

Des Moines County Land

AUCTION

Mediapolis, Iowa

96.93 Acres M/L SELLS IN 3 TRACTS

MEDIAPOLIS, IOWA

Land is located 2 miles south of Mediapolis on Highway 61, then 1 1/2 miles west on Pleasant Grove Road, then 1/2 mile south on 140th Avenue.

Auction to be held at the Mediapolis City Hall, 510 Main Street, Mediapolis, IA

"Selling Choice with the Privilege"

Tracts #1, 2 & 3 will be sold price per acre and will be selling Choice with the Privilege. High bidder may take Tract #1, Tract #2 or Tract #3 or any combination of tracts, in any order, for their high bid. This will continue until all tracts are sold. Tracts will not be recombined.

Tract #1 – 20 Deeded Acres

FSA information: 19.88 acres tillable
Corn Suitability Rating 2 of 89.4 on the tillable.
Located in Section 9, Franklin Township, Des Moines County, Iowa.

Tract #2 – 36.93 Taxable Acres M/L

Approx. 33 acres tillable
Corn Suitability Rating 2 of 70.5 on the tillable.
Located in Section 10, Franklin Township, Des Moines County, Iowa.

Tract #3 – 40 Deeded Acres

FSA information: 17.3 acres tillable, balance being pasture/timber.
Corn Suitability Rating 2 of 80.7 on the tillable and a Corn Suitability Rating 2 of 71 on the entire farm.
Located in Section 10, Franklin Township, Des Moines County, Iowa.

89.4 CSR2

FRIDAY, JUNE 14, 2019 AT 10AM

TERMS ON ALL TRACTS

Terms: 10% down payment on June 14, 2019. Balance due at closing with a projected date of July 29, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of July 29, 2019. (Subject to tenant's rights on the tillable land)

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	Taxes on Tract #2	Taxes on Tract #3
Gross \$703.82	Gross \$1,005.85	Gross \$952.63
Ag. Credit (\$25.56)	Ag. Credit (\$36.52)	Ag. Credit (\$34.30)
Net (ROUNDED) \$678.00	Net (ROUNDED) \$970.00	Net (ROUNDED) \$918.00

Special Provisions:

- The farm is rented for the 2019 farming season. The seller, Mabel Peterson Estate, shall keep all 2019 rent payments.
- It shall be the obligation of the buyer(s) to serve termination to the tenant, prior to September 1, 2019, if so desired.
- It shall be the obligation of the buyer(s) to report to the Des Moines 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. Please note that the final tillable acres will be determined by the FSA office.
- Seller shall not be obligated to furnish a survey on any 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(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.



TRACT #2



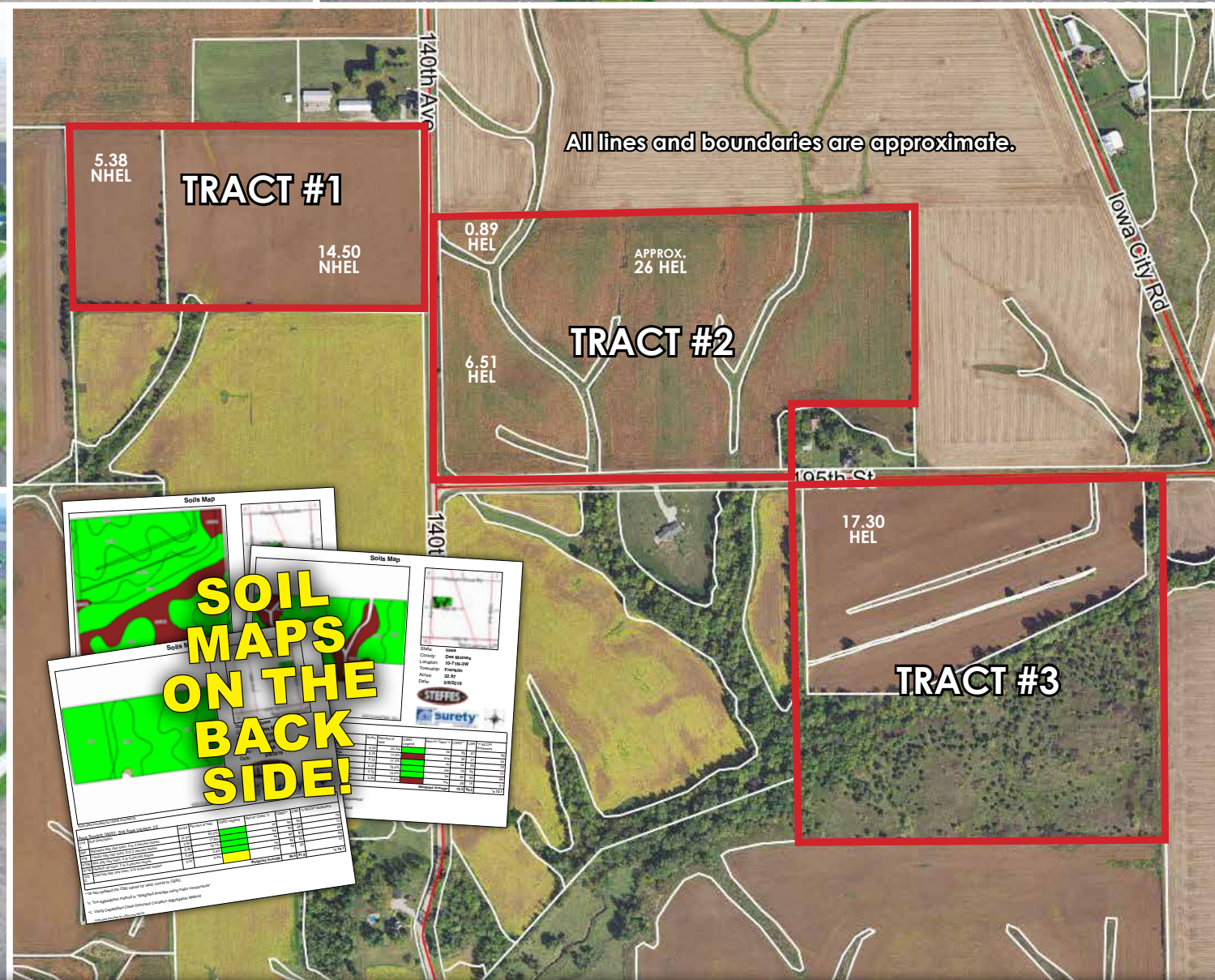
TRACT #3



TRACT #1



TRACT #2



MABEL L. PETERSON ESTATE

Duane Peterson & Joanie Wehofer – Co-Executors
James W. Miller – Attorney for the Estate

For details contact auction managers, Nate Larson or Terry Hoenig of Steffes Group, 319.385.2000 or Nate's cell - 319.931.3944 or Terry's cell - 319.470.7120



SteffesGroup.com

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





TRACT #1



TRACT #1



TRACT #1



TRACT #2



TRACT #2



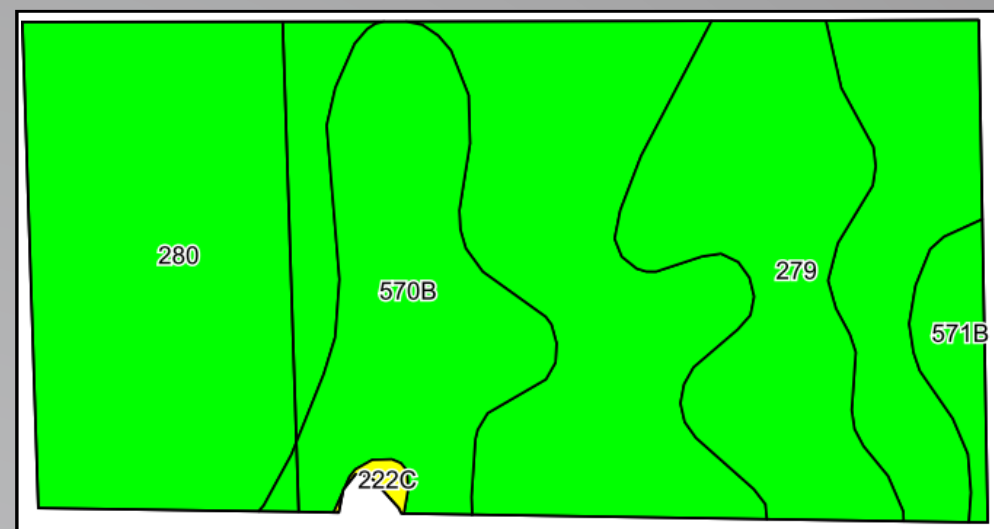
TRACT #2



TRACT #3

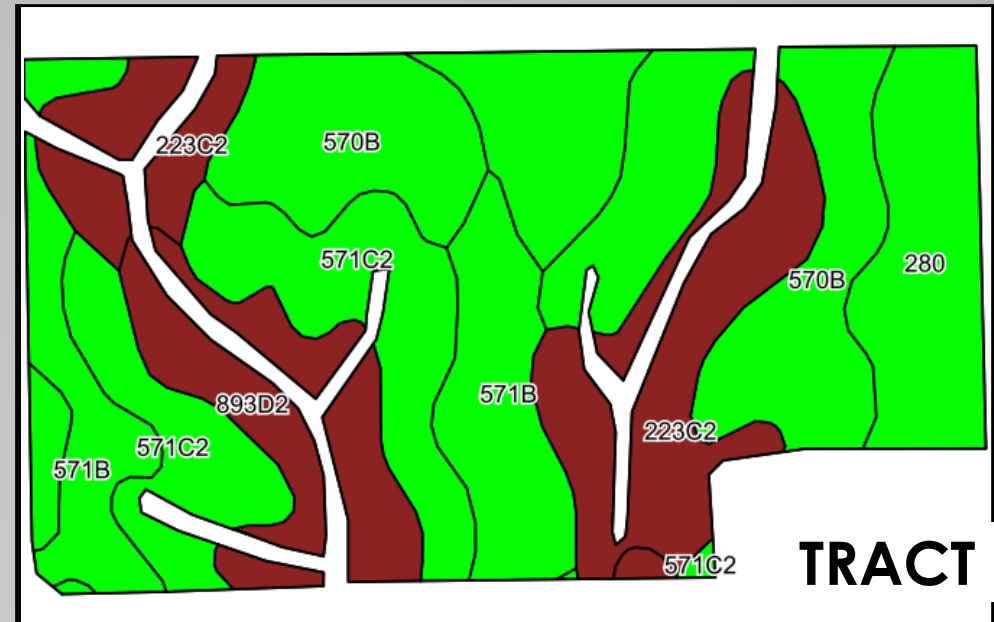


TRACT #3



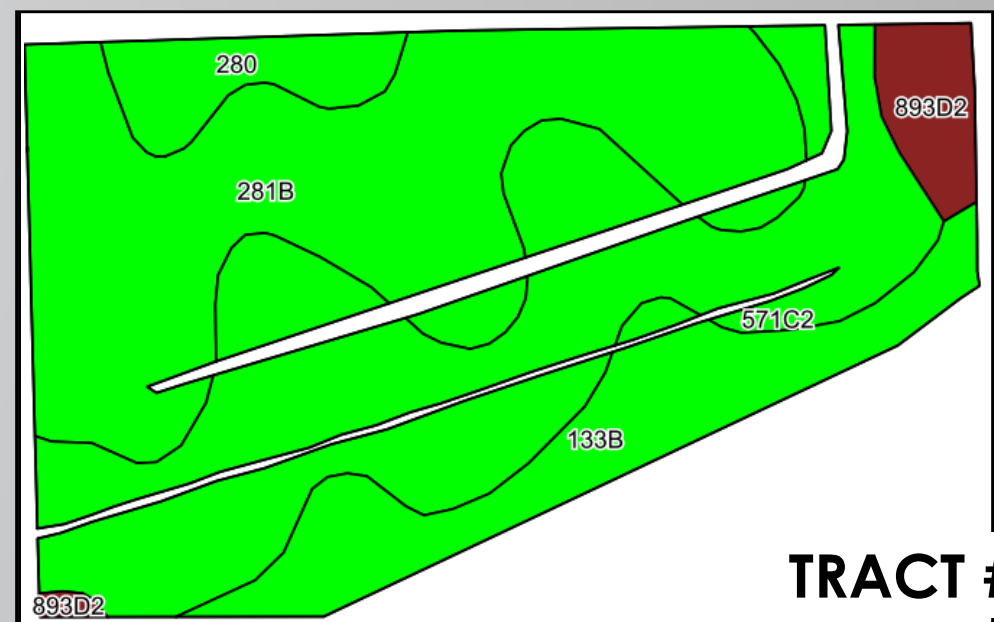
TRACT #1

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
280	Mahaska silty clay loam, 0 to 2 percent slopes	12.53	63.0%		Iw	94	95	79
279	Taintor silty clay loam, 0 to 2 percent slopes	3.50	17.6%		IIw	83	88	72
570B	Nira silty clay loam, 2 to 5 percent slopes	3.20	16.1%		Ile	80	87	86
571B	Hedrick silt loam, 2 to 5 percent slopes	0.58	2.9%		Ile	85	82	89
222C	Clarinda silty clay loam, 5 to 9 percent slopes	0.07	0.4%		IVw	42	30	57
Weighted Average						89.4	91.9	*n 79.1



TRACT #2

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
570B	Nira silty clay loam, 2 to 5 percent slopes	8.00	24.3%		Ile	80	87	86
223C2	Rinda silt loam, 5 to 9 percent slopes, moderately eroded	5.79	17.6%		IVw	36	21	44
280	Mahaska silty clay loam, 0 to 2 percent slopes	5.72	17.3%		Iw	94	95	79
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	5.42	16.4%		IIle	75	62	72
571B	Hedrick silt loam, 2 to 5 percent slopes	4.76	14.4%		Ile	85	82	89
893D2	Gara-Rinda complex, 9 to 14 percent slopes, moderately eroded	3.28	9.9%		IVe	39	19	51
Weighted Average						70.5	65.2	*n 72.1



TRACT #3

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
281B	Otley silty clay loam, 2 to 5 percent slopes	6.66	38.5%		Ile	91	90	76
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	6.60	38.2%		IIle	75	62	72
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	2.50	14.5%		IIw	75	75	72
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.86	5.0%		Iw	94	95	79
893D2	Gara-Rinda complex, 9 to 14 percent slopes, moderately eroded	0.68	3.9%		IVe	39	19	51
Weighted Average						80.7	74.6	*n 73.1



2245 Bluegrass Road
Mt. Pleasant, IA 52641
319-385-2000
SteffesGroup.com

PRESORTED
MARKETING
US POSTAGE
PAID
Permit #315
FARGO, ND

96.93 Acres

89.4 CSR2

Mediapolis, IA

Des Moines County Land AUCTION

Mediapolis, Iowa

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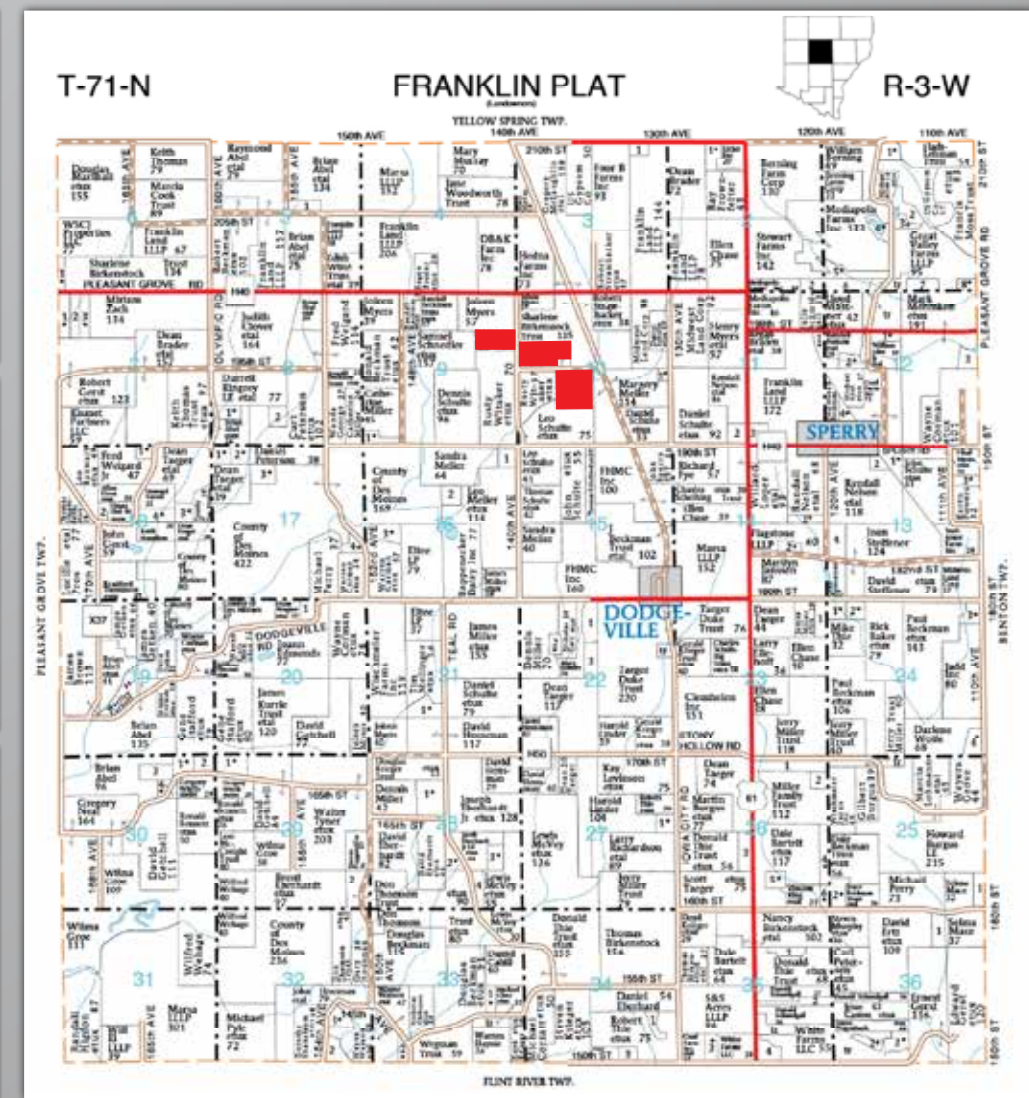
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TRACT #2



TRACT #3



SteffesGroup.com

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Complete terms & photos at SteffesGroup.com