

# 371.56 ACRES M/L SELLING IN 7 TRACTS

Land is located 2 miles west of Pleasant Plain on H17, then 1 1/2 miles south on Osage Avenue. Watch for auction signs.  
**Auction held at the Lake Darling Lodge, 111 Lake Darling Road, Brighton, Iowa. Located in Lake Darling State Park, 3 miles west of Brighton on Highway 1.**

# AUCTION

## Jefferson County Land

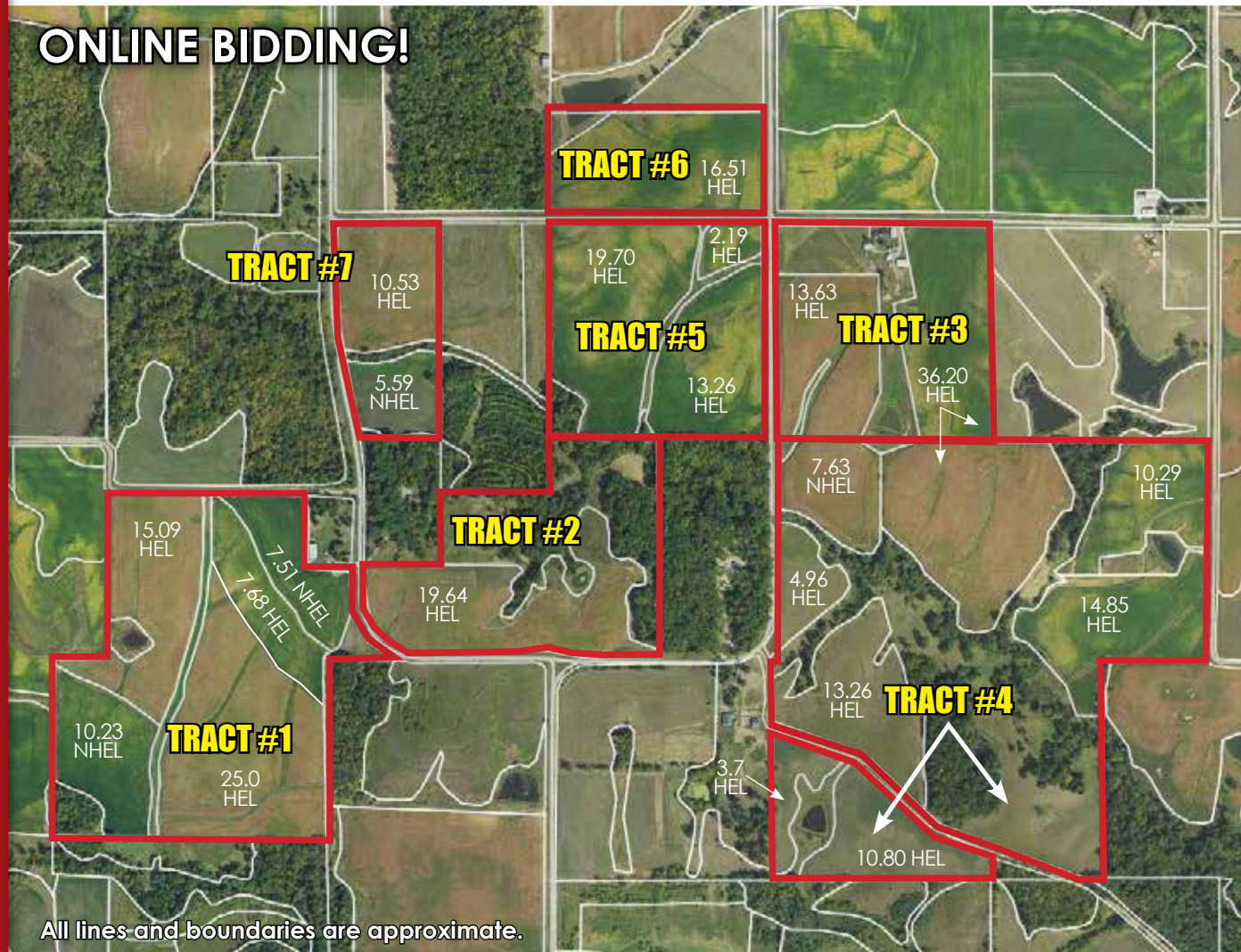
### HUBERT E. HOSKINS

**Auctioneer's Note:** All tracts will be sold by the acre. Tracts #1-2 will be sold in order. Then Tracts #3, 4, 5, 6, 7 will be sold Choice with the Privilege, whereas the high bidder may choose Tract #3, Tract #4, Tract #5, Tract #6, Tract #7 or all tracts 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.

## WEDNESDAY, SEPTEMBER 25, 2019 AT 10AM

Open House on Wednesday, September 11th from 10-11AM

ONLINE BIDDING!



All lines and boundaries are approximate.



### TRACT #1 – 72.25 ACRES M/L

FSA information: 65.51 acres tillable and a small pond. Corn Suitability Rating 2 of 68.3 on the tillable. Located in Section 17, Penn Township, Jefferson County, Iowa.



### TRACT #2 – 40 ACRES M/L

FSA information: 19.64 acres tillable, balance being timber and a pond. Corn Suitability Rating 2 of 49.6 on the tillable. Located in Section 17, Penn Township, Jefferson County, Iowa.

**Not included:** Hay bales



Open House on Wed., September 11th, 10-11AM

### TRACT #3 – 40 ACRES M/L

2414 122nd Street, Fairfield, IA  
 This tract offers a home with buildings, tillable land and a pond. The four bedroom home has 1,665 sq.ft. of living space on two levels. The main level features a large living room with a fireplace (chimney has been removed), kitchen with refrigerator, electric stove & dishwasher, formal dining room, bedroom, bathroom and a laundry room with washer & dryer. The upstairs has three bedrooms and a landing. Other amenities of the home include a newer shingles, a basement with a Longwood duel fuel furnace (wood & fuel oil), electric water heater and a well.

Outbuildings include a 30'x32' two car garage, 38'x64' open face machine shed, 28'x36' shop, 30'x60' open face machine shed and a granary. Grain bins include a 3,700 bu. bin with dryer & unload auger, 3,300 bu. bin with fan & unload auger, 3,700 bu. bin and a 1,200 bu. bin.

Approx. 28.5 acres tillable  
 Corn Suitability Rating 2 of 66.1 on the tillable.

Located in Section 16, Penn Township, Jefferson County, Iowa.

**Included:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Window A/C unit

**Not included:** Hay bales, LP tank, Farm machinery & Personal property



TRACT #3



TRACT #4



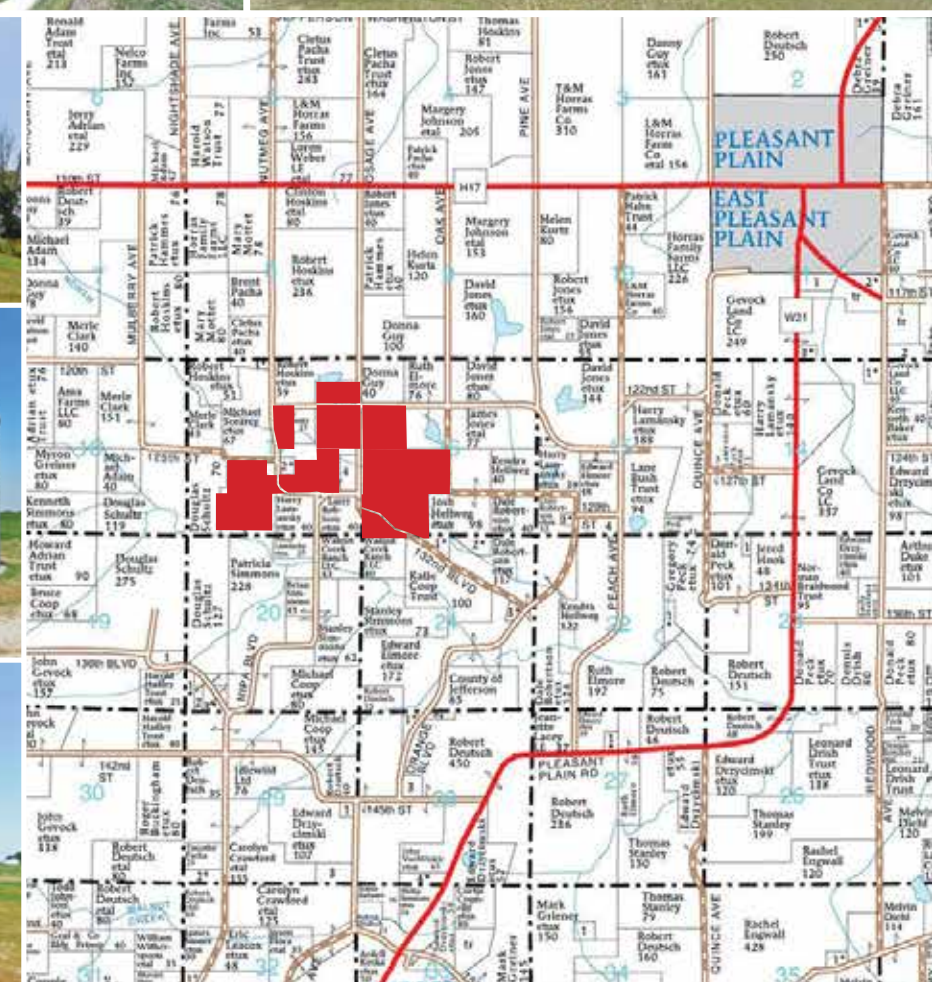
TRACT #3



TRACT #3



TRACT #3



### TRACT #4 – 139.43 ACRES M/L

Approx. 86.5 acres tillable, balance being timber, pasture and three ponds. Corn Suitability Rating 2 of 49.6 on the tillable. Located in Section 16, Penn Township, Jefferson County, Iowa.

**Not included:** Hay bales



### TRACT #5 – 40 ACRES M/L

FSA information: 35.15 acres tillable  
 Corn Suitability Rating 2 of 59.7 on the tillable. Located in Section 17, Penn Township, Jefferson County, Iowa.



### TRACT #6 – 20 ACRES M/L

FSA information: 16.51 acres tillable  
 Corn Suitability Rating 2 of 57 on the tillable. Located in Section 17, Penn Township, Jefferson County, Iowa.



### TRACT #7 – 19.88 ACRES M/L

FSA information: 16.12 acres tillable  
 Corn Suitability Rating 2 of 64.2 on the tillable. Located in Section 17, Penn Township, Jefferson County, Iowa.

## HUBERT E. HOSKINS ESTATE

Gary Hoskins & Lugene Jackson - Co-Executors

Seleta A. Bainter – Attorney for Estate

For details contact auction manager, Terry Hoening of Steffes Group, 319.385.2000 or by cell, 319.470.7120

# SteffesGroup.com

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

Announcements made the day of sale take precedence over advertising.





**TERMS ON ALL TRACTS**

**Terms:** 10% down payment on September 25, 2019. Balance due at closing with a projected date of November 8, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of November 8, 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.

**Special Provisions for All Tracts:**

- Termination on the tillable ground has been served by the seller to the tenant. Land is selling free and clear for the 2020 farming season. Fall tillage rights shall be granted, after the 2019 harvest.
- This auction is selling subject to court approval.
- It shall be the obligation of the buyer(s) to report to the Jefferson 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, as some fields are combined and/or overlap tract lines.
- Seller shall not be obligated to furnish a survey. The multiplier will be the assessor acres as posted on the Jefferson County Beacon site.
- Due to this being an estate, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Jefferson County & Iowa Laws & regulations.
- 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.
- 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

**Real Estate Taxes on Tract #1**

Gross \$1,792.56  
Ag. Credit (\$48.20)  
Family Farm Credit (\$33.60)  
Net (ROUNDED) \$1,710.00

**Real Estate Taxes on Tract #2**

Gross \$554.47  
Ag. Credit (\$14.97)  
Family Farm Credit (\$10.44)  
Net (ROUNDED) \$530.00

**Real Estate Taxes on Tract #3**

Gross \$1,976.05  
Homestead (\$125.04)  
Ag. Credit (\$22.21)  
Family Farm Credit (\$15.49)  
Net (ROUNDED) \$1,814.00

**Real Estate Taxes on Tract #4**

Gross \$2,097.13  
Ag. Credit (\$56.96)  
Family Farm Credit (\$39.71)  
Net (ROUNDED) \$2,000.00

**Real Estate Taxes on Tract #5**

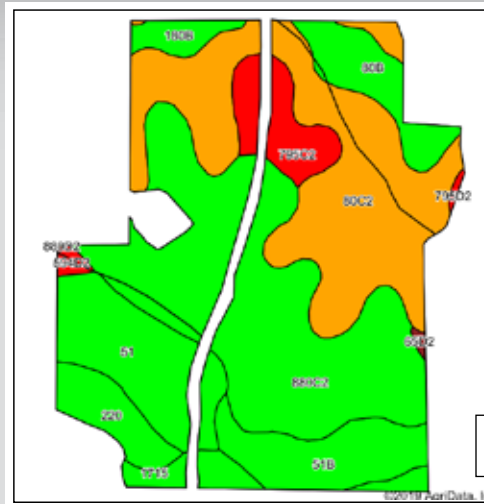
Gross \$836.62  
Ag. Credit (\$22.52)  
Family Farm Credit (\$15.70)  
Net (ROUNDED) \$798.00

**Real Estate Taxes on Tract #6**

Gross \$363.57  
Ag. Credit (\$9.75)  
Family Farm Credit (\$6.80)  
Net (ROUNDED) \$348.00

**Real Estate Taxes on Tract #7**

Gross \$416.91  
Ag. Credit (\$11.20)  
Family Farm Credit (\$7.81)  
Net (ROUNDED) \$398.00

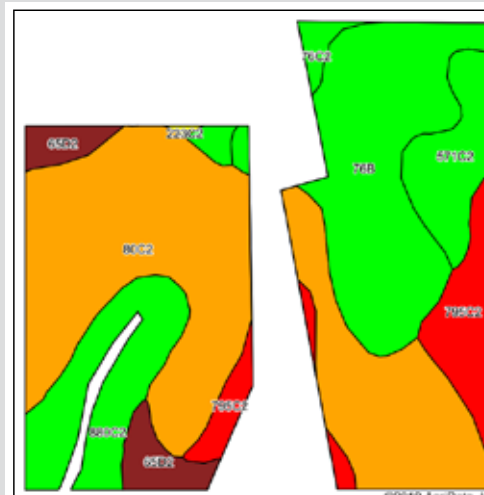
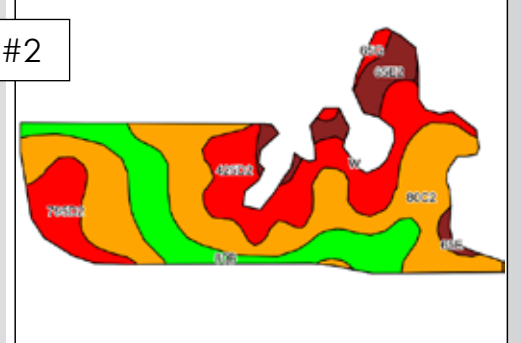


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	% NCCPI Soybeans
80C2	Clinton silty clay loam, terrace, 5 to 9 percent slopes, eroded	21.46	32.8%		Ille	71	60	59
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	18.77	28.7%		Ille	69	60	59
51	Vesser silt loam, 0 to 2 percent slopes	6.92	10.6%		Ilw	74	70	86
51B	Vesser silt loam, 2 to 5 percent slopes	5.11	7.8%		Ilw	74	65	85
80B	Clinton silt loam, 2 to 5 percent slopes	3.56	5.4%		Ille	80	80	73
795C2	Ashgrove silty clay loam, 5 to 9 percent slopes, moderately eroded	3.20	4.9%		Ive	7	20	45
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	2.71	4.1%		Ilw	77	87	90
1715	Nodaway-Vesser-Ackmore complex, 0 to 2 percent slopes	1.93	2.9%		Ilw	74	80	81
180B	Keomah silt loam, 2 to 5 percent slopes	1.27	1.9%		Ille	77	73	77
594D2	Galland clay loam, 9 to 14 percent slopes, moderately eroded	0.35	0.5%		Ive	8	5	38
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	0.12	0.2%		Ive	37	38	53
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	0.11	0.2%		Ive	5	8	41
<b>Weighted Average</b>								<b>68.3 62.1 *n 66.1</b>

TRACT #1

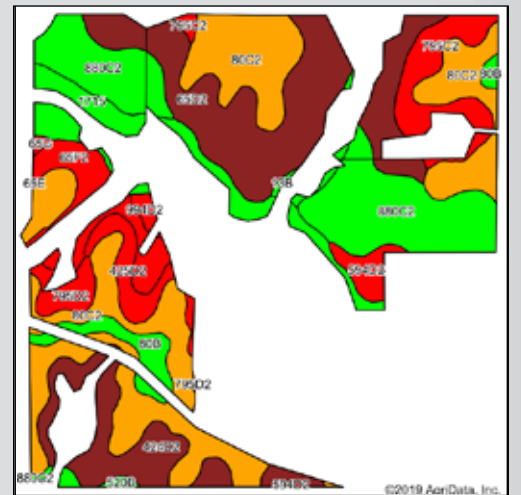
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	% NCCPI Soybeans
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	8.50	43.3%		Ille	69	60	59
425D2	Keswick clay loam, 9 to 14 percent slopes, moderately eroded	4.10	20.9%		Ive	8	12	35
80B	Clinton silt loam, 2 to 5 percent slopes	3.76	19.1%		Ille	80	80	73
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	1.52	7.7%		Ive	5	8	41
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.30	6.6%		Ive	29	28	51
65G	Lindley loam, 25 to 40 percent slopes	0.26	1.3%		Vile	7	5	9
65E	Lindley loam, 14 to 18 percent slopes	0.20	1.0%		Vile	33	30	63
<b>Weighted Average</b>								<b>49.6 46.6 *n 54.1</b>

TRACT #2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	% NCCPI Soybeans
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	12.63	43.9%		Ille	69	60	59
76B	Ladoga silt loam, 2 to 5 percent slopes	6.42	22.3%		Ille	86	85	78
880C2	Clinton silty clay loam, terrace, 5 to 9 percent slopes, eroded	3.13	10.9%		Ille	71	60	59
795C2	Ashgrove silty clay loam, 5 to 9 percent slopes, moderately eroded	2.77	9.6%		Ive	7	20	45
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	2.02	7.0%		Ille	74	62	69
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	1.28	4.4%		Ive	37	38	53
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	0.55	1.9%		Ille	75	65	63
<b>Weighted Average</b>								<b>66.1 61 *n 62.4</b>

TRACT #3

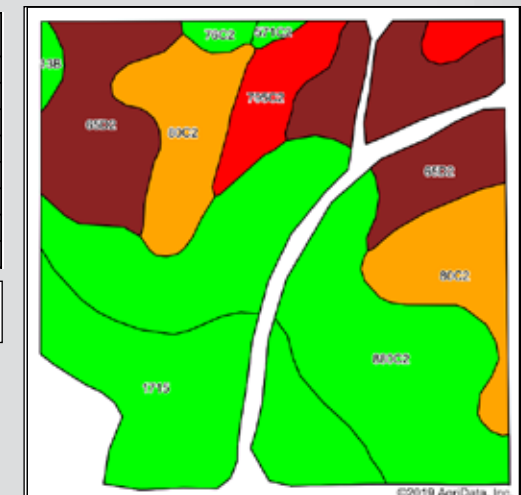


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	% NCCPI Soybeans
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	24.38	28.2%		Ille	69	60	59
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	16.54	19.1%		Ive	37	38	53
880C2	Clinton silty clay loam, terrace, 5 to 9 percent slopes, eroded	15.07	17.4%		Ille	71	60	59
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately erod	6.93	8.0%		Ive	21	15	46
1715	Nodaway-Vesser-Ackmore complex, 0 to 2 percent slopes	5.31	6.1%		Ilw	74	80	81
795C2	Ashgrove silty clay loam, 5 to 9 percent slopes, moderately eroded	4.58	5.3%		Ive	7	20	45
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	4.01	4.6%		Vile	10	8	37
425D2	Keswick clay loam, 9 to 14 percent slopes, moderately eroded	2.49	2.9%		Ive	8	12	35
80B	Clinton silt loam, 2 to 5 percent slopes	2.41	2.8%		Ille	80	80	73

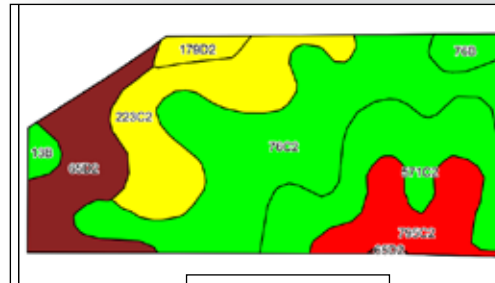
TRACT #4

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	% NCCPI Soybeans
880C2	Clinton silty clay loam, terrace, 5 to 9 percent slopes, eroded	11.71	33.3%		Ille	71	60	59
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	8.08	23.0%		Ive	37	38	53
1715	Nodaway-Vesser-Ackmore complex, 0 to 2 percent slopes	6.82	19.4%		Ilw	74	80	81
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	5.68	16.2%		Ille	69	60	59
795C2	Ashgrove silty clay loam, 5 to 9 percent slopes, moderately eroded	2.12	6.0%		Ive	7	20	45
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	0.33	0.9%		Ille	75	65	63
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	0.25	0.7%		Ilw	74	60	73
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	0.16	0.5%		Ille	74	62	69

TRACT #5



PRESORTED  
STANDARD  
US POSTAGE  
PAID  
Permit #315  
FARGO, ND



TRACT #6

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	% NCCPI Soybeans
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	5.74	34.8%		Ille	75	65	63
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	3.02	18.3%		Ille	74	62	69
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.79	16.9%		Ivw	45	22	44
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	2.16	13.1%		Ive	37	38	53
795C2	Ashgrove silty clay loam, 5 to 9 percent slopes, moderately eroded	1.79	10.8%		Ive	7	20	45
76B	Ladoga silt loam, 2 to 5 percent slopes	0.40	2.4%		Ille	86	85	78
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	0.37	2.2%		Ive	45	43	53
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	0.24	1.5%		Ilw	74	60	73

TRACT #7

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	% NCCPI Soybeans
1715	Nodaway-Vesser-Ackmore complex, 0 to 2 percent slopes	5.19	32.2%		Ilw	74	80	81
880C2	Clinton silty clay loam, terrace, 5 to 9 percent slopes, eroded	5.15	31.9%		Ille	71	60	59
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	2.44	15.1%		Vile	29	28	51
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	1.37	8.5%		Ille	69	60	59
520B	Coppock silt loam, 2 to 5 percent slopes	1.15	7.1%		Ilw	80	60	83
880D2	Clinton silty clay loam, terrace, 9 to 14 percent slopes, eroded	0.47	2.9%		Ille	47	50	56
65G	Lindley loam, 25 to 40 percent slopes	0.23	1.4%		Vile	7	5	9
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	0.12	0.7%		Ive	37	38	53
<b>Weighted Average</b>								<b>64.2 60.4 *n 65.7</b>



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

Please Post

**371.56  
ACRES M/L**



LARGE JEFFERSON COUNTY LAND AUCTION  
Wednesday, September 25, 2019 at 10am

**JEFFERSON COUNTY LAND**

**AUCTION**

*Pleasant Plain, Iowa*

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