

AUCTION #1 - MONDAY, JULY 1, 2019 AT 10AM

453.05 Acres M/L Sells in 6 Tracts in Warren County, IA Also selling are contracts for deed!

Auction to be held at the Indianola Country Club, 1610 Country Club Rd, Indianola, 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, #2 or Tract #3, or any combination of said tracts, in any order, for their high bid. This will continue until Tracts #1, 2 & 3 are sold. Tracts will not be recombined.

WARREN COUNTY, IA - TRACT #1

100% Interest in 80 Deeded Acres M/L
Tract #1 is located 1 mile east of Medora on G76, then 1 1/2 miles north on 120th Avenue, then 1 mile east on Tripoli Street.

Legal Description: The East One-half of the Northeast Quarter (E 1/2 NE 1/4) of Section 13, Township Seventy-four (74) North, Range Twenty-four (24) West of the 5th P.M., Warren County, Iowa.
FSA indicates: 66.04 acres fillable all of which are in the CRP program as follows:
63.36 acres at \$219.50 = \$13,908.00 and expires on 9-30-2027.
2.68 acres at \$165.30 = \$443.00 and expires on 9-30-2020.
Corn Suitability Rating 2 of 45 on the tillable acres. Located in Section 13, Squaw Township, Warren County, Iowa.

Real Estate Taxes on Tract #1
Gross \$1,241.36
Ag. Credit (\$54.84)
Net \$1,186.00 (Rounded)

WARREN COUNTY, IA - TRACT #2

100% Interest in 150 Deeded Acres M/L
Tract #2 is located 1 mile east of Medora on G76, then 2 1/2 miles north on 120th Avenue.

Legal Description: The South One-half of the Northwest Quarter (S 1/2 NW 1/4) and the North One-half of the Southwest Quarter (N 1/2 SW 1/4), all in Section 12, Township Seventy-four (74) North, Range Twenty-four (24) West of the 5th P.M., Warren County, Iowa, EXCEPT Parcel "D" and the Remainder of Parcel "A" of the survey of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 12, Township 74 North, Range 24 West of the 5th P.M., Warren County Iowa, as shown in Book 2014 at Page 644 in the Office of the Warren County Recorder.
Approx. 131 acres fillable of which approx. 88 acres are in the CRP program as follows:
Approx. 88 acres at \$224.32 = \$19,740.16 and expires on 9-30-2027.
The tillable (CRP & row crop) has a Corn Suitability Rating 2 of 58.2, of which approx. 40 acres of row crop has a Corn Suitability Rating 2 of 87.

Located in Section 12, Squaw Township, Warren County, Iowa.

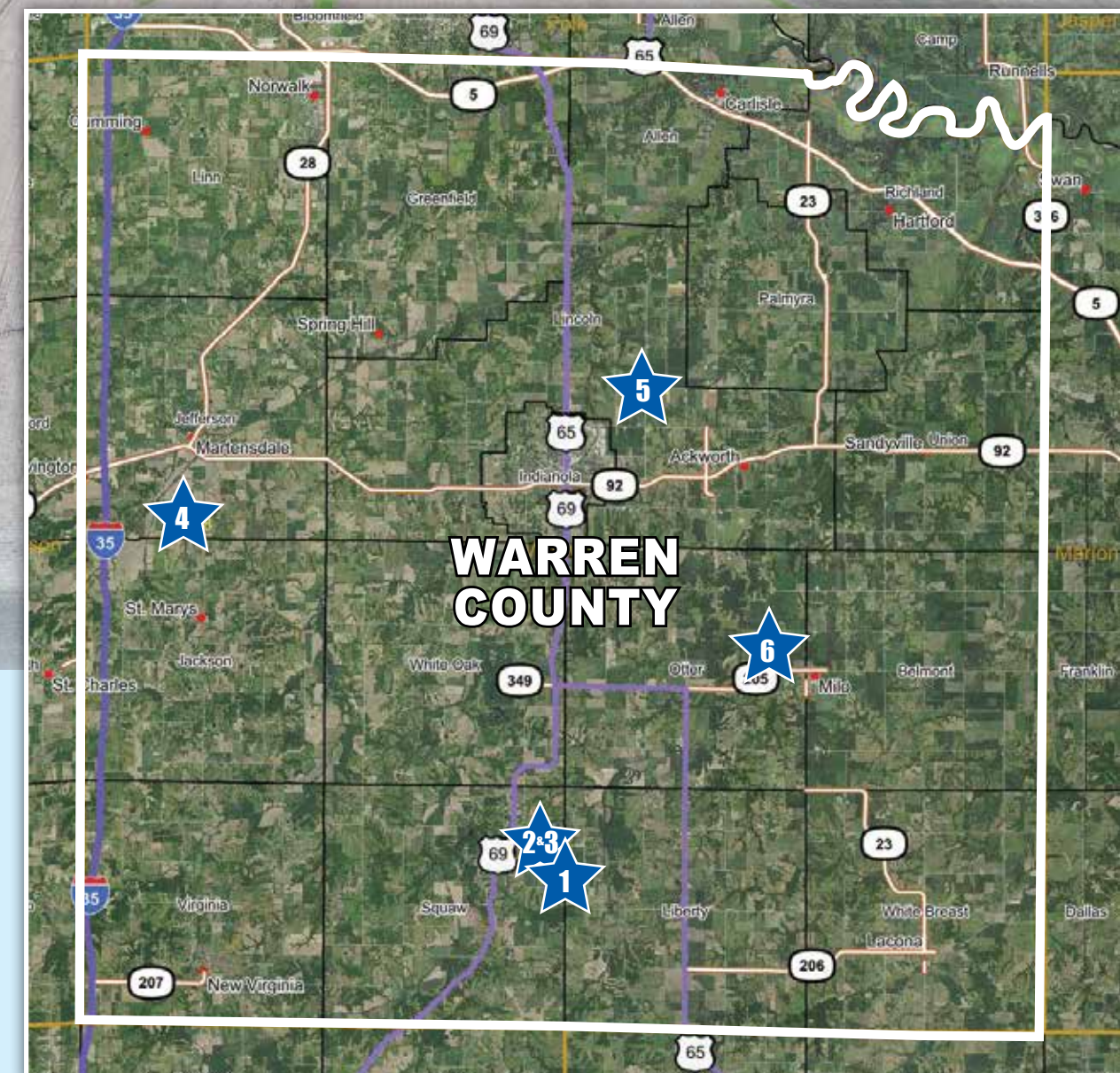
Real Estate Taxes on Tract #2
Gross \$3,058.53
Ag. Credit (\$136.40)
Net \$2,920.00 (Rounded)

WARREN COUNTY, IA - TRACT #3

100% Interest in 80 Deeded Acres M/L
Tract #3 is located 1 mile east of Medora on G76, then 2 miles north on 120th Avenue, then 1/2 mile east on Sherman Street.

Legal Description: The North One-half of the Southeast Quarter (N 1/2 SE 1/4) of Section 12, Township Seventy-four (74) North, Range Twenty-four (24) West of the 5th P.M., Warren County, Iowa.
Approx. 62.50 acres fillable of which approx. 61.5 acres are in the CRP program as follows:
Approx. 50 acres at \$224.32 = \$11,216.00 and expires on 9-30-2027.
Approx. 11.5 acres at \$142.60 = \$1,640.00 and expires on 9-30-2020.
Corn Suitability Rating 2 of 45.8 on the entire tract. Located in Section 12, Squaw Township, Warren County, Iowa.

Real Estate Taxes on Tract #3
Gross \$1,148.73
Ag. Credit (\$53.44)
Net \$1,095.00 (Rounded)



WARREN COUNTY, IA - TRACT #4

100% Interest in 23.05 Surveyed Acres M/L

Tract #4 is located 1 1/2 miles south of Martensdale on R45, then 1/2 mile west on Kirkwood Street. Ingress and Egress for this tract is through an easement from Kirkwood Street.

Legal Description: Parcel "L" of the survey of the Northwest Quarter of the Southeast Quarter of Section 33, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa, as shown in Book 2013, Page 754 in the office of the Warren County Recorder. Ingress/Egress/Utility Easement for Parcel L and M. That part of Parcel N lying north of a line connecting the northwest corner of Parcel L to the southeast corner of Parcel M.

FSA indicates: 21.48 acres fillable acres.
Corn Suitability Rating 2 of 82.1 on the entire tract. Located in Section 33, Jefferson Township, Warren County, Iowa.

WARREN COUNTY, IA - TRACT #5

1/3 Undivided Interest in 80 Deeded Acres M/L

Tract #5 is located 2 miles east of Indianola on G36, then 1 mile north on G36.

Legal Description: The West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 16, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa.
FSA indicates: 64.26 acres fillable acres.
Corn Suitability Rating 2 of 77.9 on the tillable. Located in Section 16, Lincoln 'E' Township, Warren County, Iowa.

Real Estate Taxes on Tract #5
Gross \$1,975.18
Ag. Credit (\$92.40)
Net \$1,882.00 (Rounded)

Contract for deed to be sold after Warren County Tracts

GUTHRIE COUNTY, IA - TRACT #1 - Contract For Deed - 4714 Johnson Pt, Panora, IA

Opportunity to bid your price on a contract for deed. The contract for deed is for the property located at 4714 Johnson Pt, Panora, IA, 50216. It is a 3 bedroom, 2,344 sq.ft. home built in 2001 with an attached 3 car garage and a 2 car detached garage.
In this real estate contract, Cool Acres LLC is the seller. This will be sold lump sum price. Please contact Steffes Group for terms of contract. Please note 100% payment for Guthrie County, Iowa Tract #1 will be due the day of the auction.

AUCTION #2 - MON., JULY 1 AT 2PM



178.29 Acres M/L

Sells in 2 Tracts - Clarke County, IA.

Auction to be held at the Meeting Place, 1013 N. Main St., Osceola, IA

CLARKE COUNTY, IA - TRACT #1

100% Interest in 113.36 Deeded Acres M/L

Tract #1 is located 5 miles west of Lucas, IA on Highway 34, then 1/4 miles north on 100th Avenue/Clarke-Lucas Avenue.

Legal Description: The Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 12; the East Half of the Northeast Quarter (E 1/2 NE 1/4) of Section 13 EXCEPT Parcel "A" - Part of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 13, Township 72 North, Range 24 West of the 5th P.M., Clarke County, Iowa, described as follows: Beginning at the East Quarter corner of said Section 13, thence North 89° 20' 16" West a distance of 591.07 feet; thence North 03° 48' 42" East a distance of 503.59 feet; thence South 89° 42' 22" East a distance of 555.93 feet; thence South 00° 11' 02" East a distance of 506.46 feet; to the point of beginning, containing 6.64 acres of land including 0.88 acres of County Road Right of Way; all in Township 72 North, Range 24 West of the 5th P.M., Clarke County, Iowa.

FSA indicates: 102.76 acres fillable acres.
Corn Suitability Rating 2 of 51.8 on the tillable. Located in Sections 12 & 13, Jackson Township, Clarke County, Iowa.

Real Estate Taxes on Tract #1

Gross \$1,904.68
Ag. Credit (\$50.52)
Net \$1,856.00 (Rounded)

Terms for Clarke County Tracts

Terms: 10% down payment on July 1, 2019. Balance due at closing with a projected date of August 2, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Upon closing. (Subject to tenant's rights)
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.

CLARKE COUNTY, IA - TRACT #2

50% Undivided Interest in 64.93 Surveyed Acres M/L

Tract #2 is located 3/4 miles east of Liberty, IA on H16/Scott Street.

Please note this tract is being bought on contract, where Cool Acres LLC is the buyer, please contact Steffes Group for terms of contract. Buyer assumes responsibility for contract performance.

Legal Description: That part of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southwest Quarter of Section Eight (8), Township Seventy-three (73) North, Range Twenty-four (24) West of the 5th P.M., Clarke County, Iowa, as shown in the Plat of Survey recorded June 13, 2012, in Book 44 at Page 418 in the Office of the Recorder of said County, described as follows: Beginning at the Northeast Corner of said Southwest Quarter of the Northeast Quarter; thence South 00° 12' 55" West 1321.26 feet to the Southeast Corner of said Southwest Quarter of the Northeast Quarter; thence South 00° 37' 00" West, 839.97 feet along the East line of said Northwest Quarter of the Southeast Quarter; thence North 89° 36' 07" West 1307.02 feet to the West line of said Northwest Quarter of the Southeast Quarter; thence North 00° 22' 55" East, 824.00 feet to the Center of said Section 8; thence North 00° 10' 10" West 1324.38 feet to the Northwest corner of the Southwest Quarter of the Northeast Quarter; thence North 89° 50' 15" East, 1319.41 feet to the point of beginning, having an area of 64.93 acres including 2.82 acres of Clarke County Road Easement.

FSA indicates: 56.80 acres fillable.
Corn Suitability Rating 2 of 59.1 on the tillable acres. Located in Section 8, Liberty Township, Clarke County, Iowa.

Real Estate Taxes on Tract #2

Gross \$1,202.79
Ag. Credit (\$35.54)
Net \$1,168.00 (Rounded)



Huge Three Days and Four Counties AUCTION Iowa and South Dakota

Iowa
South Dakota
824
Acres M/L

AUCTION #3 - TUESDAY, JULY 2, 2019 AT 2PM

151.7 Acres M/L

Sells in 2 Tracts
Humboldt County, IA

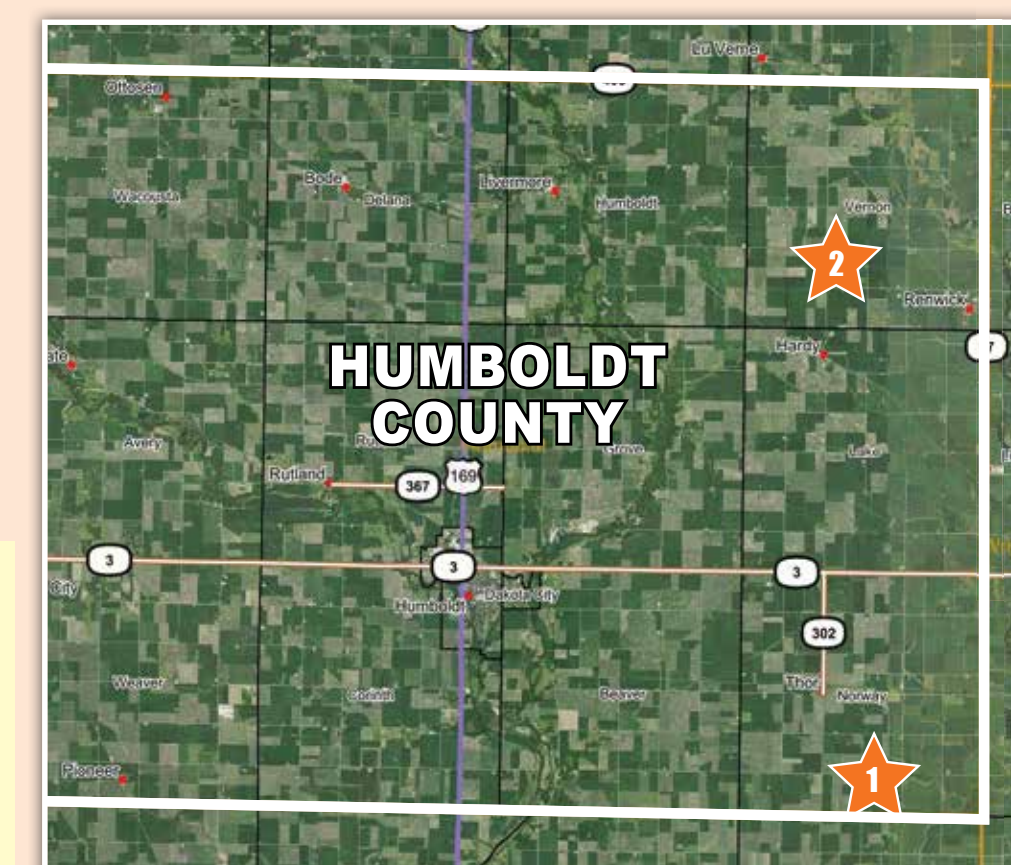
Auction to be held at the Renwick Community Center, 511 Main St., Renwick, IA

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

Terms for Humboldt County Tracts

Terms: 10% down payment on July 2, 2019. Balance due at closing with a projected date of August 5, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Upon closing. (Subject to tenant's rights)
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.



HUMBOLDT COUNTY, IA - TRACT #1

100% Interest in 75 Deeded Acres M/L

Tract #1 is located 2 miles south of Thor on P66/Utah Avenue, then 1 mile east on C54/270th Street.

Legal Description: The North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section 34, Township 9 North, Range 27 West of the 5th P.M., Humboldt County, Iowa, EXCEPT for a parcel of land commencing at the North Quarter corner of said Section 34; thence West 990.51 feet along the North line of said Northwest Quarter to the point of beginning; thence South 442.31 feet; thence West 492.41 feet; thence North 442.31 feet to the North line of said Northwest Quarter; thence East 492.41 feet along said Section line to the point of beginning, containing 5.00 acres, subject to easements of record. NOTE: The North line of the NW 1/4 of Section 34 is assumed to bear due East and West. Containing 75 acres more or less.

FSA indicates: 71 acres fillable.
Corn Suitability Rating 2 of 69.3 on the entire tract. Located in Section 34, Norway Township, Humboldt County, Iowa.

Real Estate Taxes on Tract #1

Gross \$1,883.73
Ag. Credit (\$62.84)
Net \$1,814.00 (Rounded)

HUMBOLDT COUNTY, IA - TRACT #2

100% Interest in 76.7 Acres M/L

Tract #2 is located 3 1/2 miles west of Renwick on C26/150th Street, then 1/2 mile north on P66/Utah Avenue.

Legal Description: The South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Ninety-three (93) North, Range Twenty-seven (27) West of the 5th P.M., Humboldt County, Iowa, EXCEPT a tract of land commencing at the Southwest corner of the said Northwest Quarter; thence North 89° 51' 55" East 888.11 feet along the South line of the said Northwest Quarter to the point of beginning; thence continuing North 89° 51' 55" East 470.00 feet along said South line; thence North 00° 14' 46" West 350.00 feet; thence South 89° 51' 55" West 470.00 feet; thence South 00° 14' 46" East 350.00 feet to the point of beginning, and EXCEPT a parcel of land described as beginning at the Southwest corner of the said Northwest Quarter; thence North 89° 51' 55" East 888.11 feet along the South line of the said Northwest Quarter; thence North 00° 14' 46" West 370.00 feet; thence South 89° 51' 55" West 220.00 feet; thence South 00° 14' 46" East 318.00 feet; thence South 89° 51' 55" West 667.85 feet to a point on the West line of the said Northwest Quarter; thence South 00° 00' 00" West 60.00 feet along the said West line to the point of beginning.

FSA indicates: 73.93 acres fillable.
Corn Suitability Rating 2 of 80.5 on the tillable acres. Located in Section 28, Vernon Township, Humboldt County, Iowa.

Real Estate Taxes on Tract #2

Gross \$2,162.93
Ag. Credit (\$105.36)
Net \$2,058.00 (Rounded)

AUCTION #4 - WEDNESDAY, JULY 3, 2019 AT 10AM

40 Acres M/L

Sells in 1 Tract - Hutchinson County, South Dakota

Auction to be held at the Scotland City Hall, 410 Main Street, Scotland, SD

HUTCHINSON COUNTY, SOUTH DAKOTA

100% Interest in 40 Deeded Acres M/L

Land is located 1 mile east of Kaylor on Section Line Road/290th St., then 1/2 mile north on 419th Avenue.

Legal Description: The Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) Section 28, Township 97 North, Range 59 West of the 5th P.M., Hutchinson County, South Dakota.
FSA indicates 38.19 acres fillable of which 19.4 acres are in the CRP program as follows:
19.4 acres at \$100.83 = \$1,956.00 and expires on 9-30-2020.
Majority soil types include: Clarno Bonilla, Clarno, Tetonka
Located in Section 28, Sharon Township, Hutchinson County, South Dakota.

Parcel #097.59.28.4010

Real Estate Taxes - Net: \$659.36

TERMS FOR SOUTH DAKOTA

• 10% down payment on July 3, 2019, upon signing purchase agreement with balance due at closing with a projected date of August 6, 2019. Possession will be at closing, subject to tenant's rights.

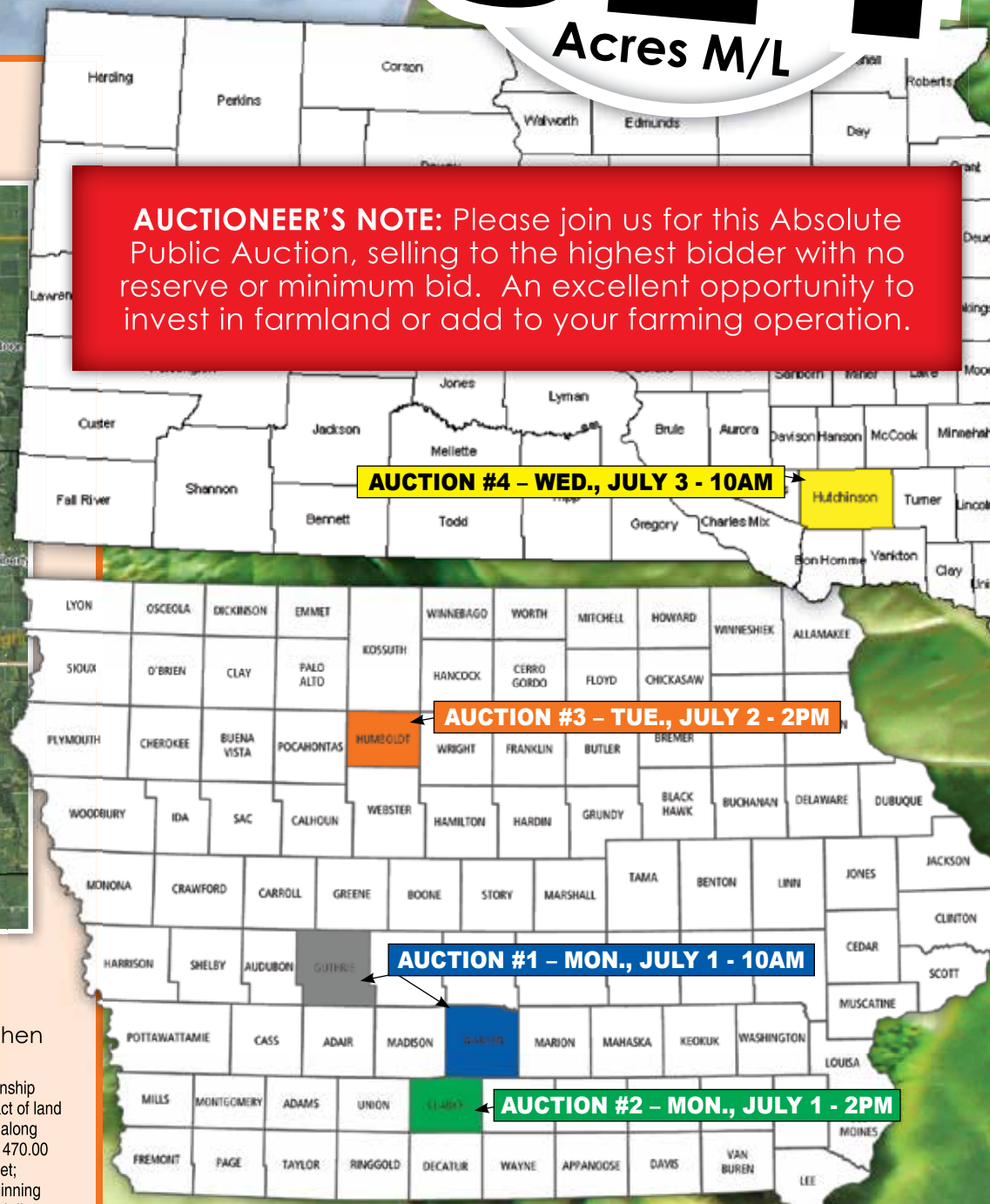
• The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the purchase price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

• Closing will take place at a professional closing company determined by seller.

• Prior to closing, Seller at Seller's expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements and public roads shall not be deemed encumbrances or defects.

• Real Estate Taxes will 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.

• Closing Agent Fee will be shared equally between Buyer and Seller.
Scott Steffes SD Broker License #4762 - Steffes Group, Inc. - 701-237-9173



AUCTIONEER'S NOTE: Please join us for this Absolute Public Auction, selling to the highest bidder with no reserve or minimum bid. An excellent opportunity to invest in farmland or add to your farming operation.

AUCTION #4 - WED., JULY 3 - 10AM

AUCTION #3 - TUE., JULY 2 - 2PM

AUCTION #1 - MON., JULY 1 - 10AM

AUCTION #2 - MON., JULY 1 - 2PM

SPECIAL PROVISIONS FOR ALL TRACTS:

- The farms are rented for the 2019 farming season. The seller shall keep all 2019 rent payments.
- Farm leases will be terminated by the seller and full possession will be available for the 2020 crop year.
- It shall be the obligation of the buyer(s) to report to the appropriate 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. C. CRP prorate. Please note that the final tillable acres and final CRP acres will be determined by the FSA office.
- Buyer(s) 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.
- 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(s) shall be responsible for any fencing in accordance with Iowa/South Dakota 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 real estate.
- Closing will take place at seller's attorney office, unless other closing arrangements are made.
- Any announcements made the day of sale take precedence over advertising.
- Steffes Group, Inc. is representing the Seller.

Huge Three Days and Four Counties
IAUCTION 824
 Iowa and South Dakota
 Acres M/L

AUCTION #1 - MON., JULY 1 - 10AM
 453.05 Acres M/L in Warren County, IA

AUCTION #2 - MON., JULY 1 - 2PM
 178.29 Acres M/L in Clarke County, IA

AUCTION #3 - TUE., JULY 2 - 2PM
 151.7 Acres M/L in Humboldt County, IA

AUCTION #4 - WED., JULY 3 - 10AM
 40 Acres M/L in Hutchinson County, SD

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

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Steffes
 2245 East Bluegrass Road
 Mt. Pleasant, IA 52641

Iowa South Dakota
824
 Acres M/L

AUCTION #1 - MONDAY, JULY 1, 2019 AT 10AM

WARREN COUNTY, IA - TRACT #1
 100% Interest In 80 Deeded Acres M/L

6 TRACTS
453
 ACRES M/L
 WARREN CO. IOWA

WARREN COUNTY, IA - TRACT #2
 100% Interest In 150 Deeded Acres M/L

WARREN COUNTY, IA - TRACT #3
 100% Interest In 80 Deeded Acres M/L

WARREN COUNTY, IA - TRACT #4
 100% Interest In 23.05 Surveyed Acres M/L

WARREN COUNTY, IA - TRACT #5
 1/3 Undivided Interest In 80 Deeded Acres M/L

WARREN COUNTY, IA - TRACT #6
 2 Contracts for Deed - 40 Deeded Acres M/L

GUTHRIE COUNTY, IA
 Contract For Deed
 4714 Johnson Pt. Panorama, IA
 To be sold after Warren County Tracts

CONTRACT ONLY!

AUCTION #2 - MONDAY, JULY 1, 2019 AT 2PM

2 TRACTS
178
 ACRES M/L
 CLARKE CO. IOWA

CLARKE COUNTY, IA - TRACT #1
 100% Interest In 113.36 Deeded Acres M/L

CLARKE COUNTY, IA - TRACT #2
 50% Undivided Interest In 64.93 Surveyed Acres M/L

GUTHRIE COUNTY, IA
 Contract For Deed
 4714 Johnson Pt. Panorama, IA
 To be sold after Warren County Tracts

CONTRACT ONLY!

AUCTION #3 - TUESDAY, JULY 2, 2019 AT 2PM

HUMBOLDT COUNTY, IA - TRACT #1
 100% Interest In 75 Deeded Acres M/L

2 TRACTS
151
 ACRES M/L
 HUMBOLDT CO. IOWA

HUMBOLDT COUNTY, IA - TRACT #2
 100% Interest In 76.7 Acres M/L

AUCTION #4 - WED., JULY 3, 2019 AT 10AM

1 TRACT
40
 ACRES M/L
 HUTCHINSON CO. SOUTH DAKOTA

HUTCHINSON COUNTY, SD
 100% Interest In 40 Deeded Acres M/L

For complete details, soil maps and drone videos please visit **SteffesGroup.com**