

# Washington County Land & Equipment

# AUCTION

## 110 ACRES M/L

### SELLS IN 4 TRACTS

**Auctioneer's Note:** Tracts #1 & 2 will be sold lump sum price. Tracts #3 & 4 will be sold by the surveyed acre. Tracts #1 & 2 will be sold in order, then Tracts #3 & 4 will be sold Choice with the Privilege, whereas the high bidder may choose Tract #3 or Tract #4 or both tracts for their high bid. Tracts will not be recombined.

### Tract #1 – Four Bedroom Home on 2.36 Surveyed Acres

Don't just drive by this home, take a look at what this home has to offer! This home has a total of 1,990 sq.ft. of living space on two levels with original woodwork throughout. The main level features a kitchen with refrigerator, electric stove, dishwasher, built in cabinets and a summer kitchen with a sink. The formal dining room has built in buffet cabinets, glass front doors and colonnades to the living room. Also on the main level is a master bedroom with adjoining master bath w/ shower and laundry hookups.

The beautiful open stairway leads to the upstairs, where there are three bedrooms and a bathroom with clawfoot tub & storage rooms. Other amenities include a basement with a Weil McLain hot water heater, 100 amp breaker box, gas hot water heater, a well and a 30'x36' detached garage. All situated on 2.36 surveyed acres. Tracts #1 & 2 have a recorded well easement and a recorded driveway access easement. Copies are available for review.

**Included:** 1,000 gal LP tank, Refrigerator, Stove, Dishwasher, Window A/C unit

**Not included:** Dinner bell, Washer, Dryer, All personal property

### Tract #2 – Livestock Barns & Grain Bins on 3.68 Surveyed Acres

Need more room for your livestock? Here is a unique opportunity to purchase a smaller tract of land with barns & bins already in place. This tract offers a 42'x60' pole frame barn with a working tub & fenced lot, 30'x36' barn, 5,300 bu. grain bin, 4,700 bu. grain bin, 2,800 bu. grain bin, Butler grain dryer and a 20 ton bulk bin. Tracts #1 & 2 have a recorded well easement and a recorded driveway access easement. Copies are available for review.

**Included:** Working tub in barn, Attached gates

**Not included:** Insulated cargo box, Feeders, All livestock equipment

### Tract #3 – 47 Acres M/L – Subject to final survey

FSA information: 41.11 acres tillable, balance being pasture ground

Corn Suitability Rating 2 of 71.7 on the tillable.

Located in Sections 35, Oregon Township, Washington County, Iowa.

### Tract #4 – 57 Acres M/L – Subject to final survey

FSA information: 34.02 acres tillable, balance being fenced pasture with pond and 2.42 acres are in the CRP program as follows:

2.42 acres at \$260.60 = \$631.00 and expires on 9-30-2027.

Corn Suitability Rating 2 of 70.7 on the tillable.

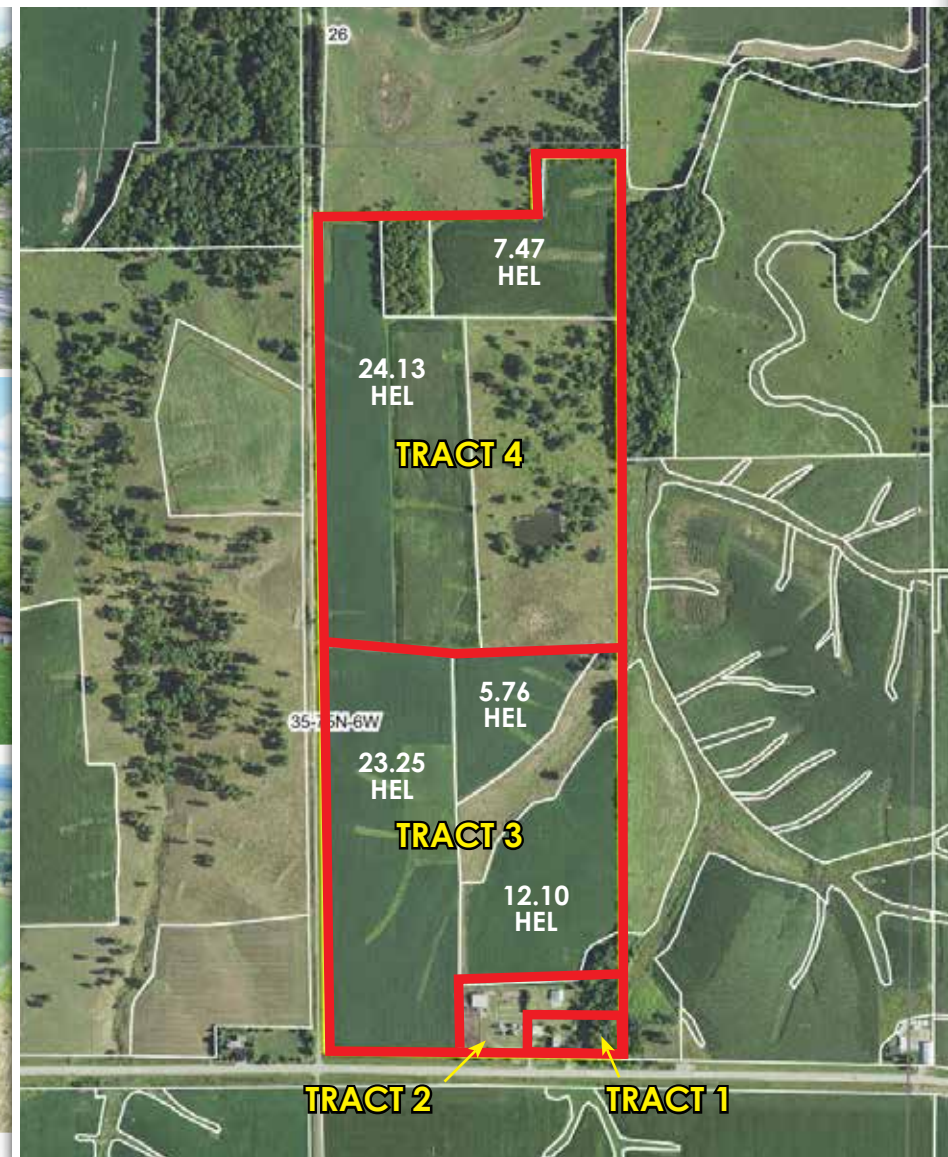
Located in Sections 35, Oregon Township, Washington County, Iowa.

Real Estate Sells First!

Ainsworth, Iowa

## THURS, OCTOBER 3, 2019 AT 10AM

Auction to be held onsite at 3266 Old White Way, AINSWORTH, IOWA.  
Located 2 miles south of Ainsworth on Highway 218/27,  
then 1 1/2 miles east on Old White Way/County Highway G52.



Equipment from the  
*Keith Byerly Estate*

ONLINE BIDDING ON MAJOR ITEMS! EQUIPMENT SOLD FOLLOWING THE REAL ESTATE.

### TRACTORS

**1980 John Deere 4440**, 6,485 hrs., 2WD, quad range, cab, 2 hyd., 3pt., 540/1000 PTO, front weight bracket, 10-16 fronts, 18.4R38 rears, S/N 4440H-039118R

**1980 White Field Boss 2-105**, 4,046 hrs., 2WD, cab, 3 hyd., 3 pt., missing link, 540 PTO, 8 front weights, 11L-15 fronts, 18.4 -38 rears, S/N 295073-406

**1970 Allis Chalmers 180 Land Handler**, shows 2,993 hours, 2WD, diesel, open station, 2 hyd., 3 pt., 540 PTO, (2) front weights, 9.5 - 15 fronts, 18.4 - 28 rears, AM / FM mounted radio, S/N 180-10468D

**1965 John Deere 4020**, shows 1,200 hrs., 2WD, diesel, Syncro, open station, 2 hyd., 3 pt. w/ quick hitch, 540/1000 PTO, front weight brackets, 10.00 - 16 fronts, 18.4 -34 rears, AM/FM mounted radio, S/N SNT213R109069R

### COMBINE & HEADS

**1982 John Deere 4420**, shows 1,837 hrs., diesel, 4WD, spreader, 23.1 -26 front 14.9-24 rears, S/N 500668

**John Deere 444**, corn head, 4R38"

**John Deere**, platform, 12', S/N 187760

### SPREADERS

**New Idea**, manure spreader, single axle, single beater, slope gate, 540 PTO, 10-20 tires

**John Deere**, manure spreader, single axle, single beater, 540 PTO

**Tote System**, tandem axle, lime spreader, 45' swath, 540 PTO, 11-15 tires

### PLANTER & DISC MOWER

**John Deere 7000**, planter, 4x38", NT coulters, double disc openers, double rubber closing wheels, drag chain, insecticide boxes, markers, Dickey John monitor

**John Deere 275**, disc mower, 9', 3 pt., 540 PTO, S/N E00275X300870

**New Holland** 5 bar side delivery rake Six bale hay trailer, bumper hitch, 9.5 - 15SL tires

**Artsway Feed Wagon**, 540 PTO

**John Deere RG4**, row crop cultivator, 8R, 3 pt.

**IH rotary hoe**, 14', 5 section, 3 pt. Harrow, four section

### WAGONS

**J&M gravity wagon**, 250 bu., on J&M gear, right hand unload, front ladder, 11L-15 SL tires

**Dakon gravity wagon**, 200 bu., right hand unload, 11L-15.5L tires

**Kory gravity wagon**, 185 bu., on Hiniker gear, right hand unload, front ladder, 11L-15 tires

Gravity wagon, 175 bu., on John Deere gear, right hand unload, front ladder, 11L-15 SR tires

Covered flair box wagon w/ ladder

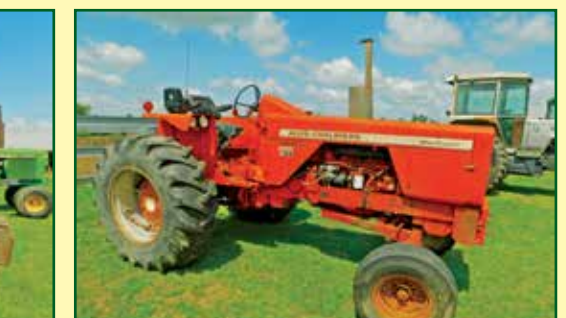
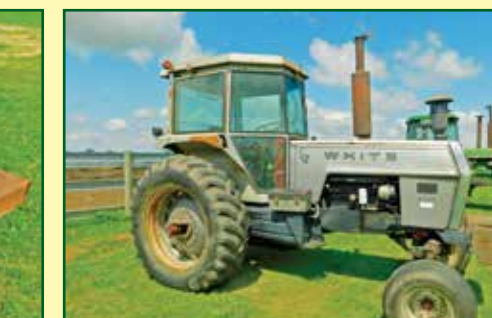
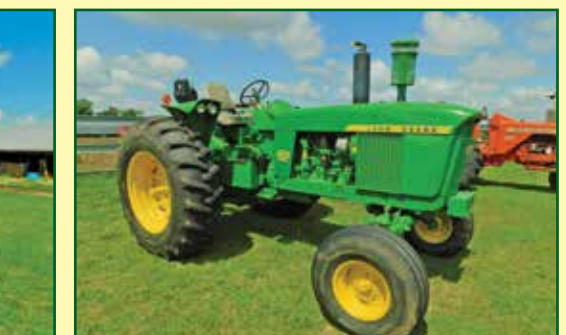
**American auger**, 8" x 61' auger, cable lift, 540 PTO

### EQUIPMENT

10'x18'x10' insulated cargo box, w/ A/C unit; **Dayton 3W954**, PTO generator, 25KW, 540 PTO, on two wheel cart; **Quick Attach**, tree shear, skid steer mount, S/N 1021304; **John Deere** blade, 8', 3 pt.; **Alaskan** hyd. log splitter, 3 pt.; **Danuser**, post hole digger, 3 pt., 14" auger; Brush cutter, 7', 3 pt., 540 PTO; (2) 3 pt. bale spears; 2 pt. bale carrier; 3 pt. seeder spreader; Hay spear, loader mounts; (8) **John Deere** front weights; Cattle working chute

### LAWN & SHOP EQUIPMENT

**John Deere D170**, riding lawn mower, 98 hrs., 54" deck, 25 HP, hydro foot controls; **Ranch King**, pull behind mower, 60", 13 HP, elec. start; Shopbuilt 56" x 69" 2 wheel trailer; Garden tractor cart; ATV sprayer; Lawn garden cart; Briggs & Stratton 3 1/2HP motor w/ Pacer pump; Fence posts; Fencing supplies; Molasses tank on skids; Traps; **Magna Force** portable air compressor, 5hp, 20 gal.; **Lincoln A/C 225** arc welder; **Guardian Power** bench top drill press, 12 spd.; **Continental** 30 ton shop press; Grinder on stand; Chop saw; Torch set & cart; **Schumacher** battery charger; Shop & garden tools; **Werner** 24' fiberglass ext. ladder; Shop Built woodstove; **Whirlpool** gas dryer; Pellet/ corn stove



## KCMB TRUST & KEITH BYERLY ESTATE

Cheryl L. Byerly – Trustee | Janice J. Kerkove – Attorney for Trust

For complete details contact auction manager, Terry Hoenig 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





**TERMS ON ALL TRACTS**

**Terms:** 10% down payment on October 3, 2019. Balance due at closing with a projected date of November 15, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

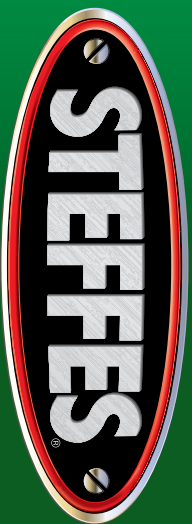
**Possession:** Projected date of November 15, 2019. (Subject to tenant's rights on the tillable, feedlot, pasture & home.)

**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.

Real Estate Taxes on Tract #1		Real Estate Taxes on Tract #3	
Gross	\$1,742.97	Gross	\$1,195.77
Ag. Credit	(\$0.21)	Ag. Credit	(\$49.52)
Net(Rounded)	\$1,742.00	Net(Rounded)	\$1,145.25
Real Estate Taxes on Tract #2		Real Estate Taxes on Tract #4	
Gross	\$195.34	Gross	\$1,337.56
Ag. Credit	(\$2.32)	Ag. Credit	(\$55.40)
Net(Rounded)	\$194.00	Net(Rounded)	\$1,282.75

**Special Provisions:**

- Tract #1 is rented on a month to month basis and is selling subject to tenant's rights. The rent is \$800 per month and the rent will be prorated at closing date, any security deposits, if any, will be transferred at closing. It is the responsibility of the new buyer to give the tenant a 30 day notice, if so desired.
- 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.
- Termination on the pasture ground & feedlot has been served by the seller to the tenant. Full possession will be given on March 1, 2020.
- It shall be the obligation of the buyer(s) to report to the Washington 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 priority. Please note that the final tillable acres and final CRP acres will be determined by the FSA office.
- Buyers agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyers 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. Buyers further agree to indemnify and hold harmless the sellers for any recovery sought by the FSA due to actions of buyers, which would violate the requirements of the CRP. In the event the buyers elects to take the ground out of CRP, the buyers will be responsible to the seller for any prorated of the CRP payment that the seller would have received.
- Tracts #1 & 2 have been surveyed and will sell lump sum price. Tracts #3 & 4 will be surveyed by a licensed surveyor, with the surveyed acres being the multiplier. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- Tracts #1 & 2 have a recorded well easement and a recorded driveway access easement. Copies are available for review.
- Tract #1, the seller will have the septic system pumped & inspected and acquire the DNR Time of Transfer certificate for the septic system. This shall be done prior to 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.
- 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.



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

Please Post



**THURSDAY  
OCTOBER 3,  
AT 10AM**

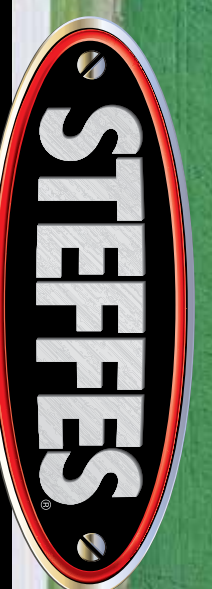
110 Acres M/L & Home Selling in 4 Tracts  
Equipment sells after the Real Estate.

**Washington County Land & Equipment**

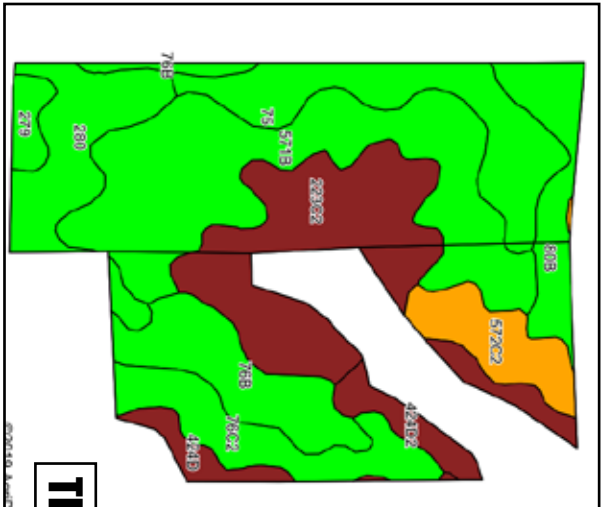
**AUCTION**  
*funsworth, Iowa*

**THURSDAY, OCTOBER 3, 2019 AT 10AM**

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SteffesGroup.com

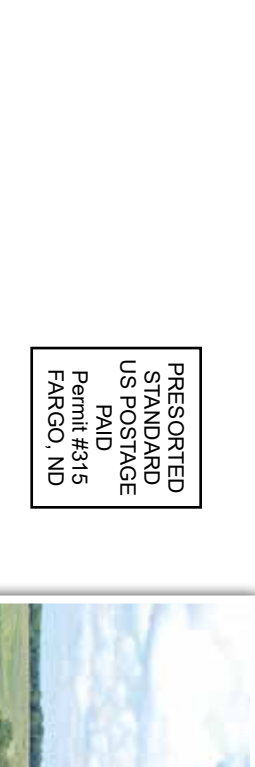
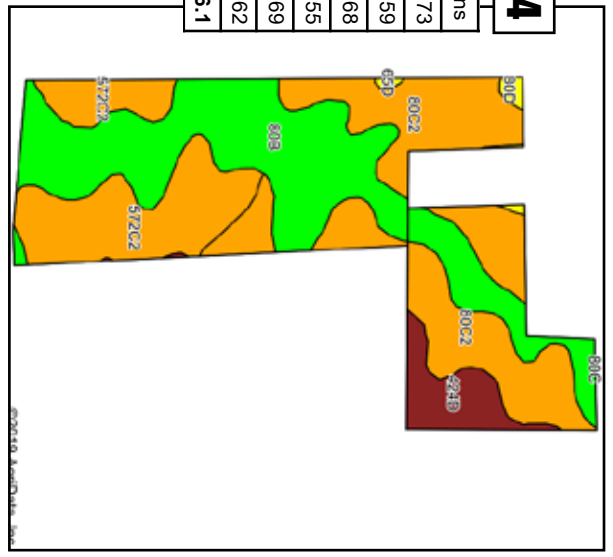


**TRACT #3**

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °	CSR2**	CSR °	CSR2**	CSR °	CSR2**	CSR °
80B	Clinton silt loam, 2 to 5 percent slopes	13.34	38.7%	IIIe	80	80	80	80	80	80	80
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	11.60	33.7%	IIIe	69	60	60	59	59	59	59
572C2	Ironton silt loam, 5 to 9 percent slopes, moderately eroded	7.00	20.3%	IIIe	69	57	57	68	68	68	68
424D	Lindley-Keswick complex, 9 to 14 percent slopes	2.17	6.3%	IIVe	31	20	20	55	55	55	55
80D	Clinton silt loam, 9 to 14 percent slopes	0.26	0.8%	IIIe	51	55	55	69	69	69	69
65D	Lindley loam, 9 to 14 percent slopes	0.08	0.2%	IIVe	42	40	40	62	62	62	62
<b>Weighted Average</b>										<b>70.7</b>	<b>64.5</b>

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °	CSR2**	CSR °	CSR2**	CSR °	CSR2**	CSR °
571B	Hedrick silt loam, 2 to 5 percent slopes	10.52	25.6%	IIIe	85	85	82	89	89	89	89
223C2	Runda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.07	17.2%	IIVw	36	22	22	41	41	41	41
75	Gwin silt loam, 0 to 2 percent slopes	4.88	11.1%	IIIe	84	85	85	83	83	83	83
76B	Ladoga silt loam, 2 to 5 percent slopes	3.87	9.4%	IIIe	86	85	85	78	78	78	78
280	Malaska silty clay loam, 0 to 2 percent slopes	3.73	9.1%	IIIe	75	65	65	64	64	64	64
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	3.15	7.1%	IIIe	80	80	80	73	73	73	73
80B	Clinton silt loam, 2 to 5 percent slopes	2.45	6.0%	IIIe	80	80	80	69	69	69	69
572C2	Ironton silt loam, 5 to 9 percent slopes, moderately eroded	2.30	5.6%	IIIe	69	57	57	68	68	68	68
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded	1.85	4.5%	IIVe	29	15	15	46	46	46	46
424D	Lindley-Keswick complex, 9 to 14 percent slopes	0.89	2.2%	IIVe	31	20	20	55	55	55	55
279	Taylor silty clay loam, 0 to 2 percent slopes	0.70	1.7%	IIIw	83	88	88	72	72	72	72
<b>Weighted Average</b>										<b>71.7</b>	<b>66.4</b>

**TRACT #4**



PRESORTED  
STANDARD  
US POSTAGE  
PAID  
Permit #315  
FARGO, ND