

LOUISA COUNTY, IA

LAND AUCTION

THURSDAY, NOVEMBER 5, 2020 AT 10AM



Built on Trust.

Selling Free & Clear
FOR THE
2021 Farming Season

79.5
ACRES M/L

SELLS IN
One Tract

FSA indicates: 77.21 acres tillable.

Corn Suitability Rating 2 of 66.3 on the tillable acres.

Located in Sections 5 & 32, Columbus City 'E' Township, Louisa County, Iowa.

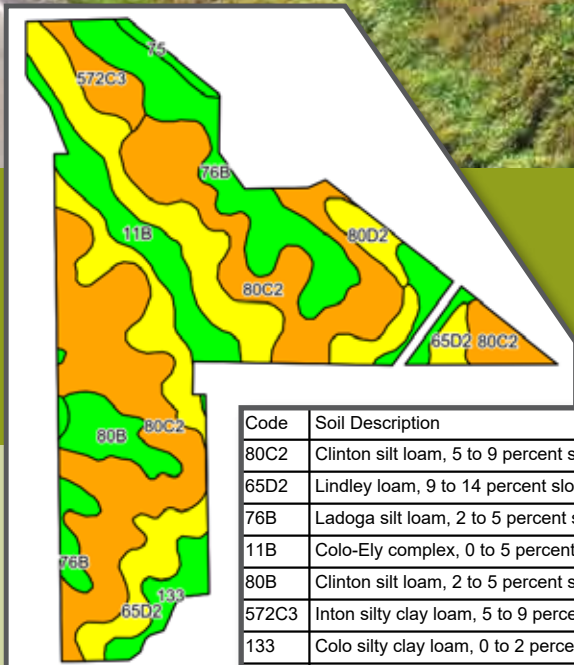
Real Estate Taxes: Gross \$2,430.89 - Ag. Credit (\$92.89) = Net \$2,335.00 (approx.)

Land is located 1 ¼ miles east of Columbus City on County Road X37.

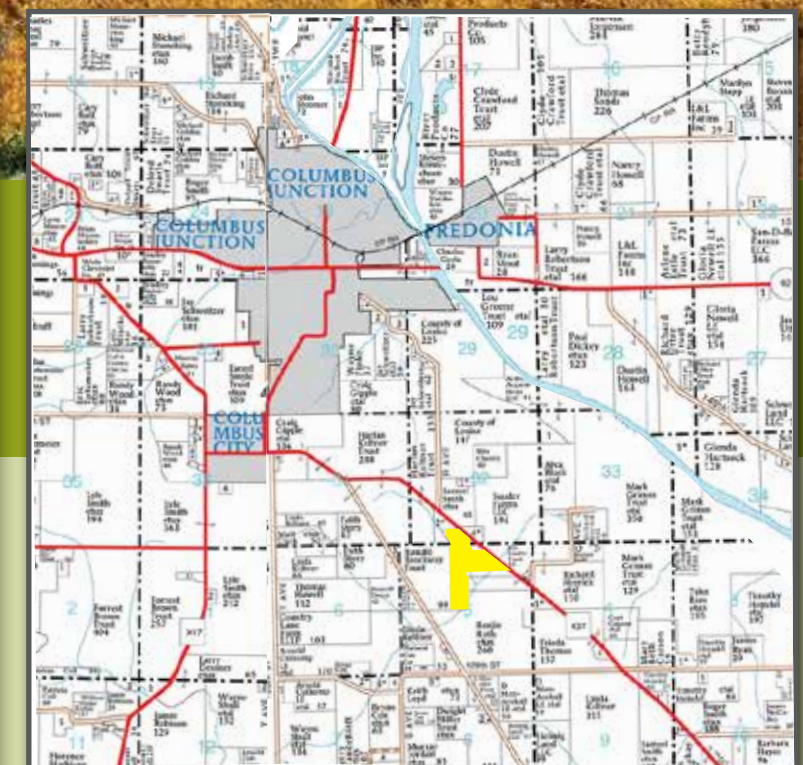
Auction held at the Youth Learning Center at the Louisa County Fairgrounds, Columbus Junction, Iowa.



Columbus City, Iowa



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	30.51	39.7%		IIle	69	60
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	18.65	24.3%		IVe	41	38
76B	Ladoga silt loam, 2 to 5 percent slopes	10.14	13.2%		Ile	86	85
11B	Colo-Ely complex, 0 to 5 percent slopes	7.62	9.9%		IIw	86	68
80B	Clinton silt loam, 2 to 5 percent slopes	3.00	3.9%		Ile	80	80
572C3	Inton silty clay loam, 5 to 9 percent slopes, severely eroded	2.39	3.1%		IIIe	62	52
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.31	3.0%		IIw	78	80
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	1.58	2.1%		IIIe	46	50
75	Givin silt loam, 0 to 2 percent slopes	0.70	0.9%		Iw	83	85
Weighted Average						66.3	59.9



Terms: 10% down payment on November 5, 2020. Balance due at closing with a projected date of December 21, 2020, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of December 21, 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.

- Special Provisions:**
- Farm is selling free and clear for the 2021 farming season.
 - It shall be the obligation of the buyer to report to the Louisa County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
 - Seller shall not be obligated to furnish a survey on the land selling. A survey will be completed to survey off the home, building & grain bins not selling. This shall be completed prior to the auction and the multiplier will be announced at the auction.
 - 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.

Roger D. & Kay L. Smith

Jay T. Schweitzer – Attorney for 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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