

VAN BUREN COUNTY LAND

AUCTION

Stockport, Iowa

144±
acres selling in
4 Tracts

WEDNESDAY, JANUARY 8, 2020 AT 10AM



SELLING FREE & CLEAR FOR THE 2020 FARMING SEASON!

STOCKPORT, IOWA - Land is located 1 1/2 miles north of Stockport on W30, then 1 mile north on Spruce Ave., then 1 1/2 miles east on 105th Street.

Auction to be held at Steffes Group Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641

144 Acres M/L – Sells In 4 Tracts

“Selling Choice with the Privilege” Tracts #1, 2, 3 & 4 will be sold price per surveyed acre and will be selling Choice with the Privilege. High bidder may take Tract #1, Tract #2, Tract #3, Tract #4 or all tracts or any combination of tracts, in any order, times their high bid. This will continue until all four tracts are sold. Tracts will not be recombined.

Tract #1 – 79 Acres M/L – Subject to final survey

Approx. 76 acres tillable.
Corn Suitability Rating 2 of 57.5 on the tillable.
Located in Sections 5 & 6, Cedar Township, Van Buren County, Iowa

Tract #2 – 47 Acres M/L – Subject to final survey

FSA indicates: 40.17 acres tillable all of which are in CRP as follows:
27 acres at \$143.46 = \$3,873 and expires on 9-30-2021.
13.17 acres at \$154.21 = \$2,031 and expires on 9-30-2021.
Corn Suitability Rating 2 of 61.6 on the tillable.
Located in Section 5, Cedar Township, Van Buren County, Iowa

Tract #3 – 13 Acres M/L – Subject to final survey

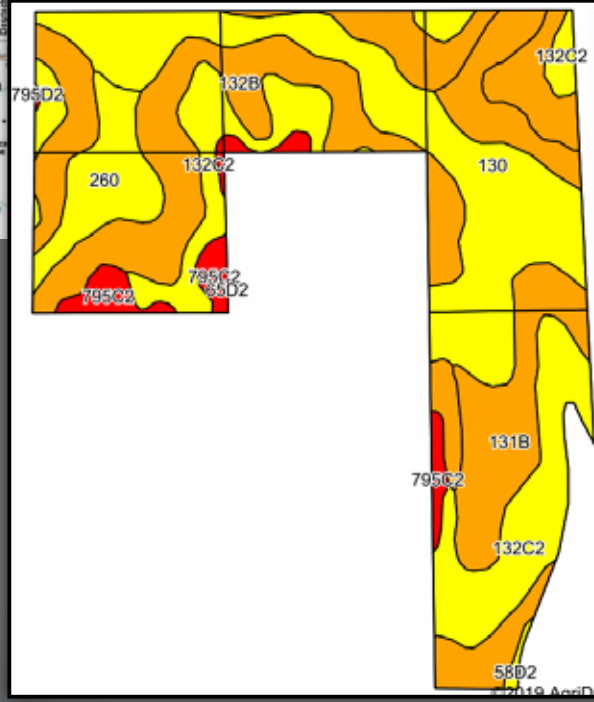
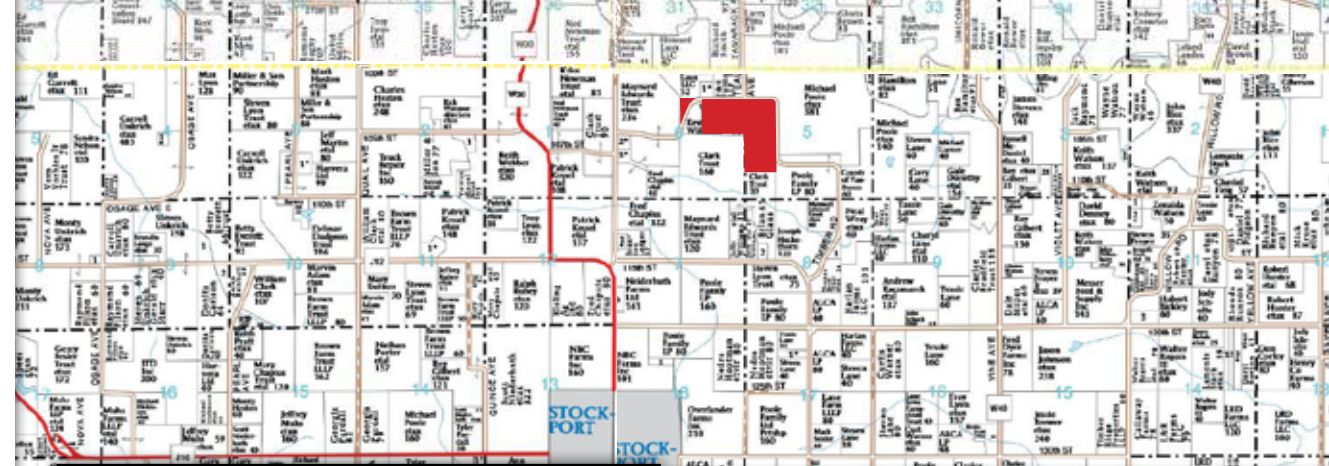
This tract is a recreational tract with timber and a small pond.
Located in Section 6, Cedar Township, Van Buren County, Iowa

Tract #4 – 5 Acres M/L – Subject to final survey

This tract is a recreational tract with timber.
Located in Section 6, Cedar Township, Van Buren County, Iowa

- TERMS ON ALL TRACTS**
- TERMS:** 10% down payment on January 8, 2020. Balance due at closing with a projected date of February 21, 2020, upon delivery of merchantable abstract and deed and all objections have been met.
- POSSESSION:** Projected date of February 21, 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:**
- 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.
 - If Tracts #1 & #3 are not the same buyer, there will be an Easement established for ingress and egress, along the existing lane, which will favor Tract #3 and will allow access across Tract #1 to access Tracts #3.
 - It shall be the obligation of the buyer(s) to report to the Van Buren 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. CRP Prorate. Please note that the final tillable acres will be determined by the FSA office, as some fields overlap parcels not selling.
 - Buyers agree to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyers agree to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyers further agree to indemnify and hold harmless the sellers for any recovery sought by the FSA due to actions of buyers, which would violate the requirements of the CRP. In the event the buyers elect to take the ground out of CRP, the buyers will be responsible to the seller for any prorate of the CRP payment that the seller would have received.
 - Tracts will be surveyed by a licensed surveyor and surveyed acres will be the multiplier for said tract. 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 any other tracts.
 - 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.
 - 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	Gross	\$1,334.13
	Ag. Credit	(\$50.04)
	Net (APPROX)	\$1,285.00
Tract #2	Gross	\$876.28
	Ag. Credit	(\$32.87)
	Net (APPROX)	\$845.00
Tract #3	Gross	\$133.84
	Ag. Credit	(\$5.00)
	Net (APPROX)	\$128.00
Tract #4	Gross	\$56.11
	Fam. Farm Cr.	(\$2.10)
	Net (APPROX)	\$54.00

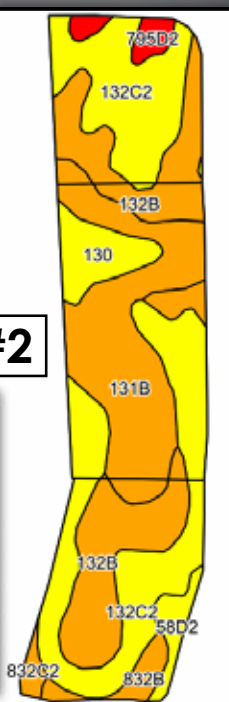


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	
132B	Weller silt loam, 2 to 5 percent slopes	22.04	28.8%	IIIe		67	60	
130	Belinda silt loam, 0 to 2 percent slopes	17.69	23.2%	IIIw		47	63	
132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	14.62	19.1%	IIIe		59	40	
131B	Pershing silt loam, 2 to 5 percent slopes	11.06	14.5%	IIIe		70	67	
260	Beckwith silt loam, 0 to 2 percent slopes	4.60	6.0%	IIIw		51	57	
795C2	Ashgrove silty clay loam, 5 to 9 percent slopes, moderately eroded	3.14	4.1%	IVe		7	20	
832C2	Weller silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	2.15	2.8%	IVe		61	40	
132C	Weller silt loam, 5 to 9 percent slopes	0.87	1.1%	IIIe		59	44	
58D2	Douds loam, heavy loess, 9 to 14 percent slopes, moderately eroded	0.24	0.3%	IVe		44	28	
Weighted Average							57.5	55.2

Tract #1

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	
132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	15.42	38.4%	IIIe		59	40	
132B	Weller silt loam, 2 to 5 percent slopes	9.84	24.5%	IIIe		67	60	
131B	Pershing silt loam, 2 to 5 percent slopes	9.41	23.4%	IIIe		70	67	
130	Belinda silt loam, 0 to 2 percent slopes	2.18	5.4%	IIIw		47	63	
832B	Weller silt loam, terrace, 2 to 5 percent slopes	1.02	2.5%	IIIe		68	60	
58D2	Douds loam, heavy loess, 9 to 14 percent slopes, moderately eroded	0.98	2.4%	IVe		44	28	
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	0.88	2.2%	IVe		7	8	
832C2	Weller silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	0.44	1.1%	IVe		61	40	
Weighted Average							61.6	52

Tract #2



Carolyn S. & Walter S. Church, Kriss Williams, Teresa Fenton and Marilyn Williams

Timothy D. Roberts & John R. Webber – 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 | 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.

