

Henry County Land

AUCTION

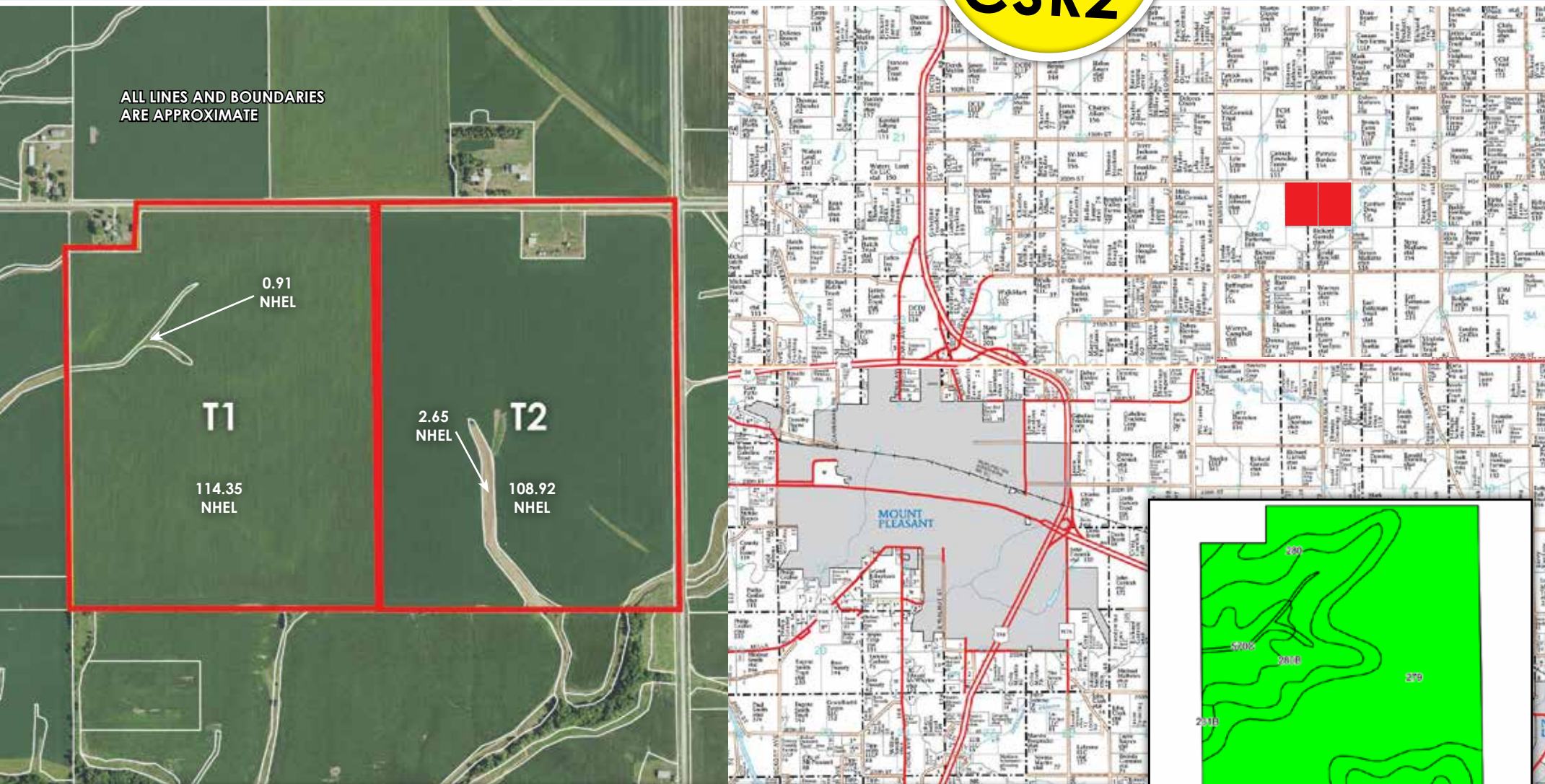
Canaan Township!

232± acres

selling in
2 Tracts

Selling Free and Clear for the 2020 Farming Season!

FRIDAY, DECEMBER 27, 2019 AT 2PM



MT. PLEASANT, IOWA

The land is located 2 ½ miles north of Mt. Pleasant on Highway 27/218, then 4 miles east on 200th Street. Watch for auction signs.

Auction to be held at the Steffes Group Auction Facility, 2245 East Bluegrass Road, Mt. Pleasant, Iowa.

"Selling Choice with the Privilege" Tracts #1 & 2 will be sold price per surveyed acre and will be selling Choice with the Privilege. High bidder may take Tract #1 or Tract #2, or both tracts times their high bid. This will continue until both tracts are sold. Tracts will not be recombined.

TRACT #1 – 115.68 Acres M/L – Subject to final survey FSA indicates: 115.26 acres tillable.

Corn Suitability Rating 2 of 85.4 on the tillable acres.

Located in Section 29 & 30, Canaan Township, Henry County, Iowa.

TRACT #2 – 116.6 Acres M/L – Subject to final survey FSA indicates: 111.57 acres tillable.

Corn Suitability Rating 2 of 86.5 on the tillable acres.

This tract also has a 36'x46' machine shed, two grain bins, silo & a well (condition unknown)

Located in Section 29, Canaan Township, Henry County, Iowa.

Terms: 10% down payment on December 27, 2019. Balance due at closing with a projected date of February 7, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of February 7, 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.

Tract #1	Tract #2
Gross: \$4,115.94	Gross: \$4,149.01
Ag. Credit: (\$148.75)	Ag. Credit: (\$149.36)
Family Farm Cr. (\$103.89)	Family Farm Cr. (\$104.30)
Net (rounded) \$3,864.00	Net (rounded) \$3,896.00

Special Provisions:

- The land is selling free and clear for the 2020 farming season.
- The buyer of Tract #1, shall reimburse the seller for the fall tillage bill of \$2,265.50, at closing.
- It shall be the obligation of the buyer(s) to report to the Henry 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.
- Both Tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for each tract.
- 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
279	Taintor silty clay loam, 0 to 2 percent slopes	57.41	49.8%		llw	83	88
280B	Mahaska silty clay loam, 2 to 5 percent slopes	23.65	20.5%		lle	89	90
280	Mahaska silty clay loam, 0 to 2 percent slopes	20.45	17.7%		lw	94	95
570C	Nira silty clay loam, 5 to 9 percent slopes	13.31	11.5%		llle	76	72
281B	Otley silty clay loam, 2 to 5 percent slopes	0.44	0.4%		lle	91	90
Weighted Average						85.4	87.8

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	Cor n	Oats	Soybeans
279	Taintor silty clay loam, 0 to 2 percent slopes	32.23	28.9%		llw	83	88			
280	Mahaska silty clay loam, 0 to 2 percent slopes	24.61	22.1%		lw	94	95			
281B	Otley silty clay loam, 2 to 5 percent slopes	15.86	14.2%		lle	91	90			
280B	Mahaska silty clay loam, 2 to 5 percent slopes	14.78	13.2%		lle	89	90			
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	12.49	11.2%		lle	82	70			
570C	Nira silty clay loam, 5 to 9 percent slopes	10.43	9.3%		llle	76	72			
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	0.96	0.9%		llw	75	75			
281C	Otley silty clay loam, 5 to 9 percent slopes	0.21	0.2%		lle	85	75	7	3	2
Weighted Average						86.5	86.4	*	*	*

WANDA F. MILLER ESTATE

Patricia M. Coe – Executor | Gary L. Wiegel – Attorney for Estate

For information contact Lynn Richard at Steffes Group, 319.385.2000 or 319.931.9090

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.

