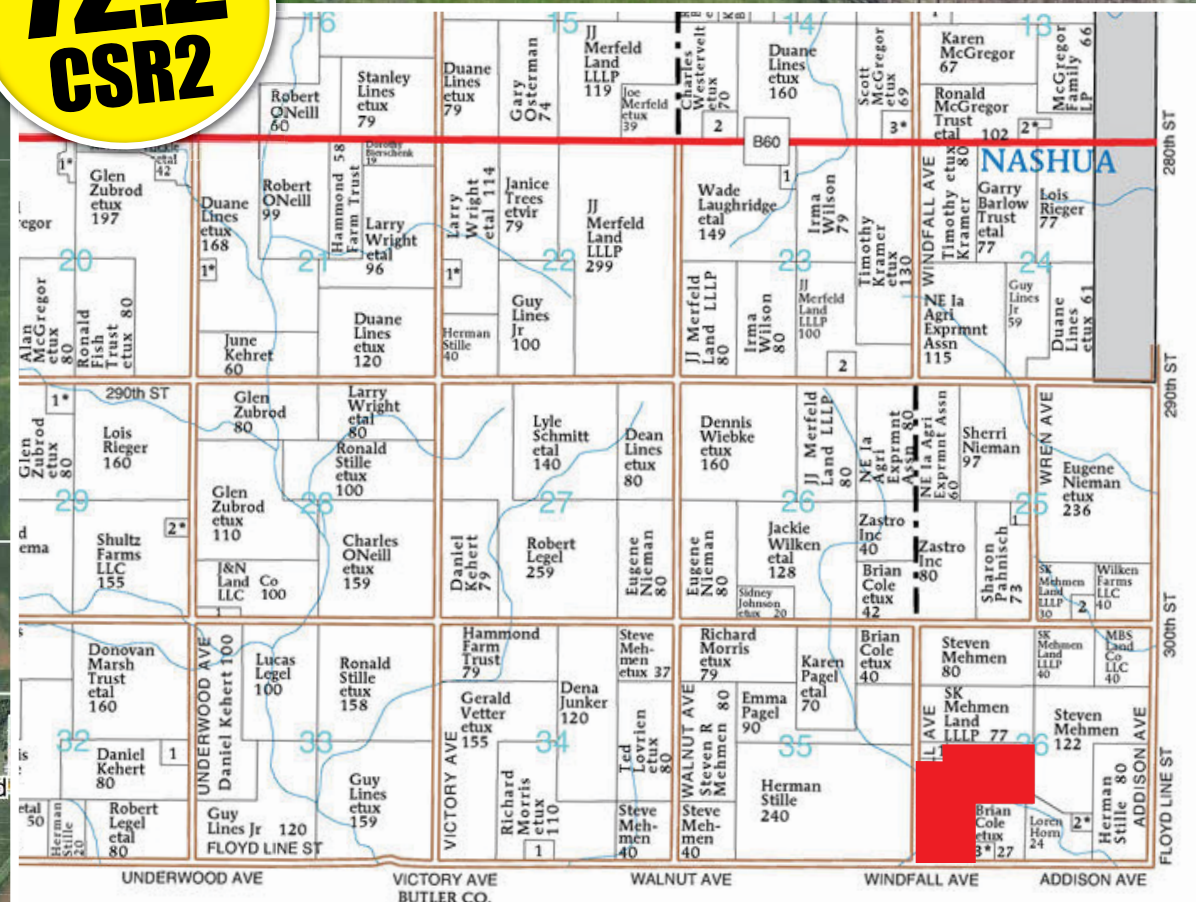
Special Provisions:

- 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.
- It shall be the obligation of the buyer to report to the Floyd 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.
- 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 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 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.

FRIDAY, JUNE 7, 2019 AT 10AM

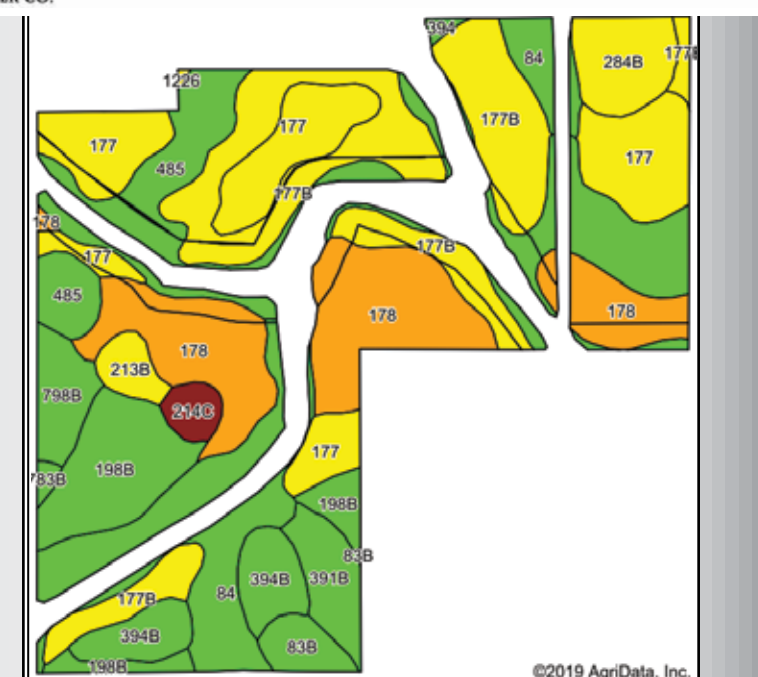


72.2 CSR2



Area Symbol: IA067, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Alfalfa hay	Corn	Soybeans	'n NCCPI Soybeans
177B	Saude loam, 2 to 5 percent slopes	17.44	18.4%		lls	55	58				58
178	Waukeo loam, 0 to 2 percent slopes	16.17	17.1%		lls	69	79				68
485	Spillville loam, 0 to 2 percent slopes	13.86	14.7%		llw	90	92				85
177	Saude loam, 0 to 2 percent slopes	13.51	14.3%		lls	60	63				59
84	Clyde silty clay loam, 0 to 3 percent slopes	9.81	10.4%		llw	88	77	4.4	193.5		73
198B	Floyd loam, 1 to 4 percent slopes	7.25	7.7%		llw	89	74				86
394B	Ostrander loam, 2 to 5 percent slopes	3.98	4.2%		lle	88	84				67
284B	Flagler sandy loam, 2 to 5 percent slopes	3.34	3.5%		llle	49	45				36
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.58	2.7%		llw	87	73				79
798B	Protivin clay loam, 1 to 4 percent slopes	2.31	2.4%		llw	71	55				82
83B	Kenyon loam, 2 to 5 percent slopes	1.52	1.6%		lle	90	84		210	61	75
213B	Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	1.26	1.3%		lle	49	74				34
214	Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes	1.06	1.1%		llle	40	38				30
783B	Cresco loam, 2 to 5 percent slopes	0.27	0.3%		lle	85	65				86
394	Ostrander loam, 0 to 2 percent slopes	0.20	0.2%		lls	94	89				71
				Weighted Average		72.2	72	0.5	23.5	6.8	*n 68



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

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