

Jefferson County Land AUCTION

Brighton, Iowa

187 ACRES M/L SELLS IN THREE TRACTS

The land & home are located 4 miles south of Brighton on Germanville Road to 1270 Germanville Road, BRIGHTON, IOWA

Auction to be held at the Brighton Community Center, 100 East Washington Street, Brighton, Iowa

"Selling Choice with the Privilege"

Tracts #1 & 2 will be sold price per surveyed acre and will be selling Choice with the Privilege. High bidder may take Tract #1 or Tract #2 or Both tracts, times their high bid. This will continue until both tracts are sold. Then Tract #3 will be sold lump sum price. Tracts will not be recombined.

Tract #1 – 72 Acres M/L Subject to final survey
 FSA information: 56.07 acres fillable, balance being timber & a small pond. Corn Suitability Rating 2 of 73.2 on the tillable.
 Located in Section 16, Walnut Township, Jefferson County, Iowa.

TERMS ON TRACT #1
Terms: 10% down payment on November 1, 2019. Balance due at closing with a projected date of December 16, 2019, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of December 16, 2019.

Tract #2 – 113 Acres M/L Subject to final survey
 FSA information: 79.85 acres fillable of which 11.18 acres are in the CRP program: 11.18 acres at \$138.18 = \$1,545.00 and expires on 9-30-2020. Balance of land is timber and a pond.
 Corn Suitability Rating 2 of 61.8 on the tillable.
 Located in Sections 16 & 17, Walnut Township, Jefferson County, Iowa.

TERMS ON TRACT #2
Terms: 10% down payment on November 1, 2019. Balance due at closing with a projected date of January 3, 2020, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of January 3, 2020.

Tract #3 – Two Story Home on 2 Acres M/L
 Subject to final survey | 1270 Germanville Road, Brighton, IA
 This tract offers a large two story home with 2,020 sq.ft. of living space on two levels. This turn of the century home features original woodwork throughout the home. The main level offers two front living rooms with carpet bordered by hardwood floors & pocket doors, formal dining room with carpet bordered by hardwood floors & pocket doors, an eat in kitchen with refrigerator & stove and a laundry room with washer, dryer and a half bath.

The upstairs has four bedrooms with one bedroom with hardwood floors & built in cabinets. The upstairs also has a full bath. The basement has a high efficient gas forced air furnace, gas hot water heater and has well water. Outbuilding include a 24'x24' 2 car garage, 48'x64' barn, 30'x36' barn and a 24'x40' corn crib. All situated on 2 acres m/l – subject to final survey.
Included: (2) Refrigerators, Stove, Washer, Dryer, (2) Freezers, Any personal property on the premise on the day of closing.
Not included: LP tank(leased), Farm machinery

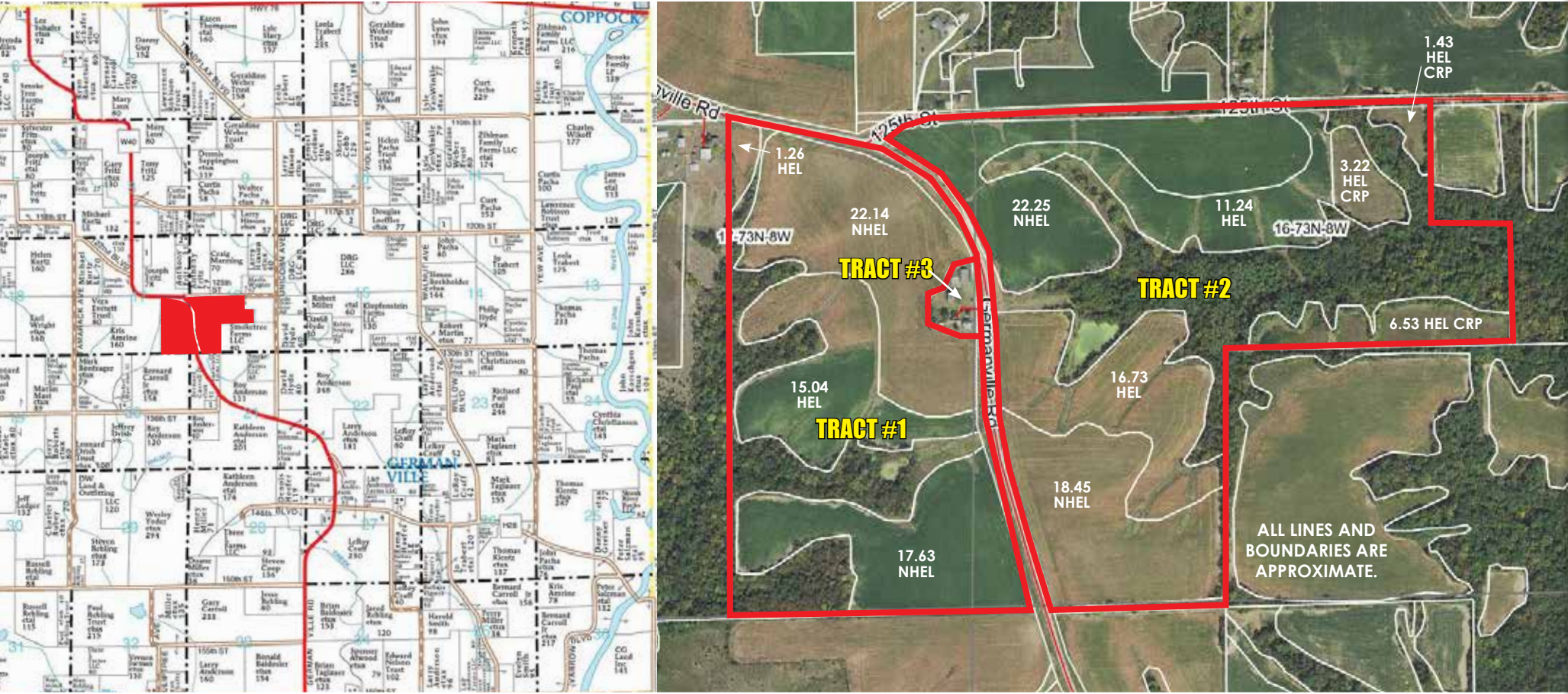
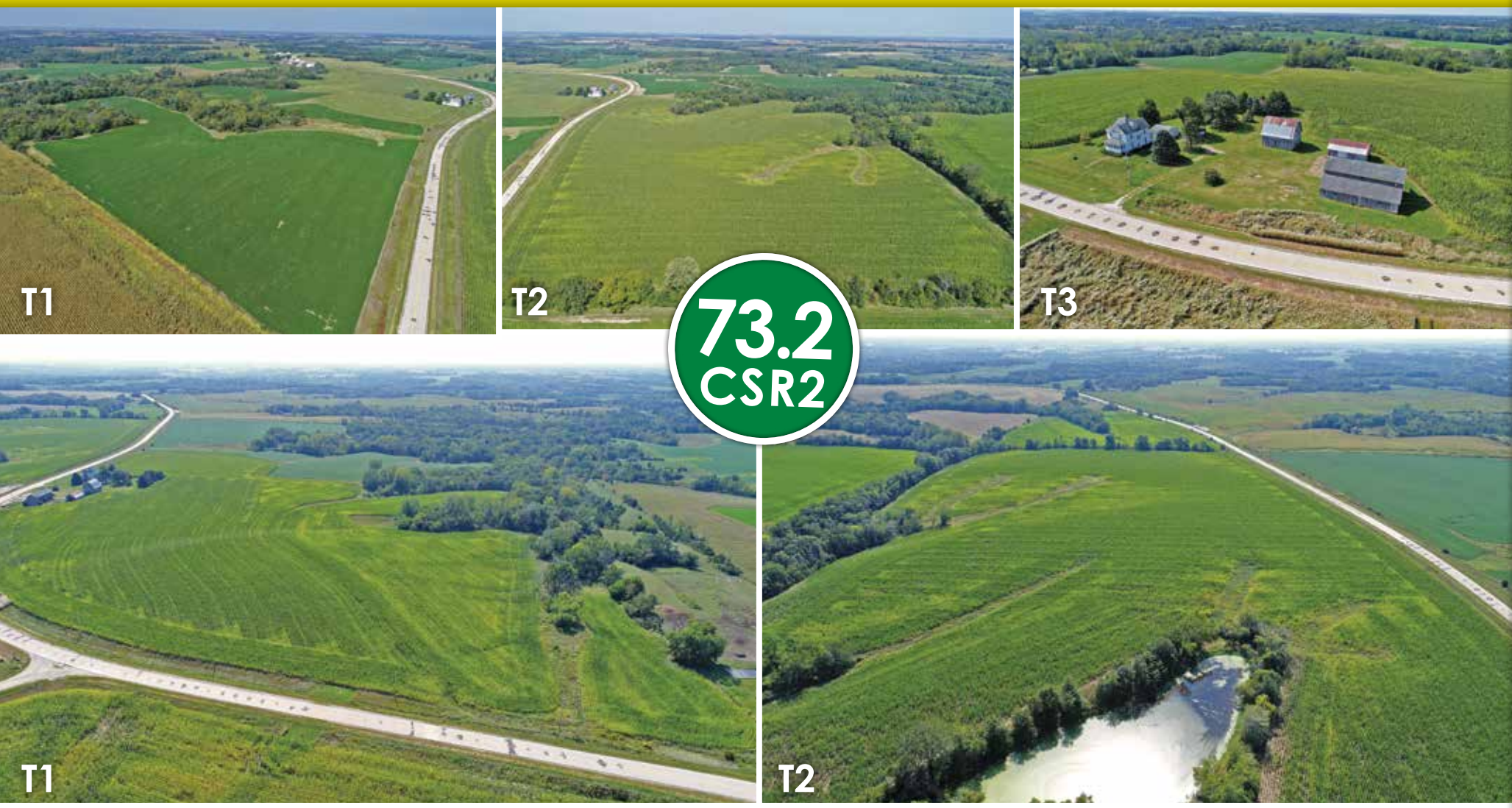
TERMS ON TRACT #3
Terms: 10% down payment on November 1, 2019. Balance due at closing with a projected date of December 2, 2019, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of December 2, 2019.

| Real Estate Taxes on Tract #1 | Real Estate Taxes on Tract #2 | Real Estate Taxes on Tract #3 |
|-------------------------------|-------------------------------|-------------------------------|
| Gross \$1,871.50 | Gross \$2,207.90 | Gross \$1,416.93 |
| Ag. Credit (\$52.62) | Ag. Credit (\$63.88) | Homestead Credit (\$129.83) |
| Family Farm Credit (\$36.73) | Family Farm Credit (\$44.63) | |
| Net (Approx.) \$1,729.00 | Net (Approx.) \$2,098.00 | Net (Approx.) \$1,287.00 |

- Special Provisions:**
- 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.
 - 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. 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 land will be surveyed by a licensed surveyor and surveyed acres will be the multiplier for Tracts #1 & 2. Tract #3 will be sold lump sum price. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing on only the Tracts where the survey was used for the multiplier.
 - Tract #3, it shall be the buyer's responsibility and expense to acquire the DNR Time of Transfer certificate for the septic system. This shall include, but not limited to, the expense to inspect, repair and/or update the septic system (if needed) and have said septic system pumped (if needed). It shall be the buyer's responsibility to correspond with the Jefferson County Sanitarian and have the proper paperwork completed prior to closing.
 - The Buyer of the home shall reimburse the Seller for the remaining LP gas in the LP tank on the day of closing, at the current market rate.
 - 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.

FRIDAY, NOVEMBER 1, 2019 AT 10AM

Open House on Wednesday, October 16th from 4-5PM



DOROTHY A. STINOCHER ESTATE, DAVID A. STINOCHER, LYSLE H. STINOCHER & CARL STINOCHER
 Mark Stinocher – Executor for Estate | Tim B. Kuiken – Attorney for Sellers
 For details contact auction manager, Nate Larson at Steffes Group, 319.385.2000 or Tim Meyer at 319.750.1233



SteffesGroup.com

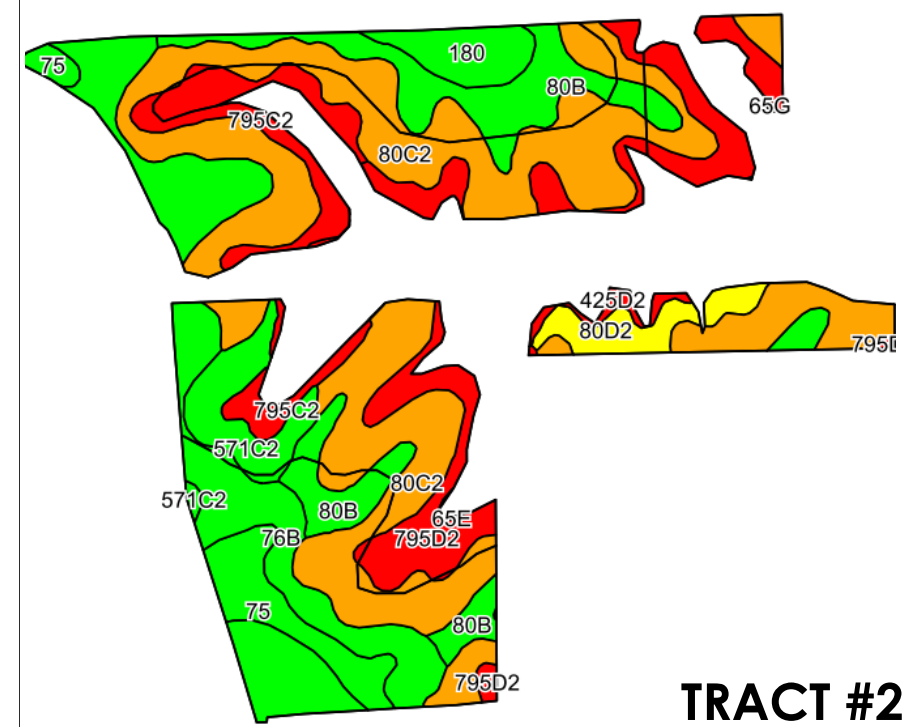
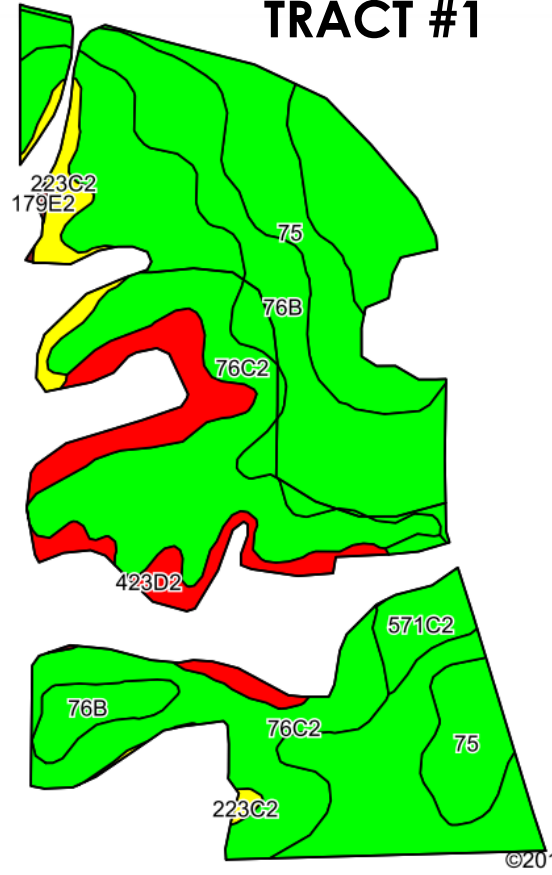
Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000





| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | *n NCCPI Soybeans | |
|-------|---|-------|------------------|-------------|------------------|-------------------------|-------------|-------------------|--------------|
| 76C2 | Ladoga silty clay loam, 5 to 9 percent slopes, eroded | 20.35 | 36.3% | | IIIe | 75 | 65 | 63 | |
| 76B | Ladoga silt loam, 2 to 5 percent slopes | 20.00 | 35.7% | | Ile | 86 | 85 | 78 | |
| 75 | Givin silt loam, 0 to 2 percent slopes | 7.53 | 13.4% | | Iw | 84 | 85 | 83 | |
| 423D2 | Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded | 4.77 | 8.5% | | IVe | 6 | 13 | 44 | |
| 223C2 | Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded | 1.74 | 3.1% | | IVw | 45 | 22 | 44 | |
| 571C2 | Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode | 1.60 | 2.9% | | IIIe | 74 | 62 | 69 | |
| 179E2 | Gara clay loam, 14 to 18 percent slopes, moderately eroded | 0.08 | 0.1% | | Vle | 33 | 33 | 49 | |
| | | | | | | Weighted Average | 73.2 | 68.9 | *n 69 |

TRACT #1



TRACT #2

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | *n NCCPI Soybeans | |
|-------|---|-------|------------------|-------------|------------------|-------------------------|-------------|-------------------|----------------|
| 80C2 | Clinton silty clay loam, 5 to 9 percent slopes, eroded | 30.63 | 38.4% | | IIIe | 69 | 60 | 59 | |
| 76B | Ladoga silt loam, 2 to 5 percent slopes | 13.46 | 16.9% | | Ile | 86 | 85 | 78 | |
| 795D2 | Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded | 9.43 | 11.8% | | IVe | 5 | 8 | 41 | |
| 80B | Clinton silt loam, 2 to 5 percent slopes | 9.21 | 11.5% | | Ile | 80 | 80 | 73 | |
| 795C2 | Ashgrove silty clay loam, 5 to 9 percent slopes, moderately eroded | 5.08 | 6.4% | | IVe | 7 | 20 | 45 | |
| 75 | Givin silt loam, 0 to 2 percent slopes | 3.70 | 4.6% | | Iw | 84 | 85 | 83 | |
| 571C2 | Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode | 3.24 | 4.1% | | IIIe | 74 | 62 | 69 | |
| 80D2 | Clinton silty clay loam, 9 to 14 percent slopes, eroded | 2.28 | 2.9% | | IIIe | 46 | 50 | 57 | |
| 180 | Keomah silt loam, 0 to 2 percent slopes | 2.26 | 2.8% | | IIw | 82 | 76 | 79 | |
| 425D2 | Keswick clay loam, 9 to 14 percent slopes, moderately eroded | 0.56 | 0.7% | | IVe | 8 | 12 | 35 | |
| | | | | | | Weighted Average | 61.8 | 58.9 | *n 62.7 |

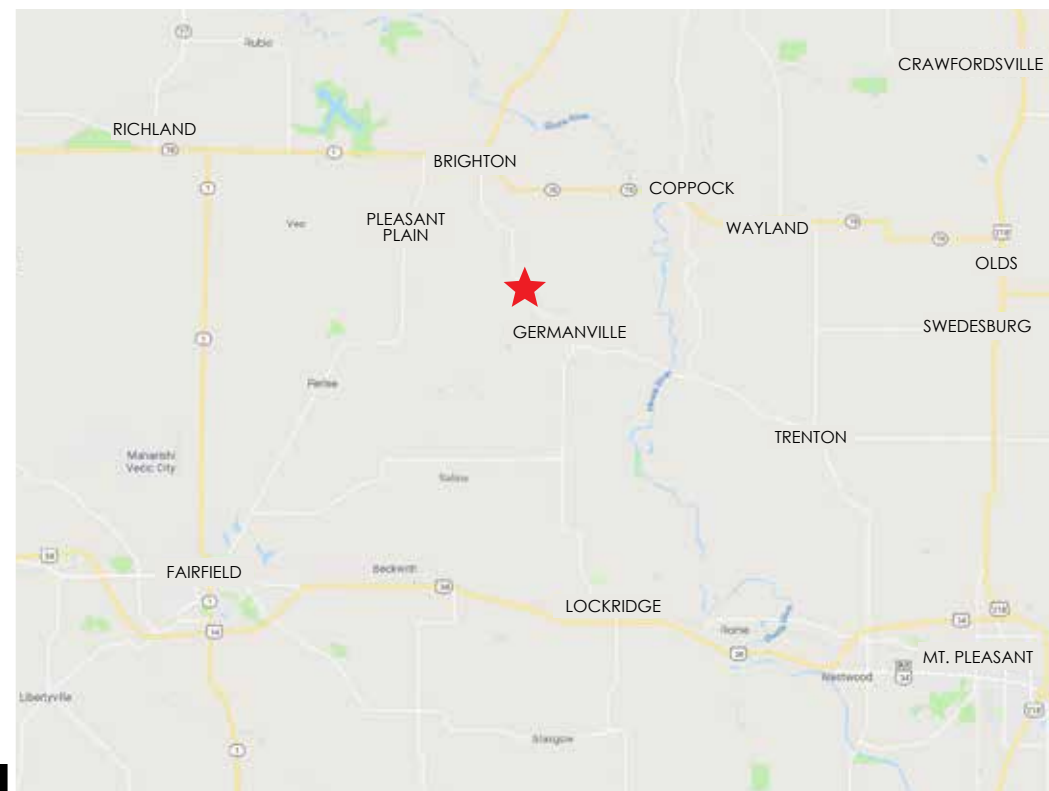
PRESORTED
STANDARD
US POSTAGE
PAID
Permit #315
FARGO, ND



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



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