

WASHINGTON COUNTY LAND AUCTION

Brighton, Iowa



TUESDAY, FEBRUARY 11, 2020 AT 2PM

BRIGHTON, IOWA

Land is located 3 miles east of Brighton on Highway 78, then 1/2 mile north on Kiwi Ave, then 1/4 mile west on 335th Street.

Auction to be held at the Brighton Community Center, 100 East Washington Street, Brighton, Iowa

80 DEEDED ACRES M/L

FSA indicates: 66.86 acres tillable all of which are in CRP as follows:

- 66.86 acres at \$244.94 = \$16,377 and expires on 9-30-2024

Corn Suitability Rating 2 of 67.8 on the tillable.

Located in Section 34, Brighton Township, Washington County, Iowa.

Terms: 10% down payment on February 11, 2020. Balance due at closing with a projected date of March 27, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

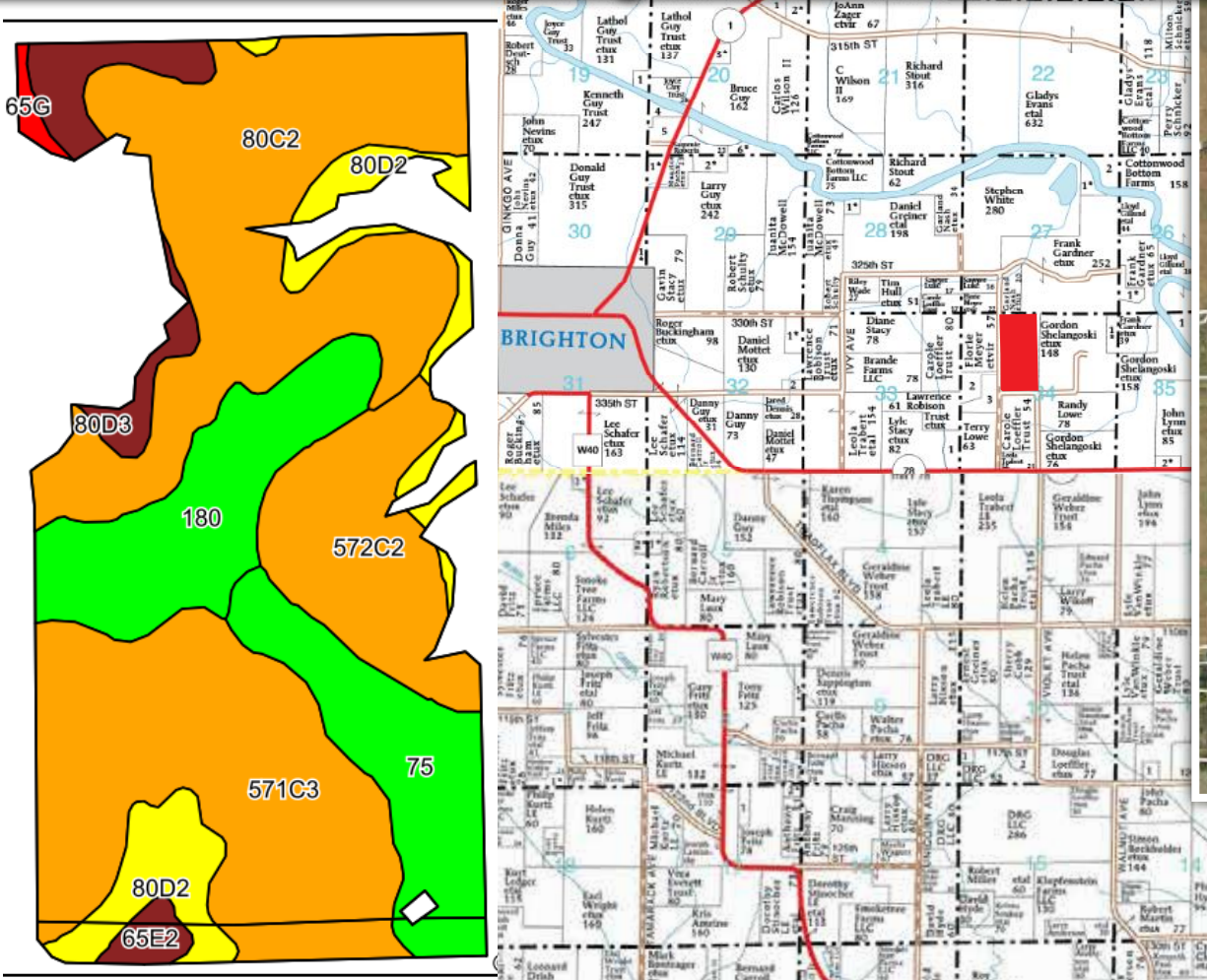
Possession: Projected date of March 27, 2020.

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.

Gross:	\$2,157.39
Ag. Credit:	(\$59.47)
Net:	\$2,098.00 (Rounded)

Special Provisions:

- It shall be the obligation of the buyer to report to the Washington County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. CRP prorate.
- Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees 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. Buyer further agree to indemnify and hold harmless the sellers for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the CRP. In the event the buyer elects to take the ground out of CRP, the buyer will be responsible to the seller for any prorate of the CRP payment that the seller would have received.
- The seller shall not be obligated to furnish a survey.
- 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 shall be responsible for any fencing in accordance with Iowa state law.
- The buyer 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.
- 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 this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.
- 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	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	18.63	27.9%		IIIe	69	60	
571C3	Hedrick silty clay loam, 5 to 9 percent slopes, severely eroded	16.68	24.9%		IVe	81	57	
180	Keomah silt loam, 0 to 2 percent slopes	7.85	11.7%		IIw	81	76	
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	7.44	11.1%		IIIe	69	57	
75	Givin silt loam, 0 to 2 percent slopes	6.92	10.3%		Iw	84	85	
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	5.37	8.0%		IIIe	46	50	
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	2.86	4.3%		IVe	39	45	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.74	1.1%		VIe	28	28	
65G	Lindley loam, 25 to 40 percent slopes	0.37	0.6%		VIIe	5	5	
Weighted Average							67.8	61.3

GEORGE ANTOLIK ESTATE

Christy Morgan – Executor for the Estate | Craig A. Davis – Attorney for the Estate

For information contact, Terry Hoenig at Steffes Group, 319.385.2000 or 319.470.7120

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.

