

AUCTION

Columbus City, Iowa

2 Tracts
94.651
Deeded
Acres M/L

80.7
CSR2

COLUMBUS CITY, IOWA

Land is located 3/4 miles south of Columbus City on County Road X17, the 1 1/2 miles west on County Road G52. Watch for auction signs.

Auction to be held at the Youth Learning Center at the Louisa County Fairgrounds, Columbus Junction, Iowa.

Tract #1 - 20 Deeded Acres M/L

FSA indicates: 19.01 acres tillable
Corn Suitability Rating 2 of 80.7 on the entire tract.
Located in Section 2, Columbus City 'W' Township, Louisa County, Iowa.

Tract #2 - 74.651 Deeded Acres M/L

FSA indicates: 62.99 acres tillable
Corn Suitability Rating 2 of 73.8 on the tillable.
Located in Section 35, Columbus City 'W' Township, Louisa County, Iowa.

Real Estate Taxes on Tract #1		Real Estate Taxes on Tract #2	
Gross	\$623.07	Gross	\$2,487.24
Ag. Credit	(\$22.10)	Ag. Credit	(\$88.24)
Net (Rounded)	\$600.00	Net (Approx.)	\$2,398.00

TERMS ON ALL TRACTS: 10% down payment on November 20, 2019. Balance due at closing with a projected date of January 6, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

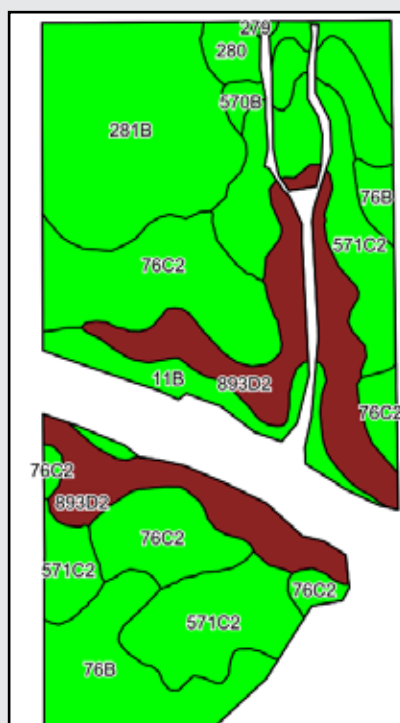
POSSESSION: Projected date of January 6, 2020.

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.

Special Provisions:

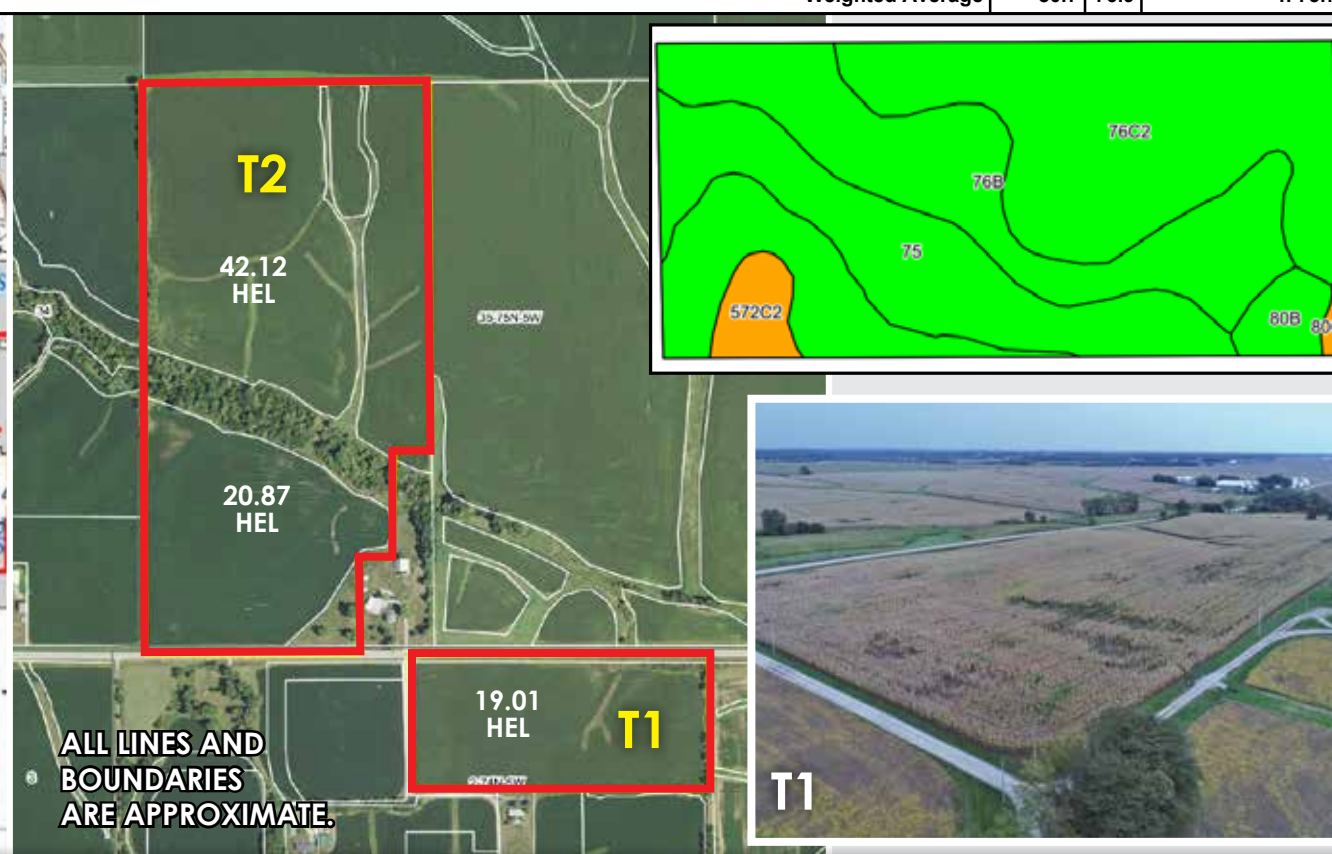
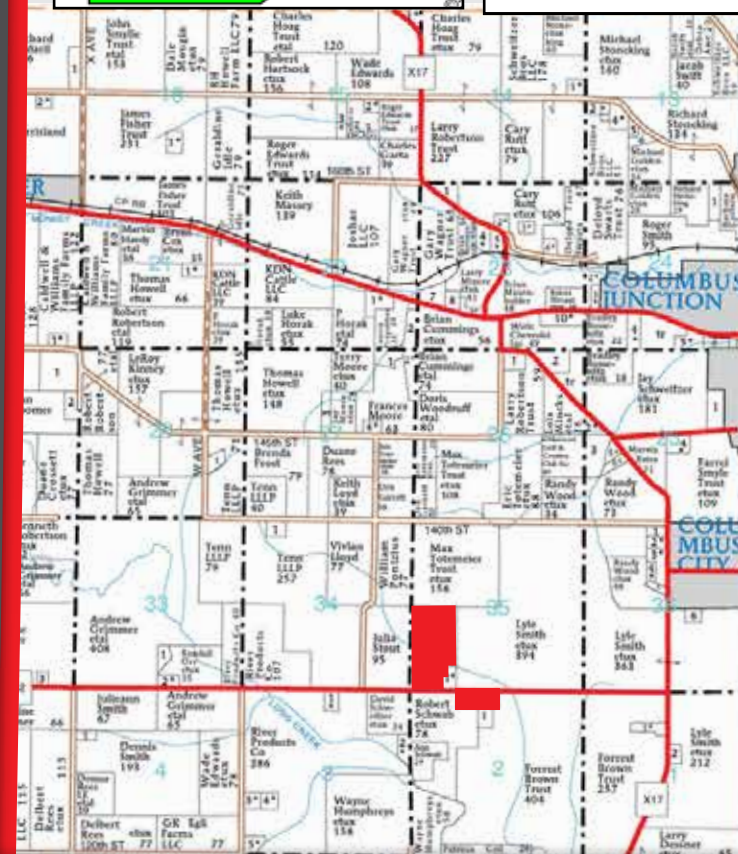
- The seller has served termination to the tenant on the tillable ground and is selling free and clear for the 2020 farming season.
- It shall be the obligation of the buyer(s) to report to the Louisa County FSA office and show filed deed(s) in order to receive the following if applicable: A. Allotted 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

WEDNESDAY, NOVEMBER 20, 2019 AT 10AM



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	12.67	20.0%		IIle	75	62	74	
893D2	Gara-Rinda complex, 9 to 14 percent slopes, moderately eroded	12.38	19.5%		IVe	40	18	50	
281B	Otley silty clay loam, 2 to 5 percent slopes	11.90	18.8%		Ile	91	90	76	
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	11.89	18.8%		IIIe	75	65	64	
76B	Ladoga silt loam, 2 to 5 percent slopes	6.45	10.2%		Ile	86	85	78	
11B	Colo-Ely complex, 0 to 5 percent slopes	3.10	4.9%		IIw	86	68	74	
570B	Nira silty clay loam, 2 to 5 percent slopes	2.52	4.0%		Ile	81	87	85	
280	Mahaska silty clay loam, 0 to 2 percent slopes	2.42	3.8%		Iw	94	95	79	
279	Taintor silty clay loam, 0 to 2 percent slopes	0.08	0.1%		IIw	83	88	72	
Weighted Average							73.8	64.1	*n 68.8

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
76B	Ladoga silt loam, 2 to 5 percent slopes	7.43	37.5%		Ile	86	85	78	
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	6.83	34.4%		IIIe	75	65	64	
75	Givin silt loam, 0 to 2 percent slopes	4.23	21.3%		Iw	83	85	83	
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	0.66	3.3%		IIIe	69	57	69	
80B	Clinton silt loam, 2 to 5 percent slopes	0.59	3.0%		Ile	80	80	73	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	0.09	0.5%		IIIe	69	60	59	
Weighted Average							80.7	76.9	*n 73.7



ORR FAMILY TRUST
Steven A. Sents – Attorney for Trust

For information contact Nate Larson at Steffes Group, 319.385.2000 or 319.931.3944



SteffesGroup.com

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Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.

