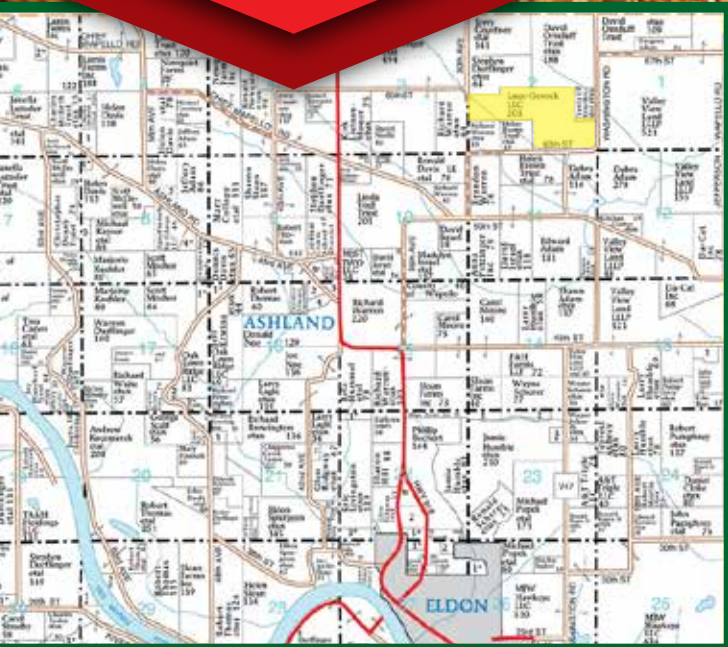




# WAPELLO COUNTY & DAVIS COUNTY, IA 2 LAND AUCTIONS

## THURSDAY, OCTOBER 29, 2020



BATAVIA, IOWA  
WAPELLO COUNTY

*Selling at*  
**10AM**

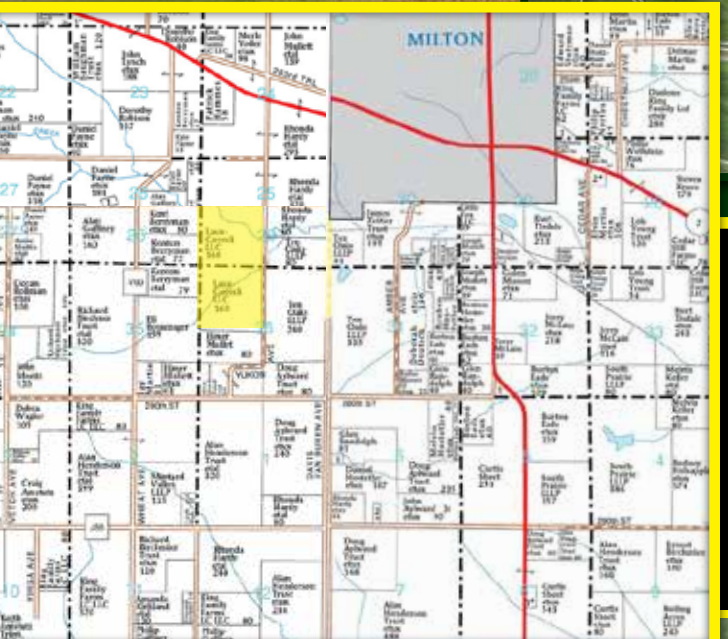
**1 TRACT**  
**202.98**  
**ACRES M/L**

FSA indicates: 189.52 acres tillable of which 3.44 acres are in CRP as follows:  
3.44 acres at \$284.34 = \$987.00 and expires on 9-30-2027.  
Corn Suitability Rating 2 is 59.2 on the tillable acres.  
Located in Section 2, Washington Township, Wapello County, Iowa.

Land is located 2 miles west of Batavia on Highway 34, then 1 mile south on Washington Road.  
Auction held at the Agency Community Center, 102 W Main Street, Agency, IA



All lines and boundaries are approximate.



MILTON, IOWA  
DAVIS COUNTY

*Selling at*  
**2PM**

**3 TRACTS**  
**314**  
**ACRES M/L**

“Selling Choice with the Privilege” - Tracts 1, 2 & 3 will be sold price per surveyed acre and will be selling Choice with the Privilege. High bidder may take Tract 1, Tract 2, Tract 3 or any combination of tracts, in any order, times their high bid. This will continue until all tracts are offered. Once this is completed, the farm will then be offered as a whole with Tracts 1-3 combined.

Land is located 2 miles west of Milton, IA on Highway 2, then 1 1/2 miles south on Yukon Avenue.  
Auction held at the Milton Senior Center/American Legion, 320 N Main Street, Milton, IA

*Selling Free and Clear for 2021*



All lines and boundaries are approximate.

**TRACT #1 - 59 ACRES M/L**

Subject to final survey  
FSA indicates: 43.09 acres tillable of which 12.62 acres are in CRP as follows:  
• 11.07 acres at \$156.93 = \$1,737.21 and expires on 9-30-2022.  
• 1.55 acres at \$174.51 = \$270.49 and expires on 9-30-2026.  
Corn Suitability Rating 2 is 54.1 on the tillable acres.  
Located in Section 25, Roscoe Township, Davis County, Iowa.

**TRACT #2 - 143 ACRES M/L**

Subject to final survey  
FSA indicates: 115.39 acres tillable of which 13.22 acres are in CRP as follows:  
• 11.26 acres at \$174.51 = \$1,964.98 and expires on 9-30-2026.  
• 1.96 acres at \$156.93 = \$307.58 and expires on 9-30-2022.  
Corn Suitability Rating 2 is 39.5 on the tillable acres.  
Located in Sections 25 & 36, Roscoe Township, Davis County, Iowa.

**TRACT #3 - 112 ACRES M/L**

Subject to final survey  
FSA indicates: 93.6 acres tillable of which 10 acres are in CRP as follows:  
• 10 acres at \$174.51 = \$1,745.10 and expires on 9-30-2026.  
Corn Suitability Rating 2 is 40.8 on the tillable acres.  
Located in Sections 25 & 36, Roscoe Township, Davis County, Iowa.  
**\*\*Deer stands are not included on any of the tracts\*\***



T1



T2



T3

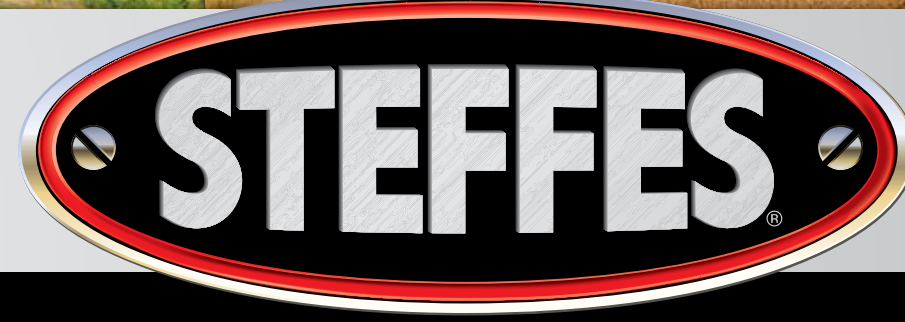
**LAUX-GEVOCK, LLC** | Craig R. Foss and Peter Rolwes – Attorneys for Sellers

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

Announcements made the day of sale take precedence over advertising.



**Terms:** 10% down payment on October 29, 2020. Balance due at closing with a projected date of December 14, 2020 for Wapello County, Iowa and December 15, 2020 for Davis County, Iowa upon delivery of merchantable abstract and deed and all objections have been met.  
**Possession:** Projected date of December 14, 2020 for Wapello County, Iowa and December 15, 2020 for Davis County, Iowa. (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.  
**Wapello County Tract #1 Real Estate Taxes:** Gross: \$5,503.59 - Ag. Credit: (\$204.11) = Net: \$5,299.48 (Rounded)  
**Davis County Tract #1 Real Estate Taxes:** Gross: \$1,098.36 - Ag. Credit: (\$18.71) = Net (Approx.) \$1,079.65  
**Davis County Tract #2 Real Estate Taxes:** Gross: \$2,228.75 - Ag. Credit: (\$37.98) = Net (Approx.) \$2,190.77  
**Davis County Tract #3 Real Estate Taxes:** Gross: \$1,745.29 - Ag. Credit: (\$29.73) = Net (Approx.) \$1,715.56

**Special Provisions:**  
• The seller has served termination to the tenant on the tillable ground and is selling free and clear for the 2021 farming season.  
• It shall be the obligation of the buyer to report to the Davis/Wapello 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 agrees 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 payments of the CRP payment that the seller would have received.  
• Tracts #1, 2 & 3 of Davis County will be surveyed by a licensed surveyor and surveyed acres will be the multiplier for said tracts. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing. The seller shall not be obligated to furnish a survey for Wapello County.  
• If one buyer purchases more than one tract in Davis County, the seller shall only be obligated to furnish one abstract and deed. (husband & wife constitute one buyer)  
• 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(s) shall be responsible for any fencing in accordance with Iowa state law.  
• The buyer(s) will be responsible for installing his/her own entrance, 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 real estate.  
• Steffes Group, Inc. is representing the Seller.  
• Any announcements made the day of sale take precedence over advertising.