

MULTI-TRACT Land Auction

TAMA COUNTY

DAY 1

WED., FEBRUARY 26, 2020 AT 5PM

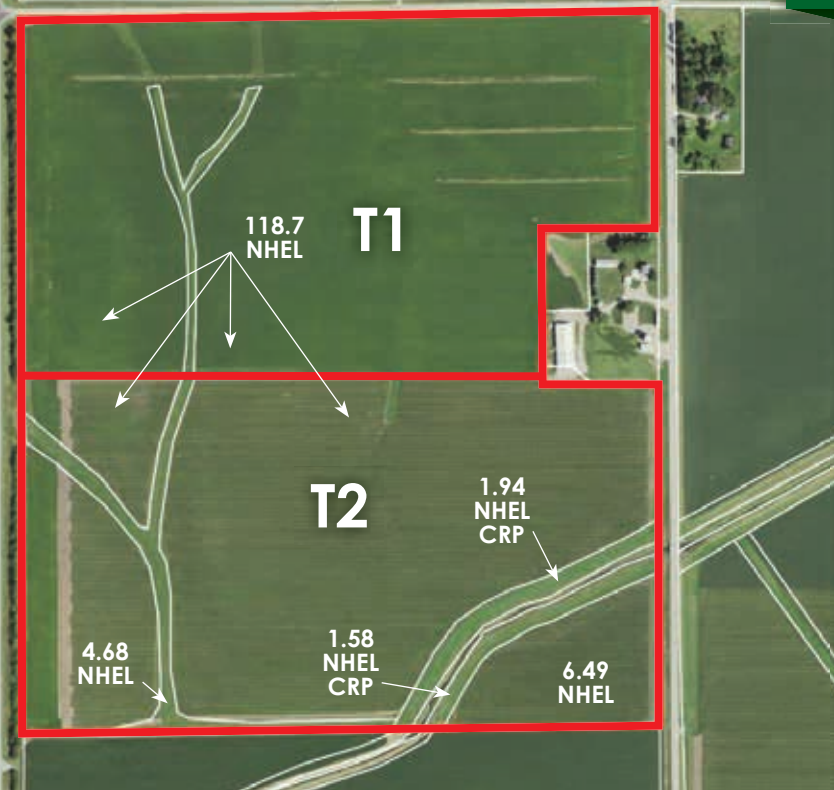
The land is located 2 miles west of Dysart on Highway 8/21, then ¾ miles north on W Avenue. Watch for auction signs.

Auction to be held at the Dysart Community Building, 418 Main Street, Dysart, IA.

Selling Free and Clear for the 2020 Farming Season!

92.6 CSR2

ALL LINES AND BOUNDARIES ARE APPROXIMATE.



135± acres sells in 2 tracts
SUBJECT TO FINAL SURVEY

TRACT #1 – 64 Acres M/L, Subject to final survey
Approx. 63 acres tillable.

Corn Suitability Rating 2 of 92.6 on the fillable acres.
Located in Section 10, Clark Township, Tama County, IA

TRACT #2 – 71 Acres M/L, Subject to final survey
Approx. 69 acres tillable of which 3.52 acres are in CRP as follows:

3.52 acres at \$259.03 = \$912.00 and expires on 9-30-2021.
Corn Suitability Rating 2 of 86.7 on the fillable acres.
Located in Section 10, Clark Township, Tama County, IA

Terms: 10% down payment on February 26, 2020. Balance due at closing with a projected date of April 10, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of April 10, 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: \$2,280.02	Gross: \$2,432.78
Ag. Credit: (\$81.05)	Ag. Credit: (\$86.48)
Family Farm Cr. (\$56.60)	Family Farm Cr. (\$60.40)
Net: (Approx.) \$2,142.00	Net: (Approx.) \$2,286.00

Special Provisions:

- The land is selling free and clear for the 2020 farming season.
- It shall be the obligation of the buyer(s) to report to the Tama 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 agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyers 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. 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 elects 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.
- Both Tracts will be surveyed by a registered land surveyor and surveyed acres will be the multiplier for each tract. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- 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.

Richard L. & Carol A. Lorenzen Trust

Corey Lorenzen – Attorney for Trust

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

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

DAY 2

FARM RETIREMENT AUCTION

THU., FEBRUARY 27, 2020 AT 10AM

Auction located 1720 W Avenue, Dysart, IA - Located 2 miles west of Dysart on Highway 8/21, then ¾ miles north on W Avenue. Watch for auction signs.

AUCTIONEER'S NOTE: After 50 years of farming Richard & Carol have decided to retire and sell their land and equipment at public auction. We invite you to the live auction of the land held on Wednesday, February 26 at 5 PM at the Dysart Community Building. We also invite you to join us on Thursday, February 27 at 10AM, on the farm for the live auction of the machinery & equipment. Online bidding on major items.



ONLINE BIDDING



MFWD TRACTORS & BLADE

2011 John Deere 8260R, 2,353 hrs., MFWD, powershift, 4 hyd., 3 pt., quick hitch, Lg. 1000 PTO, Premium Commandview II, instructional seat, deluxe radio pkg, 7" color display, HID light pkg, active seat, LH/RH electric mirrors, 44 GPM pump, 1300lb. front axle, dual beam radar, cold weather pkg, front fenders, (8) front weights, (2) pairs of 450lb. rear weights, 480/80R50 rear duals, 380/80R38 fronts, S/N 1RW8260RHP042269 (Globe, Display, & Planter Control not included)

1997 John Deere 8300, 5,981 hrs., MFWD, powershift, cab, 4 hyd., 3 pt., quick hitch, 540/Lg. 1000 PTO, (2) pair of 450lb. rear weights, Firestone 23 deg 480/80R46 rear duals, Firestone 420/90R30 front singles, S/N RW8300P010271 (Degelman blade & brackets sell separate, buyer of blade is responsible for removal)

1996 John Deere 8100, 7,216 hrs., MFWD, powershift, 3 hyd., power beyond, 3 pt., quick hitch, 1000 PTO, steering valve, front fenders, 18.4R46 rear duals, 420/90R30 front singles, S/N RW8100P001081 (planter fold box not included)

Degelman 12-5900, front mount blade, 12', 6-way JD 8300 mounts, skid shoes, S/N D0227653 (buyer of blade & brackets will be responsible for removal)

2WD TRACTOR & LOADER

1990 John Deere 4455, 7,047 hrs., 2WD, quad range, cab, 2 hyd., 3 pt., 540/1000 PTO, pair of rear weights, Firestone 23 deg. 18.4R38 rear singles, Firestone 4 rib 11-00-16 fronts, S/N RW4455H007817 (loader sells separate, buyer of loader is responsible for removal)

John Deere 148, front end loader, 84" bucket, JD 55 Series mount, (buyer of loader is responsible for removal)

COMBINE

2014 John Deere S660, 469 sep. / 937 eng. hrs., 2WD, STS, premium cab, Contour-Master, ventilated leather pkg, HID lights & extremities, premium radio w/XM, Auto-Trac ready, GS3 7" color touch monitor, 3 spd. electric shift, tri-stream rotor, heavy duty variable spd. drive feederhouse, round bar concave, s-ser deep tooth chaffer, manual adjust vane tailboard, sidehill performance pkg., 520/85R42 straddle duals, 620/75R26 rears, S/N 1H0S660SCE0766211

DRAPER HEAD

2019 John Deere 730FD, flex draper head, 30', long/short tigerjaw sickles, stubble lights, S/N 1H0730FDGEK0805278

CORN HEAD

2011 John Deere 608C, corn head, 8x30", hyd. deck plates, HHS, row sense, single pt. connect, stubble lights, S/N 1H0608CXPB0741104

HEAD TRAILER

2016 Unverferth AWS-30, head trailer, 30', wagon gear style, all wheel steer, lights, S/N A61280163 (bought new in 2019)



PLANTERS

2014 John Deere 1775 NT, box planter, 16x30", 2 pt., tri-fold, MaxEmerge 5 row units, hyd variable rate drive, pro shaft drive, True-vee openers, Accucount seed tubes, steel scrapers, 1.6 bu hoppers, pneumatic down pressure, rubber closing wheels, solid mount wavy NT coulters, Pro Max 40 seed disk, row clutches, S/N 1A01775YLEM760310

John Deere 7000, box planter, 6x30", pull type, rubber closing wheel, set up for male corn planter

AIR SEEDER

2013 John Deere 1990, air seeder, 30', 10" spacing, CCS metering, extended wear seed boot, smooth gauge wheel, meter w/white wheel, single row spacing, rate check bundle, 2 bar coil tine harrow, S/N 1A81990DPDH750432

SKID LOADER

Gehl 3725, 655 hrs., skid steer, gas, 60" bucket, T-bar controls, manual detach, 27x8.50-15 NHS tires, S/N 6_05

TILLAGE

2014 John Deere 2210, field cultivator, 30', 6" spacing, 7" knock off sweeps, 3 section, tandems across, single pt. depth, combo 2 bar coil tine harrow rolling basket, 11L-15F1 tires on main, S/N 1N02210LHD0755428

1998 John Deere 635, tandem rock flex disc, 21", 9" spacing, 3 section, tandems across, single pt. depth, 11L-15 tires, S/N N00635X001844

John Deere 1010 field cultivator, 25', 6" spacing, 6" sweeps, tandems on main, 3 bar coil tine harrow

DMI Colter-Champ II HD, disc chisel, parabolic 5 shank x 30" spacing, w/4 leads at 30" centers 6 1/2" shovel w/shank guard on main shanks, 4" twisted shovel on leads, hyd. disk gang, 6 shank S tine harrow (one missing), 12.5L-15SL tires

SPRAYER

Top Air, pull-type, 60' boom, 800 gal. single nozzle drop on 30" spacing, 3 section, hyd. pump, hyd. foamer tank only, 16.9-24 bar tires

BATWING

2012 John Deere HX15, batwing mower, 15', 1000 PTO, chain guard, 21x7-12 pneumatic tires, S/N 1P0HX15FHC8040611



Built on Trust.

HOPPER BOTTOM

2011 Wilson Commander DWH-500, hopper bottom, 42x96"x66", aluminum, tandem axle, ag hoppers, air ride, strap raps, Shurco electric Pro-Trap openers, tarp, Shurco 3500 series electric tarp opener, 11R24.5 on alum., VIN 1W1SAFYA7CA258428

GRAIN CART

2017 Brent 1082, grain cart, 20' corner auger, scale, tarp, swivel spout, spout light, Lg. 1000 PTO, scale head, 900/60R32 bar tires, S/N B34910110

AUGER

Westfield MK100-91, swing hopper, 10"x91", 540 PTO, hyd. cable lift, 9.5L-15 tires, S/N 119690

TRAILERS

2015 Sure-Tac ST7918TE-140, bumper hitch, 16'x84", w/ 32" tail ramp, tandem axle, tilt bed, 7,000lb. axles, 2 5/16" ball, non-removal fenders, ST235/80R16 tires, VIN 5JW1U1820F1098318

Baxter Mfg. bumper hitch, 16'x80", tandem axle, Kay 500 gal. fuel barrel, GPI 12V M-3025 electric pump, Campbell Hausfeld vertical air compressor, 120V, Champion 6250, 5000 watt generator, ST225/75R15 tires, VIN 4U4U51627WB5000049

UTV & ATV

2011 John Deere 825i, 353 hrs., 3,165 miles, 4x4, dump box, radio, 26x11.00-12 tires, VIN 1M0825GSTBM022866, (UTV sprayer sells separate)

F/S Mfg., UTV sprayer, 100 gal., 17' boom, Honda GX160 pull start gas engine, wand w/ hose reel

Finco, ATV sprayer, 25 gal., 10' boom

EQUIPMENT

(14) **John Deere** suitcase weights
(8) **John Deere** suitcase weights, 47KG

TECHNOLOGY

John Deere 2600, 3,484 hrs., display, GS2, SF1, SF2, Swatch Control Pro, S/N PCGU26H180305

John Deere 2600, 3,605 hrs., display, SF2, Rowsense SF2, Swatch Control Pro, S/N PCGU26H182728

John Deere Starfire 3000, receiver, SF2 S/N PCGT3TA722521

John Deere Starfire 3000, receiver, 3D, SF1, S/N PCGT3TA389958

For equipment information contact Duane Norton at Steffes Group, 641.423.1947 or 515.450.7778

MORE DETAILS AND PHOTOS ON REVERSE SIDE



DAY 1



T1

TRACT 1



TRACT 2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	45.27	71.7%	Ile	Ile	95	95
118	Garwin silty clay loam, 0 to 2 percent slopes	8.16	12.9%	Iiw	Iiw	90	95
933B	Sawmill silty clay loam, shallow loess, 1 to 4 percent slopes, occasionally flooded	6.08	9.5%	Iiw	Iiw	76	80
119B	Muscataine silty clay loam, 2 to 5 percent slopes	2.65	4.2%	Ile	Ile	95	95
119	Muscataine silty clay loam, 0 to 2 percent slopes	1.02	1.6%	Iw	Iw	100	100
				Weighted Average		92.6	93.6

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	23.34	33.9%	Ile	Ile	95	95
933B	Sawmill silty clay loam, shallow loess, 1 to 4 percent slopes, occasionally flooded	14.81	21.5%	Iiw	Iiw	76	80
43	Brenner silty clay loam, 0 to 2 percent slopes	14.05	20.4%	Iiw	Iiw	74	82
119	Muscataine silty clay loam, 0 to 2 percent slopes	12.29	17.9%	Iw	Iw	100	100
133	Cold silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.10	4.5%	Ile	Ile	78	85
119B	Muscataine silty clay loam, 2 to 5 percent slopes	0.93	1.3%	Ile	Ile	95	95
118	Garwin silty clay loam, 0 to 2 percent slopes	0.46	0.7%	Iiw	Iiw	90	95
				Weighted Average		86.7	93.6



T1



T1



T1



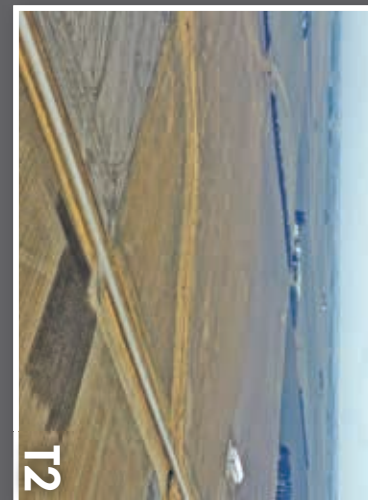
DAY 2



T2



T2



T2



2245 East Bluegrass Road
Mt. Pleasant, LA 52641
319.385.2000
SteffesGroup.com

PRESORTED
STANDARD
US POSTAGE
PAID
Permit #315
FARGO, ND

DAY 1



DAY 2



MULTI-TRACT TAMA COUNTY Land Auction & Farm Equipment Retirement

DAY 1 WED., FEB. 26, 2020 AT 5PM

DAY 2 THU., FEB. 27, 2020 AT 10AM

135+
acres
sells in 2 tracts



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