

MULTI-TRACT Land Auction

FAYETTE COUNTY, IA TIMED ONLINE

FARM RETIREMENT AUCTION

TIMED ONLINE



Built on Trust.

165+
acres
sells in 2 tracts

Buyer to Receive Half of the Cash Rent!

Equipment Auction Opens: Friday, June 5th
Closes: Friday, June 12, 2020 at 1PM

Equipment located at 21279 230th Street, Hawkeye, IA



Auctioneer's Note: Take advantage of this late model line of farm equipment being offered for sale on this Timed Online Auction. Feel free to call Warren's son Scott regarding the equipment or to schedule a time to preview. A 10% buyer's premium, with a \$1,000 maximum charge per item will be charged. All items must be removed within 7 days following the auction.

4WD TRACTORS

2017 Caterpillar Challenger MT965E. 482 hrs., 4WD, 16 spd. powershift, cloth seat, 5 hyd., w/power beyond, BB, Lg. 1000 PTO, auto guidance ready, (32) front suitcase weights, (3) pr. 500 lb. rear weights, Michelin IF800/70R38 duals, S/N AGCC0965JUNNG1012

2013 New Holland T9.390. 4,054 hrs., 4WD, 16 spd. powershift, deluxe cab, cab suspension, 4 hyd., w/case drain, high capacity drawbar, Lg. 1000 PTO, diff. lock, Intelliview display, Guidance Nav controller, New Holland receiver, RTK, no current subscription, ground speed sensor, Delphi AM/FM CD, front & rear HID lights, HID cab roof work light package, cold weather package, dual beacon light, (6) rear suitcase weights, (1) pr. 1400 lb. rear wheel weights, LH reverser, 480/80R50 front & rear duals, S/N ZCF218152

HEAD TRAILERS

2012 Unverferth Roadrunner 563UM. head trailer, 36', tricycle type, tandem torsion axles, front fenders, extendable tongue, ST225/75D15 tires

Studley by MD, head trailer, 30', tricycle type, compatible w/row stoppers, single axle, ST225/75R15 tires, S/N 8145

SPRAYER

2018 Apache AS1030. 98 hrs., self-propelled sprayer, 60'/90" boom, 1,000 gal. chemical tank, poly tank, triple nozzle bodies on 20" spacing, Raven Nav controller, Raven globe & auto steer, no unlocks, WAAS, Raven AccuBoom boom height control, Hawkeye spraying system w/ individual nozzle control, 2" fill coupler, poly boom tubing, front and rear fenders, 380/90R46 rear tires, 380/80R38 front tires, S/N 9180378

Duo-Lift, cone bottom tender, 1,200 gal. poly tank, Honda GX160, 2" poly pump, 2" fill coupler, mounting for cage tank, tandem axle, spring susp., 30 gal. inductor cone, LT265/75R16 tires, VIN 1J9BB2226DF297053

TRACK SKID LOADER

2017 New Holland C232. 724 hrs., track skid steer, CAH, 84" bucket, weld on cutting edge, high flow aux. hyd., hyd. latch plate, foot throttle, selectable pilot hand controls, 2 speed, 18" tracks, S/N JAF0C23HMM428038

PLANTER

2018 White 9824VE. bulk fill planter, 24x30", 2 pt., front fold, vSet meters, Clean Sweep air operated row cleaners, Simply Advantage II CFS central fill system, Delta Force hyd. down pressure, Precision monitor, Agco monitor, poly seed firmers, (2) 75 bu. poly grain hoppers, 295/75R22.5 tires, S/N AGCW98240JZ980019

AIR SEEDER

2018 Sunflower 9830NT. air seeder, 12 twin rowsx30", drawbar, dual hopper 175 bu. capacity, 440/55R18 tandems on main frame, singles on wings, 26/6.50-15 packer wheels, onboard scales, 6" spacing on twin rows, S/N AGCS983NTHX463842

SEED TENDER

2014 J&M 275ST. seed tender, elec. start Honda GX340, tandem axle, torsion susp., Avery Weigh-Tronix 640XL scale indicator, hyd. conveyor lift, manual swing, manual seed doors, two compartment, 20' conveyor, 8" cleated belt, corded remote control, roll tarp, 2-5/16" ball coupler, ST235/80R16 tires, S/N 1302479

VERTICAL TILLAGE

2018 Summers Renegade 3530 VRT. vertical tillage, 35', variable rate tillage, HD 3-bar coil tine harrow, hyd. adj. rolling baskets, blades measure 22-1/2", 385/65R22.5 tires, tandems across, S/N AB0137R

COMBINE

2017 New Holland CR7.90. 568 sep./772 eng. hrs., 2WD, twin rotor, Terrain Tracer, leather seat, Satellite radio, Intelliview integrated monitor, AutoGuidance Nav II controller, New Holland receiver, no unlocks, WAAS, 3.15" lift cylinders, variable spd. high power, dual high speed rotor drive, aggressive clean shoe, round bar high moisture corn, corn/bean sieves w/ remote, extended wear elevator, straw chopper, hyd. chaff spreader, engine block heater, folding hopper extension, 22' unload auger, 520/85R42 front duals, 600/65R28 rear tires, S/N YGG119811

CHOPPING CORN HEAD

2018 New Holland 980CR. chopping corn head, 12x30", single pt. hook-ups, poly snouts, AHS, hyd. deck plates, roll-a-cones in ends, ear saver hood, (12) stalk stoppers, S/N JYH830645

FLEX HEAD

2012 New Holland 740CF-35 Super Flex. flex head, 35', hyd. fore/aft, single pt. hook-ups, full fingered auger, poly end snouts, S/N YBZL29048

LAND

Land Auction Opens: Thursday, June 4th
Closes: Thursday, June 11, 2020 at 4PM

TRACT #1 – 80 DEEDED ACRES M/L
Land is located 4-1/2 miles west of Hawkeye, IA on Highway 18, then 3 miles north on W Ave/V68, then 1 mile east on 260th Street, then 1/2 mile north on V Avenue. FSA indicates: 77.4 acres tillable
Corn Suitability Rating 2 of 83.9 on the tillable acre
Located in Section 28, Eden Township, Fayette County, IA

TRACT #2 – 85 ACRES M/L
Subject to final survey
Land is located 1-1/2 miles west of Hawkeye, IA on Highway 18, then 1/2 mile south on T Avenue
Approx. 83 acres tillable
Corn Suitability Rating 2 of 57.7 on the tillable acres
Located in Section 14, Bethel Township, Fayette County, IA

83.9 CSR2

Terms: 10% down payment on June 11, 2020. Balance due at final settlement with a projected date of July 24, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: July 24, 2020. (Subject to tenant's rights)

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 Taxes:	Tract 2 Taxes:
Gross \$2,562.00	Gross \$2,129.23
Ag. Credit (\$72.99)	Ag. Credit (\$91.05)
Net (Rounded) \$2,362.00	Family Farm Cr. (\$63.59)
	Net (Approx.) \$1,975.00

- Special Provisions:**
- This online auction will have a 10% buyer's premium, capped at \$1,000. This means the buyer's premium in the amount of ten percent (10%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price. The maximum buyer's premium charge will be \$1,000.
 - Bidding on Tract #1 will be by the deeded acre and the Seller shall not be obligated to furnish a survey on Tract #1.
 - Bidding on Tract #2 will be by the surveyed acre. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.
 - Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
 - Tracts will be tied together and will be set to close simultaneously. This will be indicated on those lots by a paper clip symbol. The paper clip symbol means that each lot tied together will stay in extension until there are no more bids on any of the lots that are tied.
 - The farm is rented for the 2020 farming season. The buyer(s) will receive the second half rent payment from the tenant, as follows:
Tract #1 - \$7,700, due October 1, 2020
Tract #2 - \$8,300, due October 1, 2020
 - It shall be the responsibility of the buyer(s) to serve the tenant termination notice prior to September 1, 2020, if so desired.
 - It shall be the obligation of the buyer to report to the Fayette County FSA office and show filed deed in order to receive the following if applicable:
A. Allotted base acres. B. Any future government programs. Please note final tillable acres will be determined by the FSA office, as FSA fields are combined with other land not selling.
 - 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.
 - Buyer(s) will be responsible for installing his/her own entrance, if so desired.
 - If in the future a site clean-up is required it shall be at the expense of the buyer.
 - The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
 - 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 real estate.
 - Steffes Group, Inc. is representing the Seller.
 - Any announcements made the day of sale take precedence over advertising.



MARK JENCKS AND SCOTT JENCKS, Owners of Tract 1
WARREN W. & SANDRA J. JENCKS, Owners of Tract 2
Patrick B. Dillion - Attorney for Sellers

For information contact Nate Larson at Steffes Group, 641.423.1947 or 319.931.3944

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 641.423.1947
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WARREN W. & SANDRA J. JENCKS
Scott Jencks – 563.380.2662
For information contact Duane Norton at Steffes Group, 641.423.1947 or 515.450.7778

