

# SINGLE-TRACT Land Auction

## BUTLER COUNTY, IOWA



# 83+ acres sells in 1 tract

## MONDAY, MARCH 23, 2020 AT 10AM



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

**86  
CSR2**

**Dumont, Iowa**  
Land is located 2 3/4 miles west of Dumont, IA on Highway 3, then 4 3/4 miles north on Franklin Avenue.  
**Auction to be held at the Dumont Community Library, 602 2nd St., Dumont, IA 50625**

### 83.16 Acres M/L

**Sells in 1 Tract**  
**Immediate possession! AND Selling free and clear for the 2020 farming season!**

FSA indicates: 81.91 NHEL acres tillable.  
Farm is pattern filed. Tile maps available online.  
Corn Suitability Rating 2 of 86 on the tillable acres.  
Located in Section 6, Pittsford Township, Butler County, Iowa.

**Terms:** 20% down payment on March 23, 2020. Balance due at closing with a projected date of May 7, 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 on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

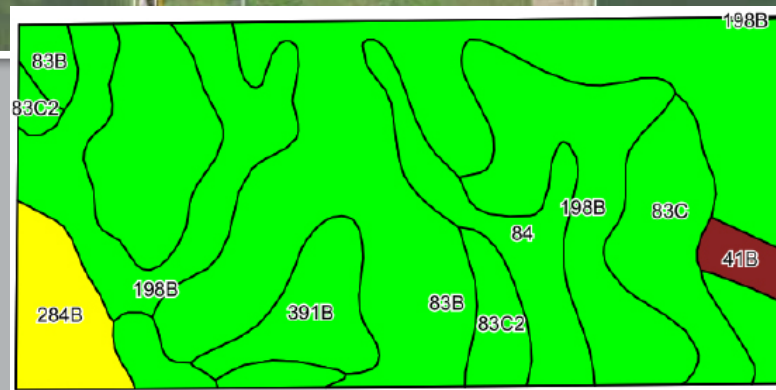
Gross	\$2,748.70
Ag. Credit	(\$115.74)
Family Farm Credit	(\$80.83)
Net (ROUNDED)	\$2,552.00

**Special Provisions:**

- Immediate possession, upon signing of the real estate contracts and receipt of the 20% down payment. Farm is selling free and clear for the 2020 farming season.
- It shall be the obligation of the buyer to report to the Butler 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 Seller shall not be obligated to furnish a survey.
- 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.



ALL LINES AND BOUNDARIES ARE APPROXIMATE.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-irr Class	Err Class	CSR2**	CSR	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Canarygrass hay	Corn silage	Kentucky bluegrass	Oats	Smooth brome	Soybeans		
83B	Kempton loam, 2 to 5 percent slopes	37.89	45.1%	IIIc	IIIc	90	85	11	6.6			210	3.9	91	6.6	61			
198B	Floyd silty clay loam, 0 to 3 percent slopes	19.72	23.6%	IIIw	IIIw	89	75												
84	Clyde silty clay loam, 0 to 3 percent slopes	6.76	8.1%	IIIw	IIIw	88	75	4.4	7	4.2		3	193.5	18	3.3	76.5	6.3	56	
83C	Kempton loam, 5 to 9 percent slopes	6.02	7.2%	IIIc	IIIc	85	70	10.6	6.4						3.7	90.5	6.2	48.5	
284B	Flagler sandy loam, 2 to 5 percent slopes	4.33	5.2%	IIIc	IIIc	51	50												
391B	Clyde-Floyd complex, 1 to 4 percent slopes	4.17	5.0%	IIIw	IIIw	87	72												
83C2	Kempton loam, 5 to 9 percent slopes	3.54	4.2%	IIIc	IIIc	84	68	10.6	6.3				212	3.7	88	6.2	61		
41B	Sparta loamy fine sand, 2 to 5 percent slopes	1.28	1.5%	IVs	IIIc	39	40												
<b>Weighted Average</b>								<b>86</b>	<b>76.9</b>	<b>0.4</b>	<b>6.7</b>	<b>4</b>	<b>0.2</b>	<b>133</b>	<b>1.5</b>	<b>2.5</b>	<b>57.5</b>	<b>4.2</b>	<b>38.1</b>

### MAIFELD, INC.

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



# 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.

