

Marion County Land AUCTION

Pleasantville, Iowa

154.89

**Taxable Acres M/L
Sells in One Tract**

Pleasantville, Iowa

Land is located 4 miles south of Pleasantville on Highway 5/Highway S45 OR 7 miles west of Knoxville on Highway 92, then 1 3/4 miles south on Highway S45.

**Auction to be held at the Pine Knolls Golf Course,
1202 South Attica Road, Knoxville, IA**

Look no further, here is a tract of ground with tillable & CRP income with a 36'x54' building with concrete floors. This piece of ground also has a stocked pond & timber draws.

FSA information: 129.82 acres tillable of which 33.83 acres are in CRP as follows: 33.83 acres at \$95.82 = \$3,242.00 and expires on 9-30-2019.

Corn Suitability Rating 2 of 62.2 on the tillable. Located in Section 3, Franklin Township, Marion County, Iowa.

Terms: 10% down payment on November 5, 2019. Balance due at closing with a projected date of December 20, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 20, 2019.

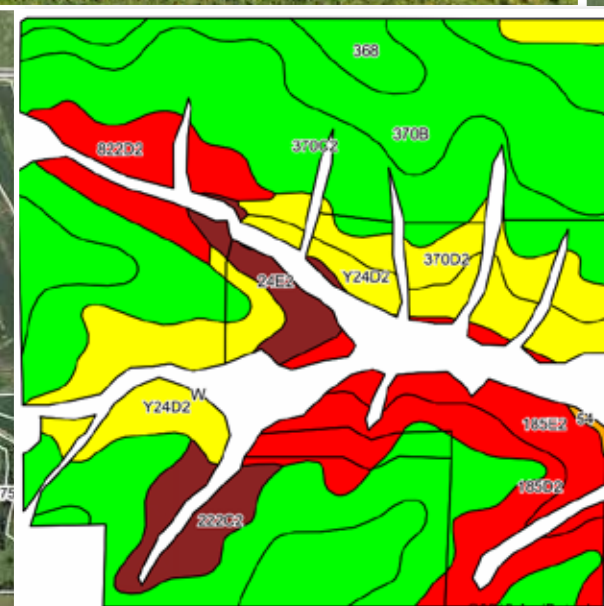
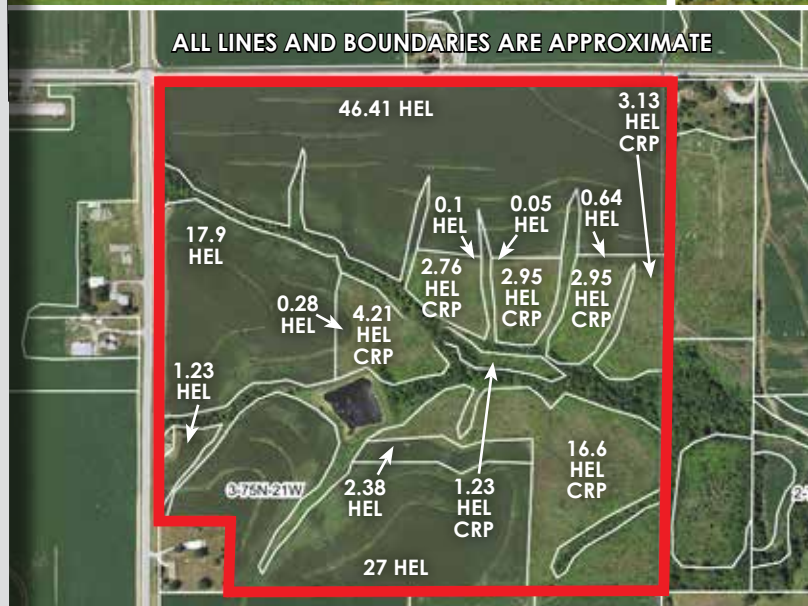
Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Real Estate Taxes:
Gross \$3,971.95
Ag. Credit (\$180.58)
Family Farm Credit (\$126.14)
Net (ROUNDED) \$3,666.00

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 to report to the Marion County FSA office and show filed deed 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.
- 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 shall be responsible for any fencing in accordance with Iowa state law.
- The buyer 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.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer is 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.

TUESDAY, NOVEMBER 5, 2019 AT 11AM



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	CSR2**	CSR	*n NCCPI Soybeans
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	49.16	38.2%	IIIe	Ille	80	67	63
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	24.25	18.9%	IIIe	Ille	91	87	77
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	14.10	11.0%	IIIe	Ille	49		53
185D2	Bauer silt loam, 9 to 14 percent slopes, moderately eroded	10.67	8.3%	IVe	IVe	13	20	13
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	6.74	5.2%	IVe	IVe	10	15	49
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	6.51	5.1%	IIIe	Ille	54	57	59
185E2	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	5.81	4.5%	IVe	IVe	5	10	12
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.68	3.6%	IVw	IVw	28	25	38
368	Macksburg silty clay loam, 0 to 2 percent slopes	3.48	2.7%	IIIw	IIIw	93	95	78
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	3.01	2.3%	IVe	IVe	40	38	49
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.18	0.1%	IIIw	IIIw	67	70	62
		Weighted Average				62.2	*	*n 56.3

LARRY L. KUNTZ ESTATE
Dino Bivona – Executor | Michael W. Broerman – Attorney for Estate
For details contact auction manager, Nate Larson at Steffes Group,
319.385.2000 or by cell, 319.931.3944



SteffesGroup.com

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