

LAND & FARM EQUIPMENT AUCTION

Muscatine County, Iowa



Built on Trust.

Land & Equipment Auction will be held at 2985 180TH St., Muscatine, IA 52761

REAL ESTATE SELLS AT NOON

THURSDAY, MARCH 12, 2020 AT 10AM

Open House on Thursday, February 27th, 11AM- Noon

71.5 Acres M/L SELLS IN 2 TRACTS

Selling Free & Clear for the 2020 Farming Season!

Tract #1 – 68.5 Acres M/L

(Subject to final survey)

FSA indicates: 38.90 acres tillable, balance being a stocked pond, pasture & timber.

Corn Suitability Rating 2 of 61.3 on the tillable acres.

Located in Section 19, Sweetland Township, Muscatine County, Iowa.

Tract #2 – Home & Buildings on 3 Acres M/L

(Subject to final survey)

Home is located at 1978 Solomon Avenue, Muscatine, IA.

This home has a country setting with many usable buildings and is close to city amenities! This 3 bedroom home has 1,653 sq.ft. of living space on two levels. The main level offers a kitchen with refrigerator & electric stove along with an adjoining summer kitchen. Adjacent to the kitchen is the newer bathroom addition built in 2014 with a ¾ bath and Frigidaire stackable washer & dryer. Also on the main level is the living room, dining room and a bedroom. There are two more bedrooms upstairs. The basement has a Lennox Pulse high efficient gas forced air furnace & 100 amp breaker box. Other amenities of the acreage include an updated septic system in 2014, natural gas, a well, metal roof & asphalt circle drive.

Outbuildings include a 23'x28' detached garage, 12'x25' detached garage, 28'x72' barn w/18'x20' lean to, 28'x40' barn w/18'x28' lean to, 20'x40' open faced livestock shed with concrete lot and several other useable buildings. Most buildings have updated metal roofs.

Included: Refrigerator, Stove, Frigidaire stackable washer & dryer, (2) chest freezers

Not Included: Kalamazoo country stove in summer kitchen, ADT security system, All personal property.

TERMS ON ALL TRACTS

Terms: 10% down payment on March 12, 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.

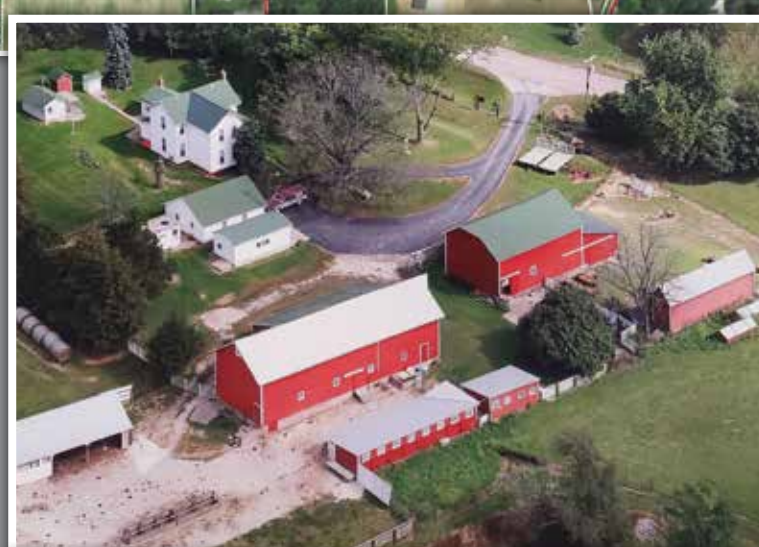
Possession: Projected date of April 24, 2020.

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.

Taxes on Tract #1		Taxes on Tract #2	
Gross	\$900.20	Gross	\$1,735.12
Ag. Credit	(\$45.51)	Homestead Cr.	(\$129.66)
Family Farm Cr.	(\$31.78)	Net (APPROX.)	\$1,605.00
Net (APPROX.)	\$823.00		

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 Muscatine County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- The land will be surveyed by a licensed surveyor and surveyed acres will be the multiplier for Tract #1. Tract #2 will be sold lump sum price. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing on only Tract #1 where the surveyed acres were used for the multiplier.
- 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/trust, 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 Muscatine County & Iowa Laws & regulations.
- 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.



ONLINE BIDDING ON MAJOR ITEMS

This line of equipment was meticulously maintained and shedded evening.

TRUCK

2012 Ford F-150 XL, only 4,252 miles, 2WD, 3.7L V6, automatic, regular cab, 8' bed, topper, 235/75R17 tires, VIN 1FTMF1CM0CF91377

GATOR

2005 John Deere HPX Gator, 1,086 hrs., 4x4, 617cc, open station, rear hitch, 24x12.0-10 rears, 24x9.50-10 fronts, S/N MOHP4GT031241

2WD TRACTORS

1978 John Deere 4040, 4,036 hrs., 2WD, quad range, cab, 3 hyd., 3 pt., quick hitch, 540/1000 PTO, (4) front suitcase weights, (2) rear wheel weights, 18.4x38 rears, S/N 4040H01217RW

Ford 3600, 1,910 hrs., 2WD, diesel, 3 cyl., diesel, 1 hyd., 3 pt., 540 PTO, power steering, WF, grill, 13.6x28 rears, 7.50x16 fronts

ANTIQUE TRACTORS

Allis Chalmers WD45, 1 hyd., 2 pt., 540 PTO, NF, fenders, wheel weights, 14.9x28 rears

Allis Chalmers WD45, 6V, 1 hyd., 2 pt., 540 PTO, WF, wheel weights, 14.9x28 tires

Allis Chalmers WD45, 1 hyd., NF, wheel weights, 14.9x28 tires

Allis Chalmers WD, 1 hyd., 2 pt., 540 PTO, NF, trip bucket, 13.6x28 tires

Allis Chalmers WD, 1 hyd., 2 pt., 540 PTO, NF, 13.6x28 tires

Ford, 2WD, gas 3 pt., 540 PTO, front grill guard, 11.2x28 rears

SKID LOADER

1994 Bobcat 440B, 969 hrs., skid steer, Kohler gas engine, 43" bucket, bale/manure fork, 6 tire, 23x8.5 tires, S/N 505221227

PLANTER

John Deere 7000, planter, 4x38", fertilizer & insecticide boxes, rubber closing wheels, spring row harrows, markers, S/N 11094

TILLAGE

Kewanee 720, disc, 12', manual fold wings, tandem duals

Kewanee, disc, 10', hyd. lift, solid frame

Ford, plow, 2 bottom, 3 pt., steel wheel (5) 3 Bottom Plow, pull-type

WAGONS

Parker, gravity flow, 300 bu., on JD 1065A running gear, RH unload, 11L-15 tires, S/N 11222

Parker, gravity flow, 300 bu., on JD 1065A running gear, RH unload & dump, 11L-15 tires

Cheif Bemidji, flair wagon, 4-1/2x10-1/2', wood tongue, on rubber, flair

TRAILER

5'x12' trailer, tandem axle, wood ramps, P215/75R15 tires

HAY EQUIPMENT

John Deere MX5, rotary cutter, 5', 3 pt., 540 PTO, front & rear chains, composite wheel, S/N TGP044086

New Idea, sickle mower, 7' bar, 540 PTO, hyd. bar, pull-type, S/N M0031

New Holland, sickle mower, 7' bar, 540 PTO, hyd. bar, pull-type

John Deere 14T, square baler, twine wrap, 540 PTO, adj. tongue, S/N 74778

Hayrack, 7-1/2'x16'

Stalk Chopper 6-1/2', 540 PTO

GRINDER MIXER & AUGER WAGONS

Art's Way 425, grinder mixer, 540 PTO, shaft drive loading auger

Heider Model 2, auger wagon, 540 PTO, 8' auger, 9.5x15 tires, S/N 621231

Heider, auger wagon, 540 PTO, 8' auger

EQUIPMENT

John Deere Model L, manure spreader, 4' x 7-1/2', 2 beater, spreader screw, 7.5x20 bar tires

ARPS Utility, blade, 6', 3 pt. Blade 6', 3 pt.

John Deere, bale fork, 3 pt., 2 tines

Kalamazoo country stove

McCormick cream separator

Shop equipment & tools, and many other misc. items!



JOHN R. LAESER REVOCABLE TRUST AND ROBERT P. LAESER REVOCABLE TRUST

Jeri Bailey – Trustee

Steven D. Kundel – Attorney for the Seller

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



SteffesGroup.com

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

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