

# Large Des Moines County & Louisa County Land AUCTION

## 587.5± acres selling in 8 Tracts

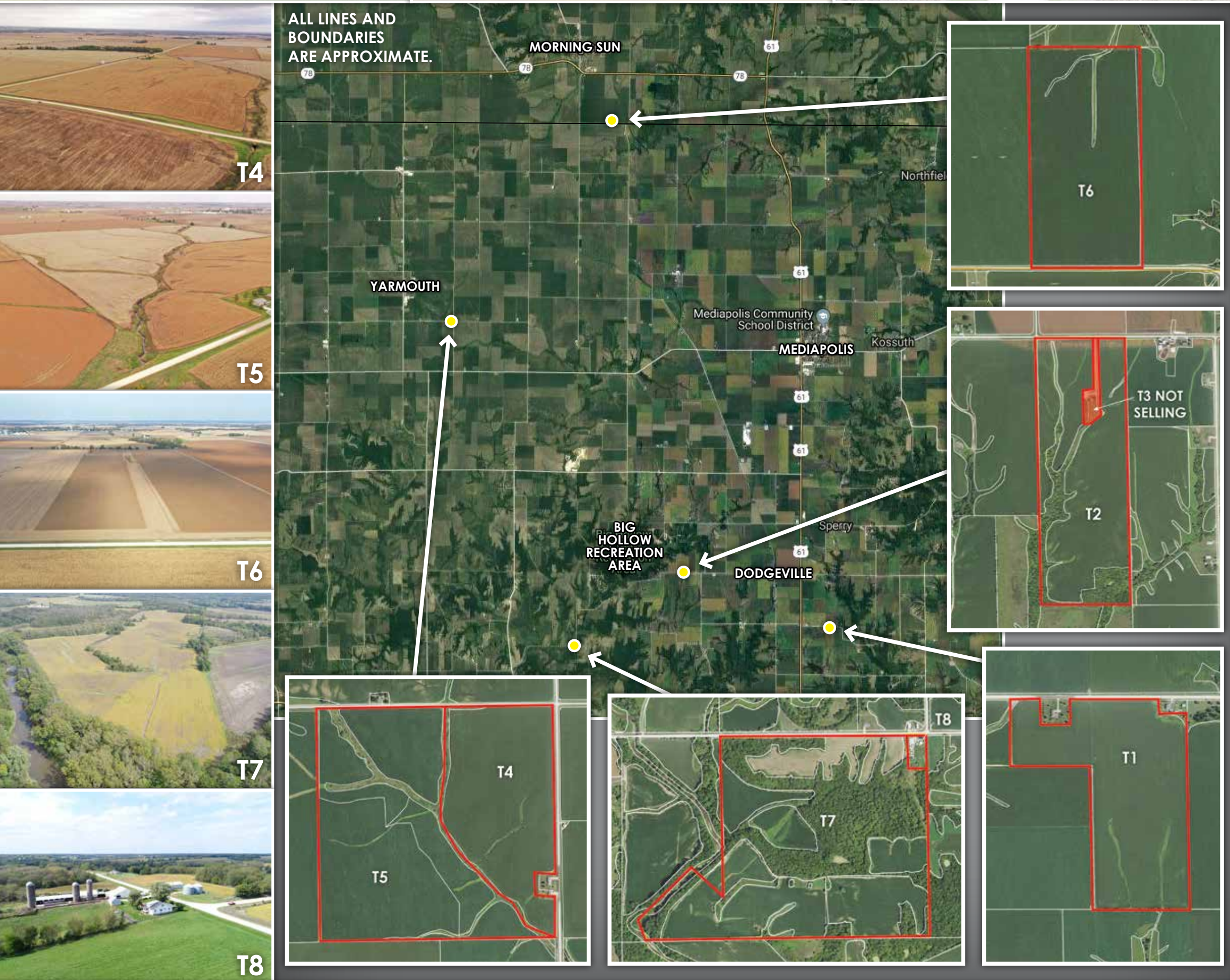
Selling Free & Clear for the 2020 Farming Season

### WEDNESDAY, NOVEMBER 20, 2019 AT 2PM

Open House on Wednesday, November 6th from 10-11AM

Auction to be held at St. Mary's Parish Hall, 13204 Dodgeville Road, Sperry, Iowa

**Auctioneer's Note:** All tracts will be sold by the acre, except Tracts #3 & 8 will be sold lump sum price. Tracts #1-3 will be sold in order. Then Tracts #4 & 5 will be sold Choice with the Privilege, whereas the high bidder may choose Tract #4 or Tract #5 or both tracts, times their high bid. This will continue until both tracts are sold. Then Tracts #6-8 will be sold in order. Tracts will not be recombined.



#### TRACT #1 - 56.59 ACRES M/L

Land is located 5 1/2 miles south of Mediapolis on Highway 61, then 1/2 mile east on Stony Hollow Road. FSA indicates: 56.70 acres tillable. Corn Suitability Rating 2 of 86.2 on the tillable. Located in Section 25 & 26, Franklin Township, Des Moines County, Iowa.

#### TRACT #2 - 115.40 ACRES M/L

Land is located 5 1/2 miles south of Mediapolis on Highway 61, then 2 miles west on Dodgeville Road. Approx. 96 acres tillable. Corn Suitability Rating 2 of 81.9 on the tillable. Located in Section 21, Franklin Township, Des Moines County, Iowa.

#### TRACT #3 - HOME ON 4 ACRES M/L

Subject to final survey. The home is located 5 1/2 miles south of Mediapolis on Highway 61, then 2 miles west on Dodgeville Road. Address is 13204 Dodgeville Road, Sperry, Iowa. This four bedroom, 1 bath home was built in 1940 with 1,736 sq.ft. of total living space with a 54'x84' machine shed and a 20'x22' detached garage.

**Not Included:** LP tank, Appliances, All personal property

#### TRACT #4 - 58 ACRES M/L - Subject to final survey

Land is located 1/2 mile south of Yarmouth, IA on H28, then 3/4 miles east on 230th Street. FSA indicates: 57.02 acres tillable. Corn Suitability Rating 2 of 89.7 on the tillable. Located in Section 27, Washington Township, Des Moines County, Iowa.

#### TRACT #5 - 98 ACRES M/L - Subject to final survey

Land is located 1/2 mile south of Yarmouth, IA on H28, then 3/4 miles east on 230th Street. FSA indicates: 93.15 acres tillable. Corn Suitability Rating 2 of 80.4 on the tillable. Located in Section 27, Washington Township, Des Moines County, Iowa.

#### TRACT #6 - 80 ACRES M/L

Land is located 1 mile south of Morning Sun on County Road X37, then 1/2 mile east on 10th Street. FSA indicates: 78.88 acres tillable. Corn Suitability Rating 2 of 85.3 on the tillable. Located in Section 31, Morning Sun Township, Louisa County, Iowa.

#### TRACT #7 - 173.01 ACRES M/L

Land is located 4 miles south of Pleasant Grove on Beaverdale Road, then 1 1/2 miles east on 165th Street. FSA indicates: 96.7 acres tillable, balance being timber. Corn Suitability Rating 2 of 69.1 on the tillable. Located in Section 25, Pleasant Grove Township, Des Moines County, Iowa.

#### TRACT #8 - HOME ON 2.5 ACRES M/L

Subject to final survey. The home is located 4 miles south of Pleasant Grove, IA on Beaverdale Road, then 1 1/2 miles east on 165th Street. Address is 17035 165th Street, Sperry, Iowa. This three bedroom, 1 bath home was built in 1920 with 1,232 sq.ft. of total living space. Outbuildings include: 62'x70' barn, 22'x26' detached garage, 24'x100' shed, 20'x46' shed, 20'x20' shed and (3) concrete silos of 8,078 bu., 6,463 bu. & 4,948 bu.

**Not Included:** LP tank, All livestock equipment of tenant's  
**Included:** Appliances

**WISCHMEIER FARMS, INC.**

William J. Cahill - Attorney for Sellers

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



# SteffesGroup.com

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

Announcements made the day of sale take precedence over advertising.



**TERMS ON ALL TRACTS**

**Terms:** 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. (Subject to tenant's rights on the tillable land & Tracts #3 & 8.)

**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 for All Tracts:**

- The seller has served termination to the tenant on the tillable ground and is selling free and clear for the 2020 farming season.
- Tract #3 is rented on a month to month basis and is selling subject to tenant's rights. The rent is \$750 per month and the rent will be prorated to the date of closing. Any security deposits, if any, will be transferred at closing. It is the responsibility of the new buyer to give tenant notice, if so desired.
- It shall be the obligation of the buyer(s) to report to the appropriate 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. Final tillable acres will be determined by the FSA office.
- Tracts #3, 4, 5 & 8 will be surveyed. Seller shall not be obligated to furnish a survey on any other tracts. 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 surveyed acres were used for the multiplier.
- Tracts #3 & 8, 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 Des Moines County Sanitarian and have the proper paperwork completed prior to closing.
- 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.

**Tract #1 - Des Moines County**  
Net \$1,922.00 (Rounded)

**Tract #2 - Des Moines County**  
Net \$3,362.00 (Approx.)

**Tract #3 - Des Moines County**  
Net \$1,280.00 (Approx.)

**Tract #4 - Des Moines County**  
Net \$1,964.00 (Approx.)

**Tract #5 - Des Moines County**  
Net \$3,064.00 (Rounded)

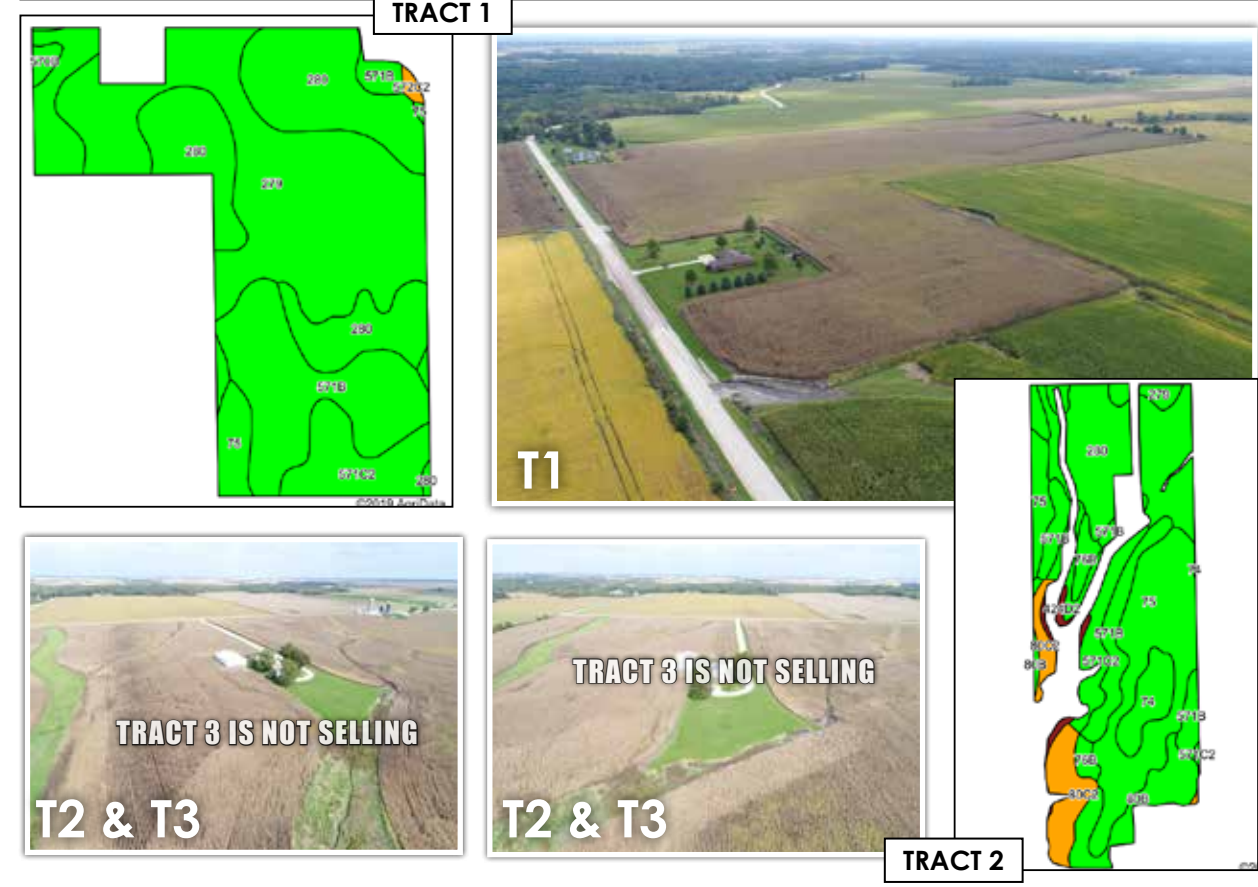
**Tract #6 - Louisa County**  
Gross \$3,576.83  
Ag. Credit (\$130.37)  
Net \$3,446.00 (Rounded)

**Tract #7 - Des Moines County**  
Net \$3,565.00 (Approx.)

**Tract #8 - Des Moines County**  
Net \$1,063.00 (Approx.)

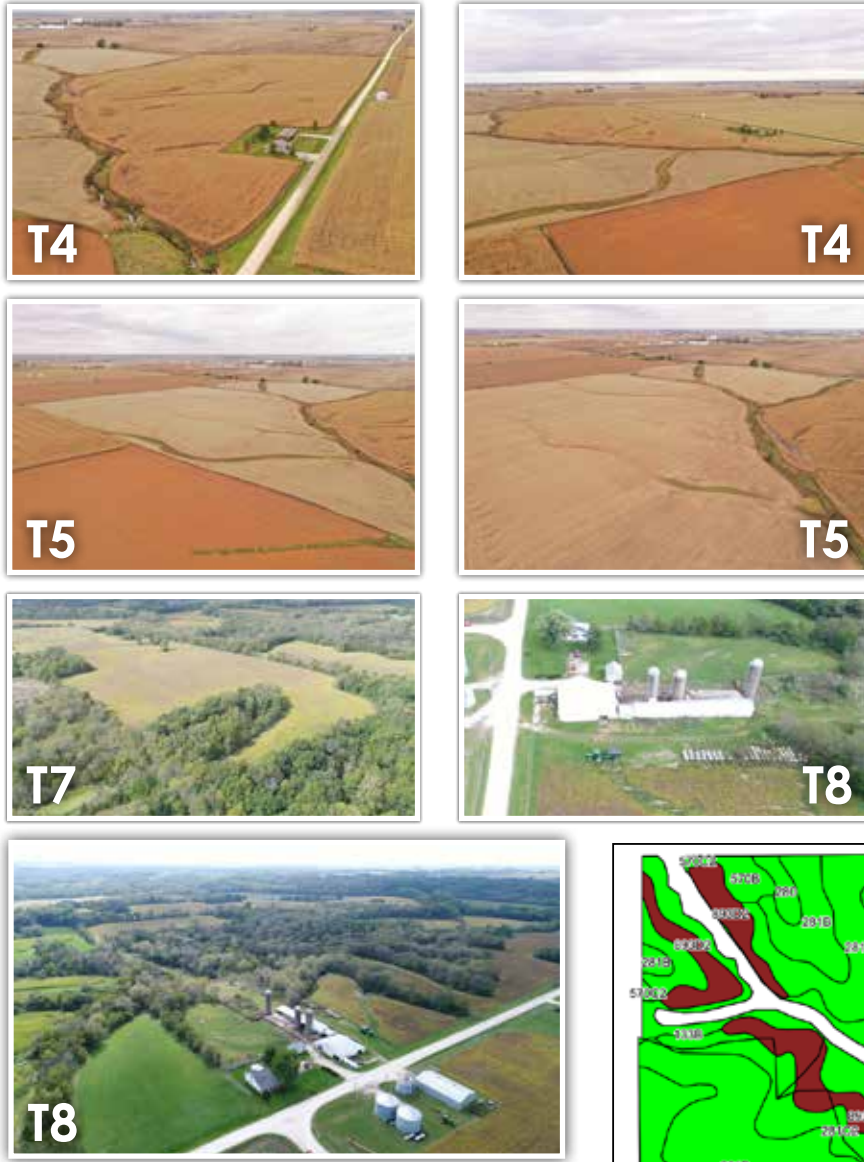


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	*n NCCPI Soybeans
279	Taintor silty clay loam, 0 to 2 percent slopes	21.57	38.0%		llw	83	88	72
280	Mahaska silty clay loam, 0 to 2 percent slopes	18.18	32.1%		llw	94	95	79
571B	Hedrick silt loam, 2 to 5 percent slopes	10.56	18.6%		lle	85	82	89
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	4.03	7.1%		llle	75	62	72
75	Givin silt loam, 1 to 3 percent slopes	1.69	3.0%		llw	80	75	83
570B	Nira silty clay loam, 2 to 5 percent slopes	0.44	0.8%		lle	80	87	86
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	0.23	0.4%		llle	69	57	71
<b>Weighted Average</b>								<b>86.2 86.8</b>



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	*n NCCPI Soybeans
75	Givin silt loam, 1 to 3 percent slopes	25.84	27.3%		llw	80	75	83
280	Mahaska silty clay loam, 0 to 2 percent slopes	22.22	23.5%		llw	94	95	79
571B	Hedrick silt loam, 2 to 5 percent slopes	10.58	11.2%		lle	85	82	89
80B	Clinton silt loam, 2 to 5 percent slopes	8.13	8.6%		lle	80	80	73
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	8.01	8.5%		llle	69	60	59
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	7.17	7.6%		llle	75	62	72
74	Rubio silt loam, 0 to 2 percent slopes	4.79	5.1%		lllw	76	78	77
279	Taintor silty clay loam, 0 to 2 percent slopes	3.43	3.6%		llw	83	88	72
76B	Ladoga silt loam, 2 to 5 percent slopes	3.00	3.2%		lle	86	85	78
424D2	Lindley-Keswick loams, 9 to 14 percent slopes, moderately eroded	1.36	1.4%		llve	27	15	47
<b>Weighted Average</b>								<b>81.9 78.7</b>

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	*n NCCPI Soybeans
280	Mahaska silty clay loam, 0 to 2 percent slopes	24.48	42.9%		llw	94	95	83
281B	Otley silty clay loam, 2 to 5 percent slopes	20.36	35.7%		lle	91	90	90
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	6.38	11.2%		llle	82	72	72
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	5.60	10.2%		lllw	75	75	75
<b>Weighted Average</b>								<b>89.7 88.6</b>



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	*n NCCPI Soybeans
280	Mahaska silty clay loam, 0 to 2 percent slopes	27.09	29.1%		llw	94	95	79
281B	Otley silty clay loam, 2 to 5 percent slopes	20.86	22.4%		lle	91	90	76
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	19.82	21.3%		llle	82	72	61
893D2	Gara-Rinda complex, 9 to 14 percent slopes, moderately eroded	13.55	14.5%		llve	39	19	51
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	10.12	10.9%		llw	75	75	72
570B	Nira silty clay loam, 2 to 5 percent slopes	1.38	1.5%		lle	80	87	86
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.33	0.4%		llle	71	67	70
<b>Weighted Average</b>								<b>80.4 75.5</b>

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	62.27	75.9%		llw	83	88	72
280	Mahaska silty clay loam, 0 to 2 percent slopes	18.11	22.1%		llw	94	95	79
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	1.04	1.3%		llle	70	67	70
279	Taintor silty clay loam, 0 to 2 percent slopes	0.36	0.4%		llw	83	88	72
280B	Mahaska silty clay loam, 2 to 5 percent slopes	0.30	0.4%		lle	89	90	77
<b>Weighted Average</b>								<b>85.3 89.3</b>



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	*n NCCPI Soybeans
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	27.34	28.8%		llle	69	60	59
80B	Clinton silt loam, 2 to 5 percent slopes	24.35	25.7%		lle	80	80	73
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	13.50	14.2%		llw	77	87	90
80C	Clinton silt loam, 5 to 9 percent slopes	9.22	9.7%		llle	72	65	72
430	Ackmore silt loam, 0 to 2 percent slopes	5.37	5.7%		llw	77	83	76
180	Keomah silt loam, 1 to 3 percent slopes	5.14	5.4%		llw	76	76	82
425D	Keswick loam, 9 to 14 percent slopes	4.50	4.7%		llve	7	10	47
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	2.00	2.1%		llle	46	50	56
65E	Lindley loam, 14 to 18 percent slopes	1.69	1.8%		llve	31	30	60
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	1.00	1.1%		llve	7	5	39
65F	Lindley loam, 18 to 25 percent slopes	0.47	0.5%		llve	14	10	43
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	0.25	0.3%		llw	75	75	72
208	Klrum fine sandy loam, 0 to 2 percent slopes	0.06	0.1%		llw	57	55	44
<b>Weighted Average</b>								<b>69.1 67.7</b>



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**587.5±** selling in 8 Tracts

**LARGE DES MOINES COUNTY & LOUISA COUNTY LAND AUCTION**  
WED., NOVEMBER 20, 2019 AT 2PM

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