

Land Auction

DAVIS COUNTY, IOWA

TIMED ONLINE



Built on Trust.

78.2±
acres
sells in 1 tract

Opens: Wed., April 8th / Closes: Wednesday, April 15, 2020 at 2PM

Bloomfield, Iowa - Land is located 6 miles south of Bloomfield on Lilac Ave/V20. Watch for auction signs.

78.2 ACRES M/L SELLS IN 1 TRACT

Immediate Possession! Selling Free & Clear for the 2020 Farming Season!

FSA indicates: 54.69 acres tillable, of which 6.09 acres are in CRP at \$118.67 = \$723.00 and expires on 9-30-2020.

There is an additional 8.22 acres of pasture ground that is in a non-cropland CRP program at \$84.20 = \$692.00 and expires on 9-30-2020. The balance being hay ground. View FSA aerial online.

39.35 acres are organic certified, and the remainder of the farm will be eligible in 2021.

Corn Suitability Rating 2 of 55.4 on the row crop tillable.

Located in Section 26, Wyacondah Township, Davis County, IA

Terms: 20% down payment on April 15, 2020. Balance due at final settlement with a projected date of May 29, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

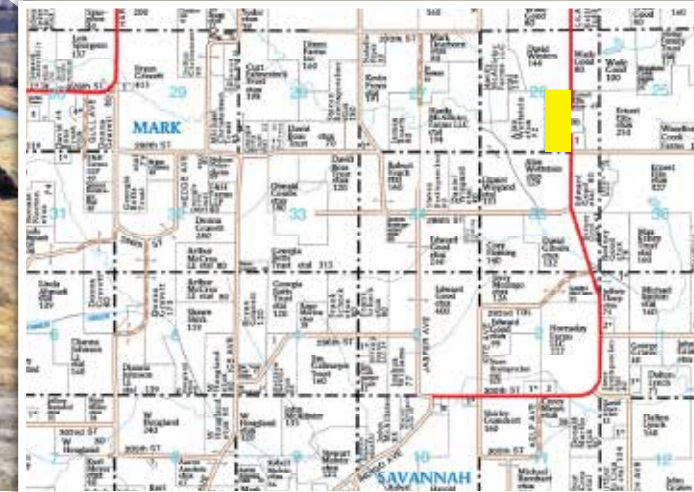
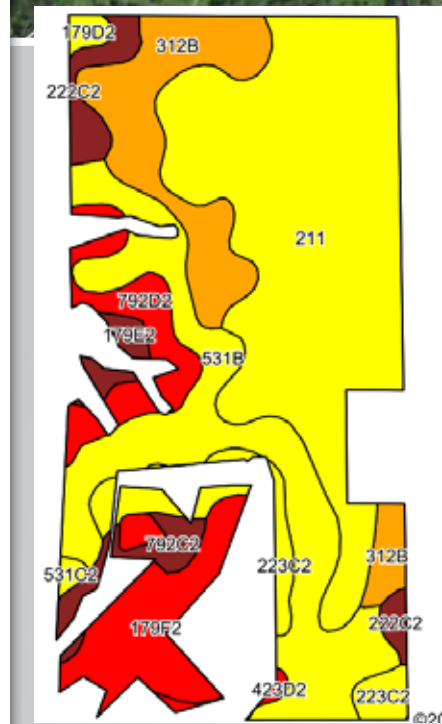
Possession: Immediate Possession!

Real Estate Taxes: To be prorated to date of possession based on the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

Gross: \$1,460.99
Ag. Credit: (\$68.32)
Net: \$1,392.00 (Rounded)

Special Provisions:

- The Seller shall not be obligated to furnish a survey.
- Bidding on the tract will be by the acre.
- Down payment is due on the day the bidding closes.
- Land is selling free and clear for the 2020 farming season.
- It shall be the obligation of the buyer to report to the Davis 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.
- 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 real estate.
- 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
211	Edina silt loam, 0 to 1 percent slopes	25.70	40.6%		IIIw	59	60
531B	Kniffin silt loam, 2 to 5 percent slopes	13.33	21.0%		IIIe	55	54
312B	Seymour silt loam, 2 to 5 percent slopes	8.09	12.8%		IIIe	64	60
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	4.74	7.5%		VIe	12	13
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	3.26	5.1%		IVe	9	13
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.82	4.5%		IVw	45	22
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.88	3.0%		IVw	28	25
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	1.46	2.3%		IIIe	31	27
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.76	1.2%		VIe	24	33
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.42	0.7%		IVe	44	43
W	Water	0.40	0.6%			0	0
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	0.26	0.4%		IVe	6	13
531C2	Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded	0.24	0.4%		IIIe	48	31
Weighted Average						49.4	48.2

**IMMEDIATE POSSESSION!
SELLING FREE & CLEAR FOR
THE 2020 FARMING SEASON!**



JAMES L. & BRANDEE E. LYNCH

Lynch Law Office - Attorney for Seller

For information contact Lynn Richard at Steffes Group, 319.385.2000 or 319.931.9090

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.

