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

Soils data provided by USDA and NRCS. *c: Using Capabilities Class Dominant Condition Aggregation Method*

**IA has updated the CSR values for each county to CSR2.**

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>CSR2 Legend</th>
<th>Non-Irr Class <em>c</em></th>
<th>CSR2</th>
<th>CSR</th>
</tr>
</thead>
<tbody>
<tr>
<td>214B</td>
<td>Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes</td>
<td>2.14</td>
<td>1.6%</td>
<td>IIe</td>
<td>47</td>
<td>58</td>
<td></td>
</tr>
<tr>
<td>214C2</td>
<td>Rockton loam, 20 to 30 inches to limestone, till plain, 5 to 9 percent slopes, eroded</td>
<td>3.87</td>
<td>3.0%</td>
<td>IIIe</td>
<td>29</td>
<td>33</td>
<td></td>
</tr>
<tr>
<td>184</td>
<td>Klinger silty clay loam, 1 to 4 percent slopes</td>
<td>50.31</td>
<td>38.4%</td>
<td>Iw</td>
<td>95</td>
<td>95</td>
<td></td>
</tr>
<tr>
<td>377B</td>
<td>Dinsdale silty clay loam, 2 to 5 percent slopes</td>
<td>65.55</td>
<td>50.0%</td>
<td>IIe</td>
<td>94</td>
<td>90</td>
<td></td>
</tr>
</tbody>
</table>

Soils data provided by USDA and NRCS.

**Date:** 12/16/2019  
**Acres:** 131.14  
**Madison Township:**  
**Location:**  
**County:** Iowa  
**State:**

**ALL LINES AND BOUNDARIES ARE APPROXIMATE.**

**THURSDAY, JANUARY 23, 2020 AT 10AM**

**BUTLER COUNTY LAND**

**AUCTION**

Dumont, Iowa

**131 Acres M/L (SUBJECT TO FINAL SURVEY)**

- Approx. 131 NHPL acres tillable.
- Corn Suitability Rating 2 of 91.2 on the entire tract.
- Located in Section 21 of Madison Township, Butler County, Iowa.

**Terms:** 10% down payment on January 23, 2020. Balance due at closing with a projected date of March 2, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of March 2, 2020.

**Real Estate Taxes:** To be estimated 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.

**Gross:** $4,601.37  
**Adj Land CV:** $195.35  
**Family Farm CV:** $191.45  
**Net (Assess)**: $2,973.02

**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.
- At closing, the buyer will reimburse the Lodge Buseman Estate the sum of $1,350.00 for phosphorus applied. 12,802 lbs. were applied on the field in December 2018.
- It shall be the obligation of the buyer to report to the Butler County FSA office and show red deed in order to receive the following if applicable: A. Affiliated lease acres. B. Any future government programs. C. Final tillable acres will be determined by the FSA office.
- Land will be surveyed by a licensed surveyor and surveyed acres will be the multiplier. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- The auction site 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.
- Buyer(s) shall cooperate by signing any necessary paperwork, at no additional cost to them, in a 1031 exchange if the seller opts to do so.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- The buyer shall be responsible for installing his/her own entrance if needed or desired.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer is buying the real estate “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.