

# MULTI-TRACT Land Auction WASHINGTON & JEFFERSON COUNTY



Built on Trust.

**650<sup>±</sup>**  
acres  
sells in 4 tracts



T1

**FRIDAY, FEBRUARY 28, 2020 AT 10AM**

**Auctioneer's Note:** Tracts will be sold by the surveyed acre. Tracts #1 & #2 will be sold in order, then Tracts #3 & #4 will be sold Choice with the Privilege, whereas the high bidder may choose Tract #3 or Tract #4 or both Tracts times their high bid. This will continue until both Tracts are sold. Tracts will not be recombined.

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

**Tract #1 – 197 Acres M/L**

Subject to final survey  
Tract #1 is located 2 miles north of Brighton on Highway 1. FSA indicates: 192.58 acres tillable of which 5.71 acres are in the CRP program as follows:  
5.71 acres at \$297.91 = \$1,701.06 and expires on 9-30-2029.  
Corn Suitability Rating 2 of 82.8 on the tillable.  
Located in Sections 17 & 20, Brighton Township, Washington County, Iowa.

**Tract #2 – 338.84 Acres M/L**

Subject to final survey  
Tract #2 is located 2 miles north of Brighton on Highway 1. Here is your recreational land along the banks of the Skunk River. Offering land in the Wetlands Reserve Program with timber and open fields.  
FSA indicates: 150.03 acres tillable all of which has a Wetlands Easement. View the website for information pertaining to this easement.  
Located in Sections 17, 18, 19 & 20, Brighton Township, Washington County, Iowa.

**Tract #3 – 75.69 Acres M/L**

Subject to final survey  
Tract #3 is located 1 ¼ miles east of Pleasant Plain on 110<sup>th</sup> Street.  
FSA indicates: 71.32 acres tillable of which 15.27 acres are in the CRP program as follows:  
10.24 acres at \$175.41 = \$1,796.00 and expires on 9-30-2025.  
1.48 acres at \$252.28 = \$373.00 and expires on 9-30-2024.  
3.55 acres at \$230.28 = \$817.00 and expires on 9-30-2025.  
Corn Suitability Rating 2 of 86.1 on the tillable.  
This tract has a 13,133 bu. GSI grain bin, 50'x60' barn, 28'x32' crib & 12'x16' crib.  
Located in Section 12, Penn Township, Jefferson County, Iowa.

**Tract #4 – 39 Acres M/L**

Subject to final survey  
Tract #4 is located 1 ¼ miles east of Pleasant Plain on 110<sup>th</sup> Street, then 1 mile south on Spruce Avenue.  
FSA indicates: 24.79 acres tillable of which 15.76 acres are in the CRP program as follows:  
9.72 acres at \$248.89 = \$2,419.00 and expires on 9-30-2025.  
1.62 acres at \$196.00 = \$318.00 and expires on 9-30-2033.  
3.66 acres at \$172.73 = \$632.00 and expires on 9-30-2021.  
0.76 acres at \$225.16 = \$171.00 and expires on 9-30-2024.  
Corn Suitability Rating 2 of 71.1 on the tillable.  
Located in Section 12, Penn Township, Jefferson County, Iowa.



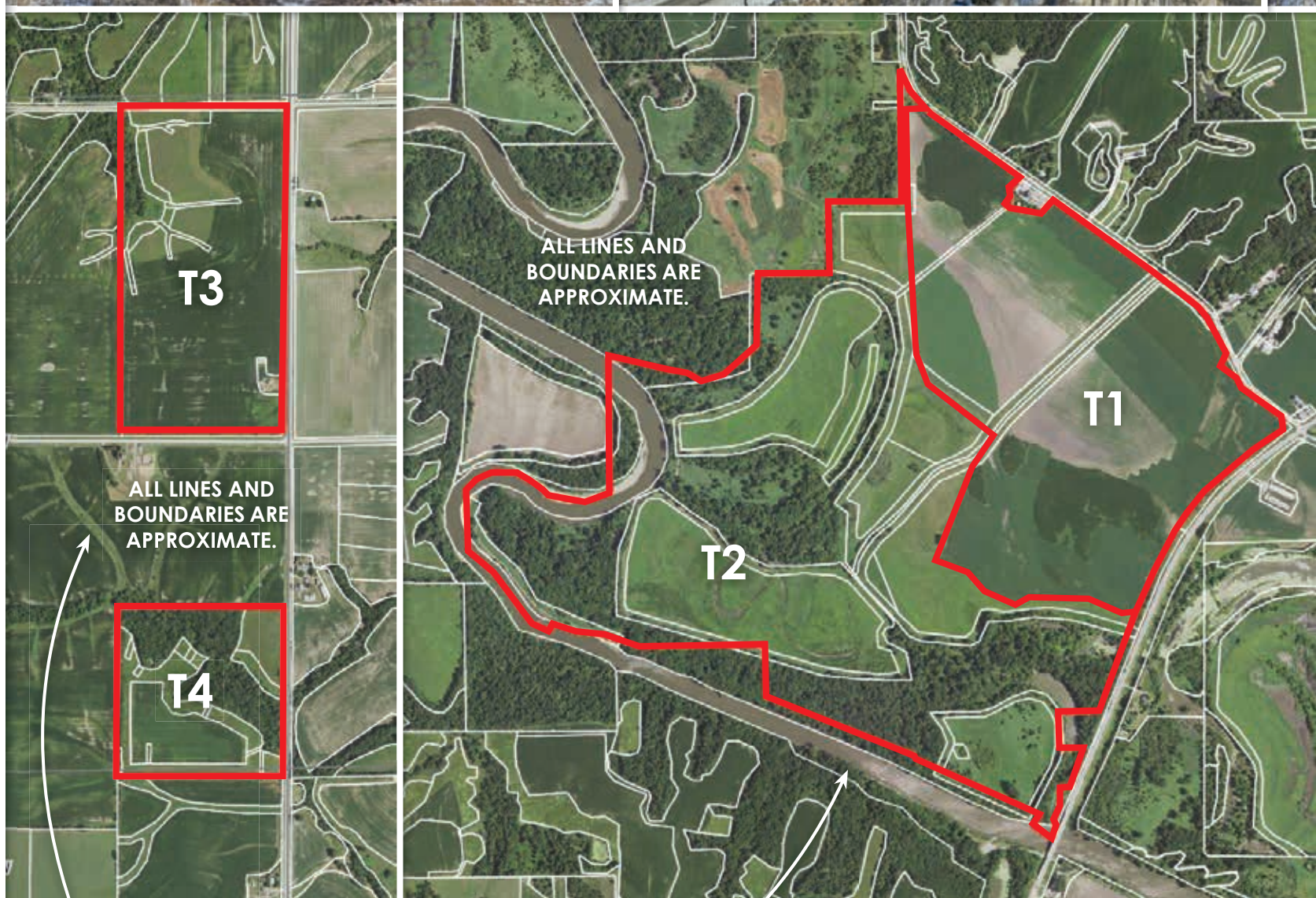
T1



T1



T2



T2



T3



T4



T4



Washington County

Jefferson County

**LATHOL A. GUY ESTATE AND JOYCE GUY TRUST**

Philip G. Guy & Mary Denise Guy-Himes, Co-Executors & Co-Trustees

Joseph L. McConnell, Attorney for Sellers

For information contact Nate Larson at Steffes Group at 319.385.2000 or 319.931.3944



**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.







**TRACT 1**

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
43	Bremer silty clay loam, 0 to 2 percent slopes	41.01	20.7%		Ilw	78	82
88	Nevin silty clay loam, 0 to 2 percent slopes	29.44	14.9%		Iw	95	90
453	Tuskeego silt loam, 0 to 2 percent slopes	27.82	14.0%		Illw	81	53
484	Lawson silt loam, 0 to 2 percent slopes	25.05	12.6%		Ilw	83	90
7B	Wiota silty clay loam, 1 to 5 percent slopes	17.45	8.8%		Ile	95	90
428B	Ely silty clay loam, 2 to 5 percent slopes	16.06	8.1%		Ile	88	88
54	Zook silty clay loam, 0 to 2 percent slopes	10.66	5.4%		Ilw	69	70
430	Ackmore silt loam, 0 to 2 percent slopes	6.81	3.4%		Ilw	77	83
688	Koszta silt loam, 0 to 2 percent slopes	5.06	2.6%		Iw	90	85
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	4.62	2.3%		Ilw	78	85
687B	Watkins silt loam, 1 to 5 percent slopes	4.32	2.2%		Ile	90	80
41C	Sparta loamy fine sand, 2 to 9 percent slopes	4.31	2.2%		IVs	36	25
2226	Elrin loam, 0 to 2 percent slopes	4.16	2.1%		Ils	70	80
175	Dickinson fine sandy loam, terrace, 0 to 2 percent slopes, rarely flooded	0.89	0.4%		Ills	56	60
520B	Coppock silt loam, 2 to 5 percent slopes	0.54	0.3%		Ilw	80	60
<b>Weighted Average</b>						<b>82.8</b>	<b>79.4</b>



**TRACT 3**

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
280	Mahaska silty clay loam, 0 to 2 percent slopes	22.32	32.9%		Iw	94	95
280B	Mahaska silty clay loam, 2 to 5 percent slopes	19.97	29.5%		Ile	89	90
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	10.55	15.6%		Illc	74	62
281B2	Otley silty clay loam, 2 to 5 percent slopes, eroded	5.70	8.4%		Illc	88	85
281B	Otley silty clay loam, 2 to 5 percent slopes	4.25	6.3%		Ile	91	90
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	3.23	4.8%		IVw	45	22
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	1.60	2.4%		Illc	82	70
75B	Givin silt loam, 2 to 5 percent slopes	0.16	0.2%		Ile	80	81
<b>Weighted Average</b>						<b>86.1</b>	<b>83.1</b>

**TRACT 4**

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	8.29	37.4%		Ille	75	65
76B	Ladoga silt loam, 2 to 5 percent slopes	5.25	23.7%		Ile	86	85
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	3.16	14.3%		IVw	45	22
280B	Mahaska silty clay loam, 2 to 5 percent slopes	2.98	13.4%		Ile	89	90
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	1.21	5.5%		IVe	7	13
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	0.68	3.1%		Illc	74	62
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	0.37	1.7%		Ilw	71	60
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	0.23	1.0%		IVe	45	43
<b>Weighted Average</b>						<b>71.1</b>	<b>63.7</b>



**TERMS ON ALL TRACTS**

**Terms:** 10% down payment on February 28, 2020. Balance due at closing with a projected date of April 13, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of April 13, 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:**

- Tract #1 is selling subject to tenant's rights on the tillable for the 2020 crop year, as follows: \$185 x 186.87 Acres = \$34,570.95, this will be paid to the buyer at closing.
- It shall be the obligation of the buyer of Tract #1 to serve termination to the tenant, prior to September 1, 2020, if so desired.
- The tillable land on Tracts #3 & #4 are selling free and clear for the 2020 farming season.
- It shall be the obligation of the buyer(s) to report to the Washington & Jefferson 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.
- 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 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.
- All tracts will be surveyed by a licensed surveyor and surveyed acres will be the multiplier for said tracts. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- Tract #1, a well agreement will be established for the two properties across the road.
- 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 same.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising

**Real Estate Taxes**

<b>Tract #1</b>	
Gross	\$6,480.96
Ag. Credit	(\$179.46)
Family Farm Cr.	(\$125.28)
Net (Approx.)	\$6,176.00
<b>Tract #2</b>	
Gross	\$7,011.34
Ag. Credit	(\$192.33)
Family Farm Cr.	(\$134.32)
Net (Approx.)	\$6,678.00
<b>Tract #3</b>	
Gross	\$2,618.76
Ag. Credit	(\$72.87)
Family Farm Cr.	(\$50.90)
Net (Approx.)	\$2,496.00
<b>Tract #4</b>	
Gross	\$903.21
Ag. Credit	(\$26.35)
Family Farm Cr.	(\$18.40)
Net (Approx.)	\$858.00



T1



T2



T3



T4



T1



T2



T3



T4



2245 East Bluegrass Road  
Mt. Pleasant, IA 52641  
319-385-2000  
SteffesGroup.com

Please Post

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FARGO, ND

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