

Washington County Land

AUCTION

Crawfordsville, Iowa

124.78

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

Crawfordsville, Iowa

The land is located ½ mile south of Crawfordsville on Highway 218, then 1 mile east on 310th Street.

Auction will be held at the Crawfordsville City Hall, 105 N. Main Street, Crawfordsville, Iowa.

FSA indicates: 85.24 acres tillable, balance being pasture & timber draws. Outbuildings include a 40'x50' building with an 8'x50' lean to and a 25'x28' corn crib. Corn Suitability Rating 2 of 62.4 on the tillable.

Located in Section 23, Crawford Township, Washington County, Iowa.

Not included: Head chute, Corral gates, Feeders, All gates in barn, Gates & fencing of tenant's attached & unattached, Feed bunks, Farm machinery, All items of tenant's

Terms: 10% down payment on November 6, 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: Landlord's Possession on December 20, 2019. Full possession March 1, 2020.

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:

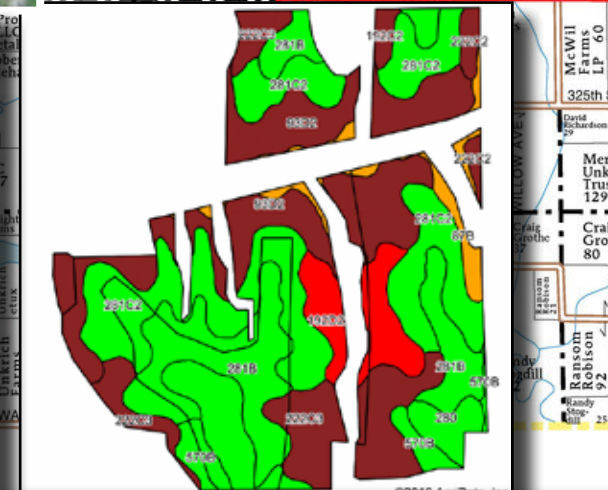
Gross	\$2,867.99
Ag. Credit	(\$104.49)
Family Farm Credit	(\$72.26)
Net (ROUNDED)	\$2,694.00

- 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 Washington County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
 - The sellers shall not be obligated to furnish a survey. Taxable acres will be the multiplier.
 - 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.
 - It shall be the expense of the Buyer to separate off the electric and to install a separate electric meter, if so desired.
 - 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 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.

WEDNESDAY, NOVEMBER 6, 2019 AT 10AM



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
281C2	Oiley silty clay loam, 5 to 9 percent slopes, eroded	21.97	25.8%	IIIe	82	70	61	
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	18.81	22.1%	IIIe	38	25	48	
281B	Oiley silty clay loam, 2 to 5 percent slopes	14.65	17.2%	IIIe	91	90	76	
222C3	Clarinda silty clay loam, 5 to 9 percent slopes, severely eroded	11.01	12.9%	Vle	33	15	23	
280	Mahaska silty clay loam, 0 to 2 percent slopes	5.75	6.7%	Iw	94	95	79	
192D2	Adair silty clay loam, 9 to 14 percent slopes, moderately eroded	5.39	6.3%	IVe	12	15	39	
570B	Nira silty clay loam, 2 to 5 percent slopes	3.04	3.6%	IIIe	81	87	85	
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	2.62	3.1%	IIw	68	60	70	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.29	1.5%	IVw	40	25	47	
192C2	Adair silty clay loam, 5 to 9 percent slopes, moderately eroded	0.73	0.9%	IIIe	36	30	41	
		Weighted Average	62.4	53.9			*n 56.4	



COLLINS LIVING TRUST AND AMANDA SOMMERER
 Gary L. & Joetta S. Collins – Trustees | Roger A. Huddle – Attorney for Sellers
 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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