

# Franklin & Butler County Land

# AUCTION

Hampton, Iowa

**201±**  
acres selling in  
3 Tracts

*Selling Free and Clear for the 2020 Farming Season!*

**ALL 3 TRACTS PATTERN TILED!**

**FRIDAY, NOVEMBER 22, 2019 AT 3PM**

## HAMPTON, IOWA

Tracts #1 & #2 are located 5 miles north of Hampton, IA on Highway 65, then 2 miles east on 210th Street, then 3/4 mile north on Raven Avenue, then 1/2 mile east on 215th Street.

Tract #3 is located 1 mile south of Aredale, IA on S. Audubon Street/ Birch Avenue, then 1/4 mile east on 160th Street.

Auction to be held at Harriman Park,  
324 19th Avenue NE, Hampton, IA 50441

**Auctioneer's Note:** All tracts will be sold by the acre. Tracts will be sold Choice with the Privilege, whereas the high bidder may choose Tract #1, Tract #2 or Tract #3 or any combination of tracts, in any order, times their high bid. This will continue until all tracts are sold. Tracts will not be recombined.

### TRACT #1 - 79 ACRES M/L - Subject to final survey

Approx. 79 acres tillable, FSA indicates: 151.14 acres tillable on Tracts #1 & #2.

Corn Suitability Rating 2 of 89.4 on the entire tract. Located in Section 25 of Ross Township, Franklin County, Iowa.

### TRACT #2 - 72 ACRES M/L - Subject to final survey

Approx. 72 acres tillable, FSA indicates: 151.14 acres tillable on Tracts #1 & #2.

Corn Suitability Rating 2 of 84.2 on the entire tract. Located in Section 25 of Ross Township, Franklin County, Iowa.

### TRACT #3 - 50.43 TAXABLE ACRES M/L

FSA indicates: 48.43 acres tillable. Corn Suitability Rating 2 of 90.2 on the tillable. Located in Section 5 of Pittsford Township, Butler County, Iowa.

Real Estate Taxes on Tract #1	Real Estate Taxes on Tract #2	Real Estate Taxes on Tract #3
Gross \$2,588.48	Gross \$2,253.86	Gross \$1,736.28
Ag Land Cr. (\$72.42)	Ag Land Cr. (\$63.06)	Ag Land Cr. (\$73.11)
Family Farm Cr. (\$50.58)	Family Farm Cr. (\$44.04)	Net (Rounded) \$1,664.00
Net (Rounded) \$2,466.00	Net (Rounded) \$2,146.00	

### TERMS ON ALL TRACTS

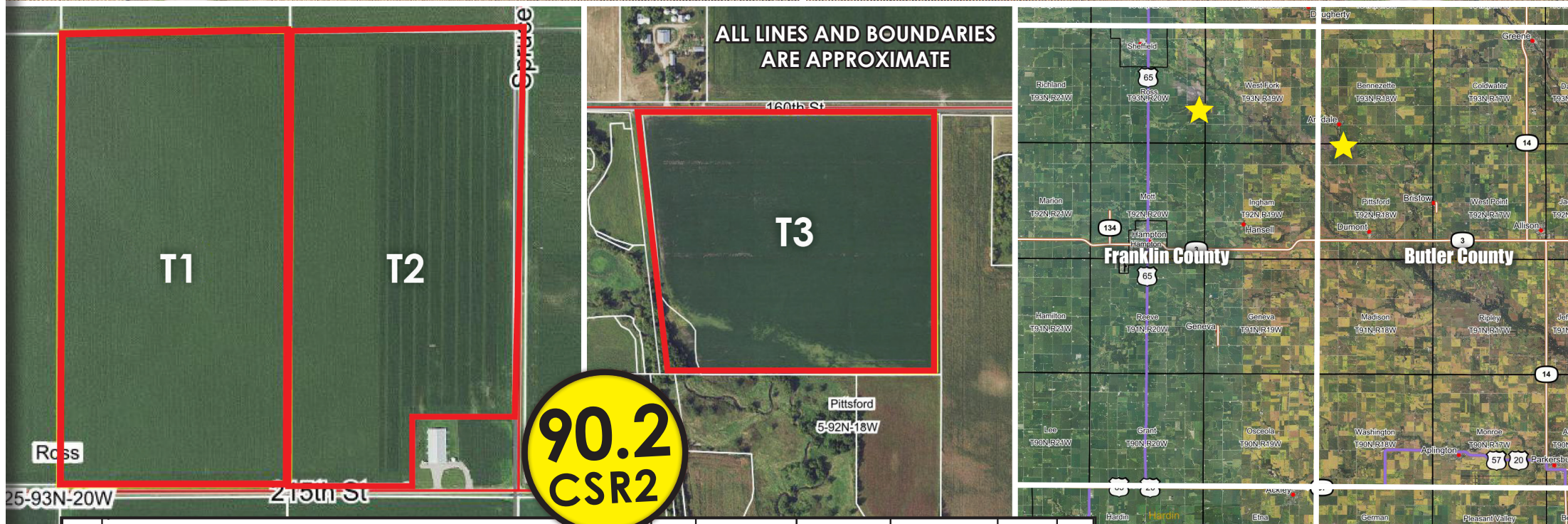
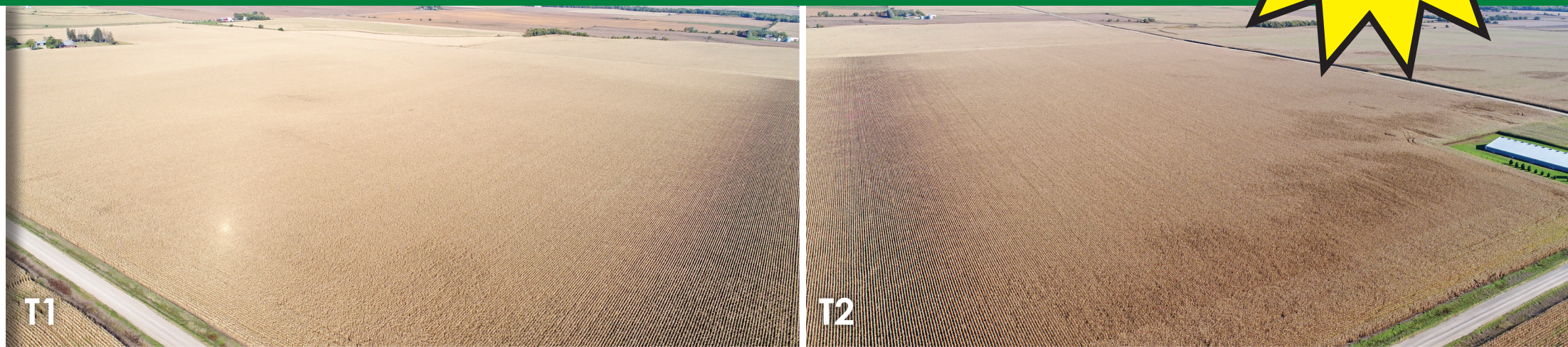
**TERMS:** 10% down payment on November 22, 2019. Balance due at closing with a projected date of January 6, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

**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 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 #1 & 2 will be surveyed by a licensed surveyor and surveyed acres will be the multiplier for said tracts. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing. Seller shall not be obligated to furnish a survey on Tract #3.
- 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.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Crops										
								Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans			
<b>TRACT #1</b>																		
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	41.88	52.8%		lle	94	90											
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	13.72	17.3%		llw	78	80											
184	Klinger silty clay loam, 1 to 4 percent slopes	13.39	16.9%		lw	95	95											
119	Muscataine silty clay loam, 0 to 2 percent slopes	5.38	6.8%		lw	100	100											
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.18	4.0%		llw	34	67											
382	Maxfield silty clay loam, 0 to 2 percent slopes	1.79	2.3%		llw	94	90											
							<b>Weighted Average</b>	<b>89.4</b>	<b>88.9</b>									
<b>TRACT #2</b>																		
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	32.58	44.7%		lle	94	90											
217B	Ripon silt loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	14.41	19.8%		lle	57	79											
184	Klinger silty clay loam, 1 to 4 percent slopes	11.87	16.3%		lw	95	95											
119	Muscataine silty clay loam, 0 to 2 percent slopes	4.98	6.8%		lw	100	100											
214B	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	4.06	5.6%		lle	47	61											
382	Maxfield silty clay loam, 0 to 2 percent slopes	3.22	4.4%		llw	94	90											
174B	Bolan loam, 2 to 5 percent slopes	0.77	1.1%		lls	64	62											
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.54	0.7%		llw	78	80											
118	Garwin silty clay loam, 0 to 2 percent slopes	0.43	0.6%		llw	90	95											
							<b>Weighted Average</b>	<b>84.2</b>	<b>87.4</b>									
<b>TRACT #3</b>																		
399	Readlyn silt loam, 1 to 3 percent slopes	22.90	47.3%		lw	91	90											
398	Tripoli silty clay loam, 0 to 2 percent slopes	18.50	38.2%		llw	90	80	4.9	7.8	4.8	182	3.8	80	6.4		52		
83B	Kenyon loam, 2 to 5 percent slopes	6.14	12.7%		lle	90	85		11	6.6	210	3.9	91	6.6		61		
135	Coland clay loam, 0 to 2 percent slopes	0.90	1.9%		llw	74	80											
							<b>Weighted Average</b>	<b>90.2</b>	<b>85.4</b>	<b>1.9</b>	<b>4.4</b>	<b>2.7</b>	<b>96.1</b>	<b>1.9</b>	<b>42.1</b>	<b>3.3</b>	<b>27.6</b>	

**RICHARD L. SASS**

John E. Coonley - Attorney for Seller

For information contact Steffes Group, 641.423.1947; Duane Norton 515.450.7778 or Nate Larson 641.530.5528



**SteffesGroup.com**

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 641.423.1947

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

