

LAND & FARM EQUIPMENT

AUCTION

Real Estate Sells At Noon

TUESDAY, MARCH 10, 2020 AT 11AM

Auction to be held onsite at 1913 Benton Buchanan Road, Walker, IA 52329. From Exit 43 on Interstate 380, proceed 4 miles north on Highway 150, then 1/2 mile west on Benton Buchanan Road.

Open House on Tuesday, February 25th, 11AM- Noon

160+ acres sells in 2 tracts

Buchanan County, IA Selling Free & Clear for the 2020 Farming Season!

Tract #1 – 156.29 Deeded Acres M/L

FSA indicates: 154.63 acres tillable. Corn Suitability Rating 2 of 84.3 on the entire tract. Located in Section 33, Homer Township, Buchanan County, Iowa.

Tract #2 – Home & Buildings on 3.71 Deeded Acres M/L

Take a look at this large two story, three bedroom, two bath home. This home offers 2,679 sq. ft. of living space on two levels. The main level features a kitchen, living room with wood burning stove, dining room, bathroom and a 15'x30' deck. The upstairs has 3 bedrooms. The basement has a gas forced air furnace, washer, dryer, shower & stool. There is an attached 26'x50' 3 car garage. Outbuildings include 36'x70' quonset, 32'x80' cattle shed, 24'x68' cattle shed, 13,000 bu. grain bin and other small buildings. The property has a well and is situated on 3.71 acres M/L. **Included:** Refrigerator, Stove, Washer, Dryer, 1,000 gal LP tank **Not Included:** All Personal Property

TERMS ON ALL TRACTS

Terms: 10% down payment on March 10, 2020. Balance due at closing with a projected date of April 24, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

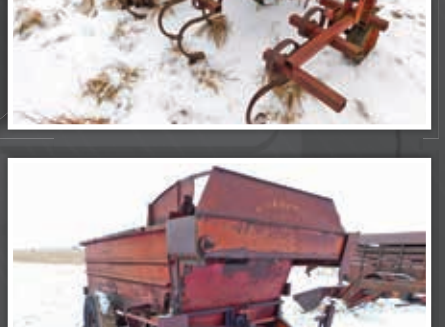
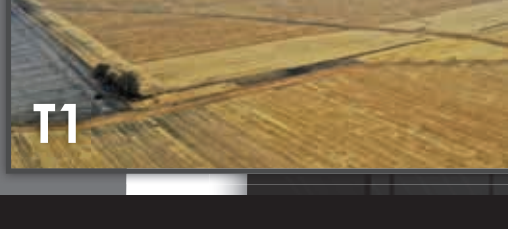
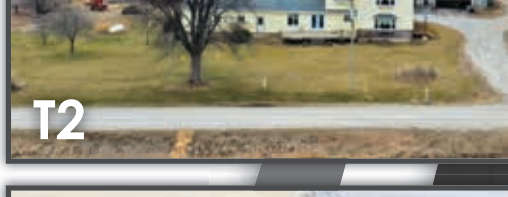
Possession: Projected date of April 24, 2020.

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 \$5,427.15	Gross \$2,083.67
Ag. Credit (\$211.97)	Homestead Cr. (\$135.85)
Net (ROUNDED) \$5,216.00	Net (ROUNDED) \$1,944.00

Special Provisions:

- The land is selling free and clear for the 2020 farming season.
- It shall be the obligation of the buyer to report to the Buchanan County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- Seller shall not be obligated to furnish a survey on any Tracts.
- 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.
- Due to this being an estate, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Buchanan County & Iowa Laws & regulations.
- The Buyer of Tract #2 shall reimburse the Seller for the remaining LP gas in the LP tank on the day of closing, at the current market rate.
- 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.



MFWD TRACTOR

1993 John Deere 4955, shows 65 hrs., MFWD, powershift, cab, 3 hyd., 3 pt., quick tach, 1000 PTO, (14) front suitcase weights, 14.9R30 fronts, 18.4R42 rear duals, S/N RW4955P007882

2WD TRACTORS

1973 International 1466, shows 4,755 hrs., 2WD, cab, 2 hyd., 3 pt., missing top link, 540/1000 PTO, T/A, (6) wheel weights, S/N 016928

1967 International 1206, shows 7,190 hrs., 2WD, cab, 2 hyd., 3pt., missing top link, 540/1000 PTO, T/A, (6) front suitcase weights, 18.4x38 tires, S/N 9148

SKID LOADER

Mustang 2050, shows 2,187 hrs., skid steer, diesel, 67" bucket, foot controls, aux. hyd., 10x16.5 tires, S/N SH98A000508

Westendorf, loader, 84" bucket

PLANTER

John Deere 7000, planter, 6x30", spring loaded, NT coulters, insecticide boxes, liquid fert. system, chain drive pump, markers

TILLAGE

DMI Tiger Mate II, field cultivator, 30', 7 1/2" shovels, manual leveling, walking tandems, 3 bar harrow, S/N 720869

International 4500, field cultivator, 28', duals on main, single wheels on wings, 3 bar harrow

Bush Hog SH-1560, chisel plow, 16', 10 knife, 22" disc

Noble Chop N Chisel, disc chisel, 12', 7 knife Kewanee, disc, 18', flat fold, duals on main, single wheels on wings, manual leveling

International, plow, 18', 5 bottom, 2 pt., John Deere 400, rotary hoe, 22', 3 pt., hyd. fold, S/N 054144

Row crop cultivator, 6x30", 3 pt., straight bar, rolling shields

GRAIN CART

Killbros 575, grain cart, center auger, 1000 PTO, tail & unload lights, 23.1x26 tires, S/N K42649

WAGONS

EZ Flow, gravity flow, J&M running gear, 10 ton, LH unload, inspection window

John Deere, barge box, 6'x10', sideboards, JD running 8 ton gear

Walsh, flair wagon, galvanized, 6'x10', Grain Master hoist, 8 ton gear

Flair Wagon, galvanized, 4 1/2'x10', Broyhill hoist

Flair Wagon, galvanized, 4 1/2'x10', John Deere 8 ton gear

Running Gear

TRAILERS

W-W, livestock trailer, 16'x6', bumper hitch, no floor, curb door, VIN 097239

Gooseneck Livestock Trailer 26'x6', VIN 74792

HAY EQUIPMENT

Gehl MC2240, mower conditioner, 540 PTO, hydra-swing, rubber rollers, PTO hyd. pump, S/N 15022

Gehl 320, hay rake, 9 reel, hyd. lift

John Deere 14T, small square baler, twine wrap, 540 PTO, S/N 68149

Hayrack, 8'x15'

Hayrack, 8'x14'

GRINDER MIXER & SILAGE WAGON

Massey Ferguson 1050, grinder mixer, 540 PTO, hyd. lift unload aguer, AW electronic scale, manual adj. input auger, 4,000lb capacity, 10.00x15L tires

Blair, silage wagon, 5' x 12', chain apron, chain unload

Lyndell, flail mulcher/stalk chopper, 6', 540 PTO

AUGERS

Hutchinson, swing hopper, 10'x70', hyd. lift, S/N 91718

Hutchinson, swing hopper, 10'x70', hyd. lift, S/N 908086

Owatonna 205, elevator, 50', 22" wide, spring assist hopper

John G. Snyder Estate

Michael Snyder - Executor

Benjamin M. Lange - Attorney for the Estate

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

