

# AUCTION

West Burlington, Iowa

**111**  
**ACRES M/L**  
**SELLS IN 3 TRACTS**

**MONDAY, NOVEMBER 4, 2019 AT 10AM**

**WEST BURLINGTON, IOWA**

From Highway 34 Exit 258, 1/4 miles north on Beaverdale Road, then 1/2 miles west on Washington Road.

**Auction to be held at the Danville Community Building, 104 West Shepherd Street, Danville, 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.

**111 Acres M/L – SELLS IN 3 TRACTS**

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**Tract #1 – 60.46 Taxable Acres M/L**

FSA information: 59.11 acres tillable  
 Corn Suitability Rating 2 of 84.1(86.2 CSR1) on the tillable.  
 Located in Section 29, Flint River Township, Des Moines County, Iowa.

**Tract #2 – 32.20 Taxable Acres M/L**

FSA information: 31.28 acres tillable  
 Corn Suitability Rating 2 of 87.4(90.7 CSR1) on the tillable.  
 Located in Section 28, Flint River Township, Des Moines County, Iowa.

**Tract #3 – 18.54 Taxable Acres M/L**

This tract of land is a beautiful view of the country! – Enjoy this estate!  
 Located in Section 20, Flint River Township, Des Moines County, Iowa.

**TERMS ON ALL TRACTS**

**TERMS:** 10% down payment on November 4, 2019. Balance due at closing with a projected date of December 19, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

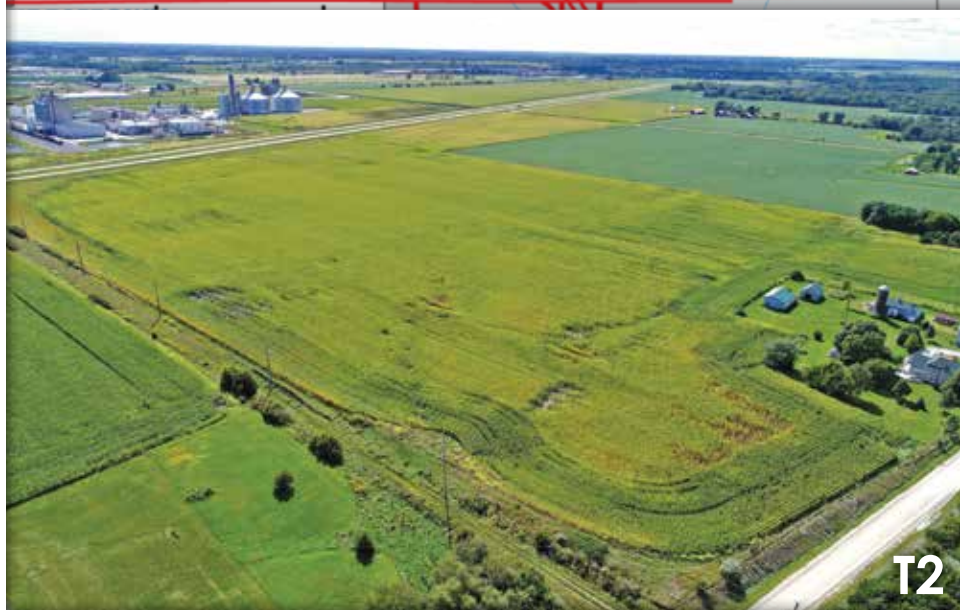
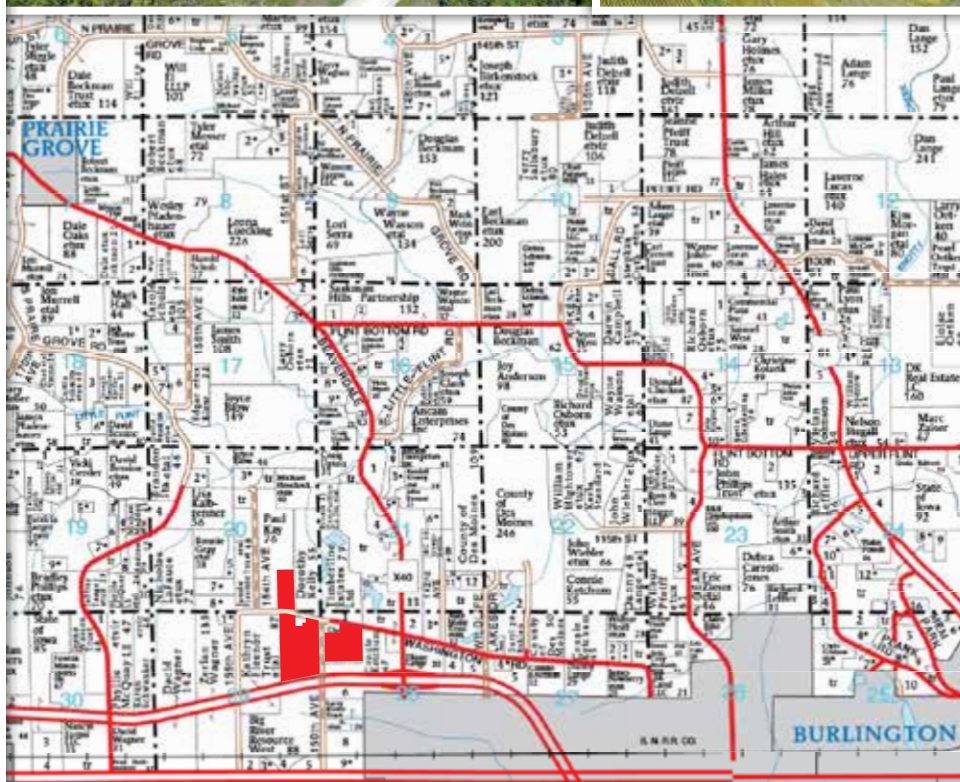
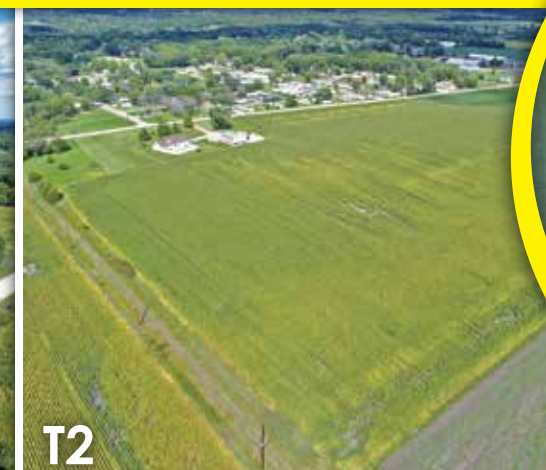
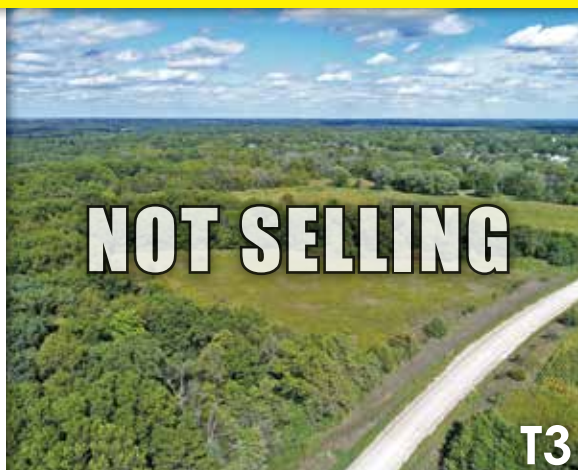
**POSSESSION:** Projected date of December 19, 2019.

**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 \$2,412.22	Gross \$1,351.88	Gross \$384.58
Ag. Credit (\$130.58)	Ag. Credit (\$73.18)	Ag. Credit (\$19.81)
Net(ROUNDED) \$2,282.00	Net(ROUNDED) \$1,278.00	Net(ROUNDED) \$364.00

**SPECIAL PROVISIONS:**

- The seller has served termination to the tenant on the tillable ground and is selling free and clear for the 2020 farming season.
- 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.
- 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.



**DOROTHY KELLY, STEVEN KELLY, MICHAEL KELLY, CRAIG WELSH, SHERYL GEIGER AND MARK WELSH**

**Sara L. Haas – Attorney for Sellers**

For details contact auction manager Nate Larson of Steffes Group, 319.385.2000 or by cell, 319.931.3944



**SteffesGroup.com**

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





T1

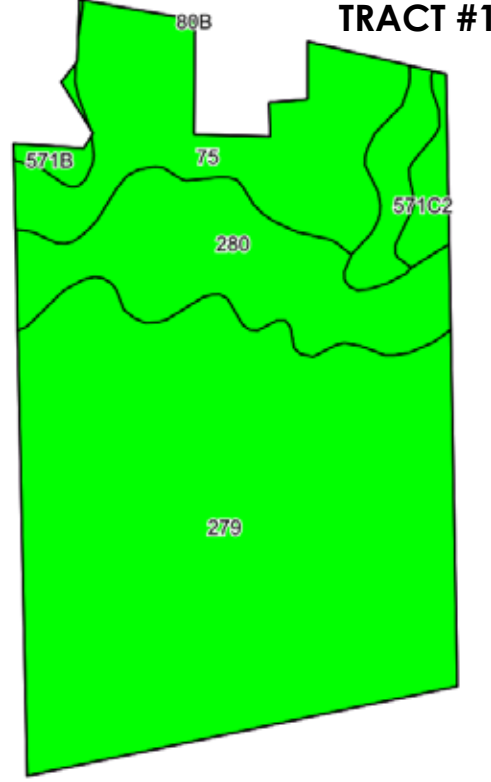


T2

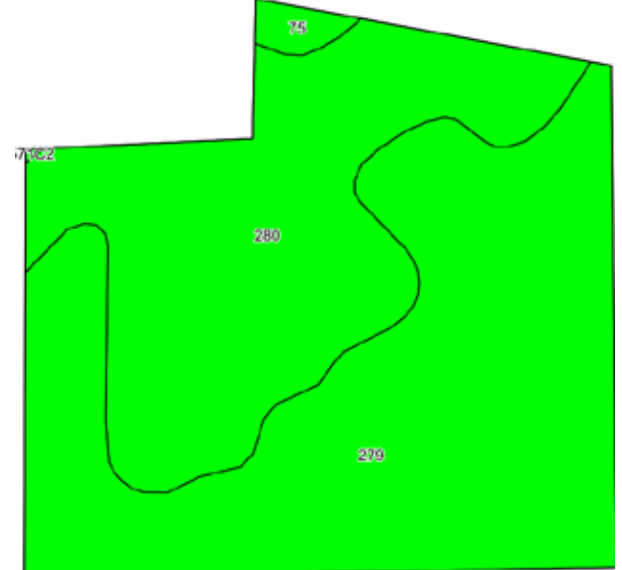


T3

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans		
279	Taintor silty clay loam, 0 to 2 percent slopes	37.97	62.2%		Ilw	83	88	72		
75	Givin silt loam, 1 to 3 percent slopes	10.16	16.6%		Iw	80	75	83		
280	Mahaska silty clay loam, 0 to 2 percent slopes	9.24	15.1%		Iw	94	95	79		
571B	Hedrick silt loam, 2 to 5 percent slopes	2.54	4.2%		Ile	85	82	89		
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	1.14	1.9%		Ille	75	62	72		
<b>Weighted Average</b>								<b>84.1</b>	<b>86.2</b>	<b>*n 75.6</b>

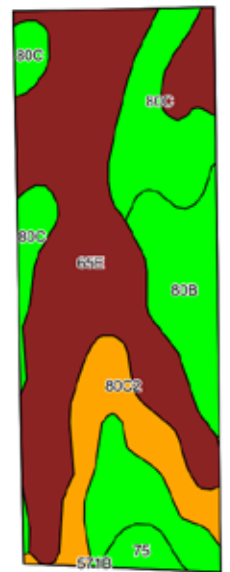


TRACT #1



TRACT #2

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans		
279	Taintor silty clay loam, 0 to 2 percent slopes	18.62	58.1%		Ilw	83	88	72		
280	Mahaska silty clay loam, 0 to 2 percent slopes	13.02	40.6%		Iw	94	95	79		
75	Givin silt loam, 1 to 3 percent slopes	0.42	1.3%		Iw	80	75	83		
<b>Weighted Average</b>								<b>87.4</b>	<b>90.7</b>	<b>*n 75</b>



TRACT #3



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans		
65E	Lindley loam, 14 to 18 percent slopes	9.43	48.5%		Vle	31	30	60		
80B	Clinton silt loam, 2 to 5 percent slopes	3.99	20.5%		Ile	80	80	73		
80C	Clinton silt loam, 5 to 9 percent slopes	3.29	16.9%		Ille	72	65	72		
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	2.28	11.7%		Ille	69	60	59		
75	Givin silt loam, 1 to 3 percent slopes	0.45	2.3%		Iw	80	75	83		
<b>Weighted Average</b>								<b>53.6</b>	<b>50.7</b>	<b>*n 65.1</b>



2245 Bluegrass Road  
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T1



T2



T3