

MULTI-TRACT Land Auction

WASHINGTON COUNTY, IA **TIMED ONLINE**



Opens: Thursday, October 8th
Closes: Thursday, October 15, 2020 at 10AM

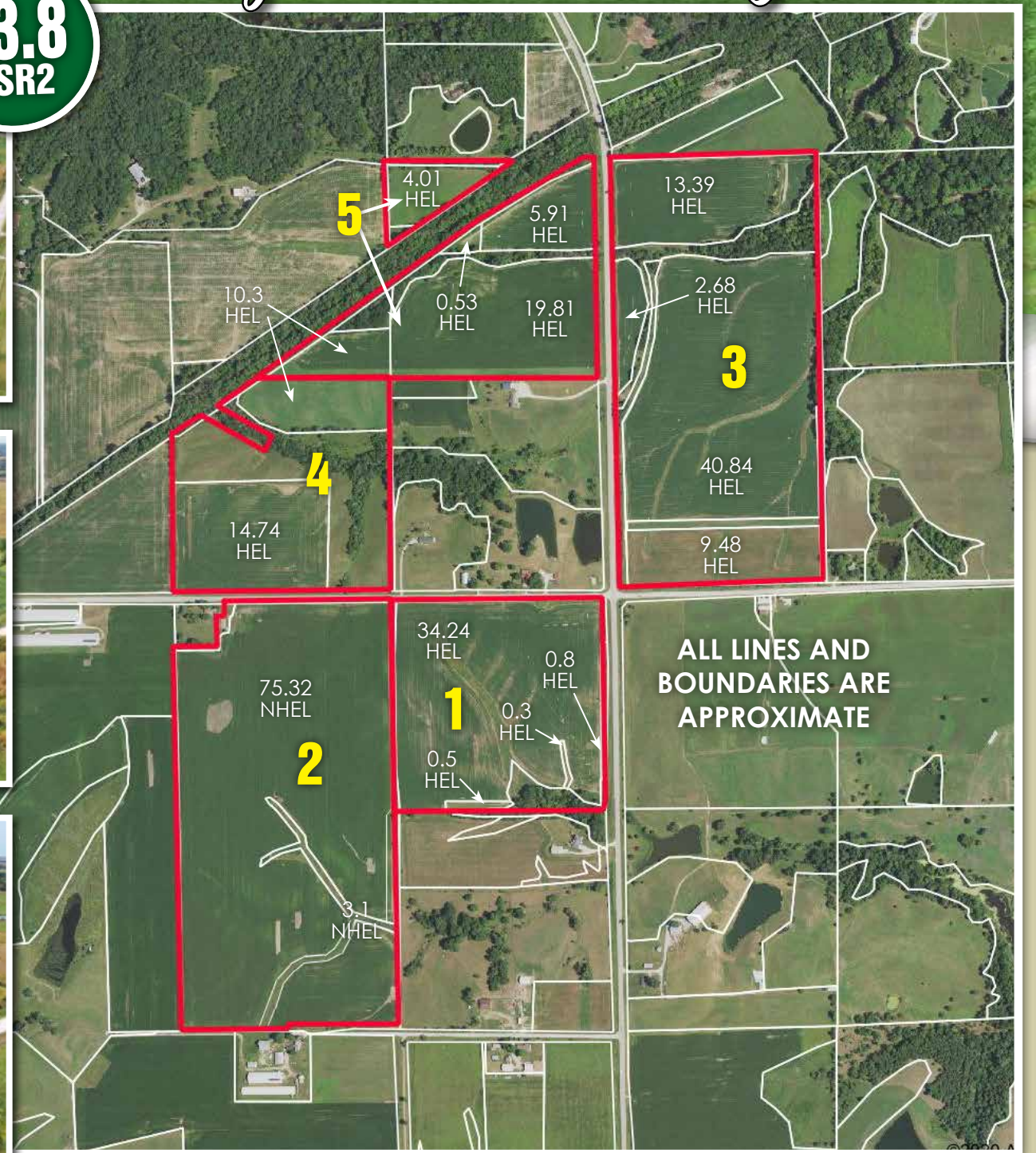
Land is generally located 5 miles south of Washington on Wayland Road/W55.
 Located at the crossroads of W55 and 290th Street.

266.84

ACRES M/L - 5 TRACTS

Selling Free and Clear for 2021

83.8
CSR2



1 Tract #1 – 37.98 Acres M/L
 FSA indicates: 35.84 acres fillable of which 1.6 acres are in CRP as follows: 1.6 acres at \$289.54 = \$463.00 and expires on 9-30-2023. Corn Suitability Rating 2 is 76.3 on the fillable acres. Located in Section 8, Marion Township, Washington County, Iowa.

2 Tract #2 – 76.73 Acres M/L
 FSA indicates: 78.42 acres fillable of which 3.1 acres are in CRP as follows: 3.1 acres at \$290.77 = \$901.00 and expires on 9-30-2023. Corn Suitability Rating 2 is 83.8 on the fillable acres. This Tract has a 22'x50' machine shed and a 8'x12' shed. Located in Section 8, Marion Township, Washington County, Iowa.

3 Tract #3 – 77.5 Acres M/L
 FSA indicates: 70.58 acres fillable. Corn Suitability Rating 2 is 67.5 on the fillable acres. Located in Section 4, Marion Township, Washington County, Iowa.

4 Tract #4 – 37.21 Acres M/L
 Approx. 21 acres fillable, balance being hay ground & timber. Corn Suitability Rating 2 is 64.3 on the fillable acres. Located in Section 5, Marion Township, Washington County, Iowa.

5 Tract #5 – 37.42 Acres M/L
 Approx. 34 acres fillable. Corn Suitability Rating 2 is 50.4 on the fillable acres. Located in Section 5, Marion Township, Washington County, Iowa.

Terms: 10% down payment on October 15, 2020. Balance due at final settlement with a projected date of November 30, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: November 30, 2020. (Subject to tenant's rights on the tillable)

Real Estate Taxes	Tract 1 Real Estate Taxes	Tract 2 Real Estate Taxes	Tract 3 Real Estate Taxes	Tract 4 Real Estate Taxes	Tract 5 Real Estate Taxes
Gross	\$ 1,265.53	Gross \$2,952.05	Gross \$2,335.42	Gross \$ 846.98	Gross \$839.56
Ag. Credit	(\$39.96)	Ag. Credit (\$93.32)	Ag. Credit (\$73.24)	Ag. Credit (\$26.99)	Ag. Credit (\$26.77)
Net (Approx.)	\$ 1,226.00	Net (Approx.) \$2,858.00	Net (Approx.) \$2,262.00	Net (Approx.) \$ 820.00	Net (Approx.) \$814.00

- Special Provisions:**
- This online auction will have a 10% buyer's premium, capped at \$1,000 per Tract. 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 per Tract.
 - The multiplier used to determine the total bid amount for the Tracts will be the taxable acres. Seller shall not be obligated to furnish a survey.
 - 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 the bidding will be set to close simultaneously. Each Tract tied together will stay in extension until there are no more bids placed on any of the Tracts that are tied together.
 - The Seller has served termination to the tenant on the tillable ground and the tillable ground is selling free and clear for the 2021 farming season.
 - If one buyer purchases more than one tract, the seller shall only be obligated to furnish one abstract and deed. (husband & wife constitute one buyer)
 - It shall be the obligation of the buyer to report to the Washington 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 prorated. Please note final tillable acres will be determined by the FSA office.
 - 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 prorated 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(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 so 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(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.

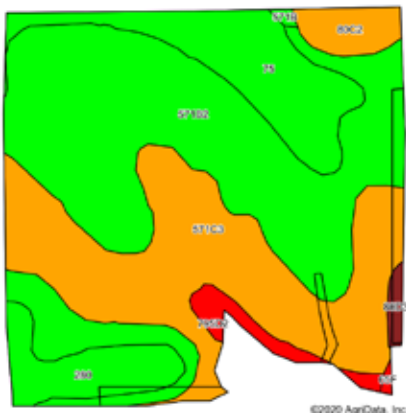
Ralph E. Schoonover Residuary Trust & Donna M. Schoonover Estate
 Robert G. Schlegel - Attorney for Sellers

For information contact Nate Larson at Steffes Group, 319.385.2000 or 319.931.3944

SteffesGroup.com

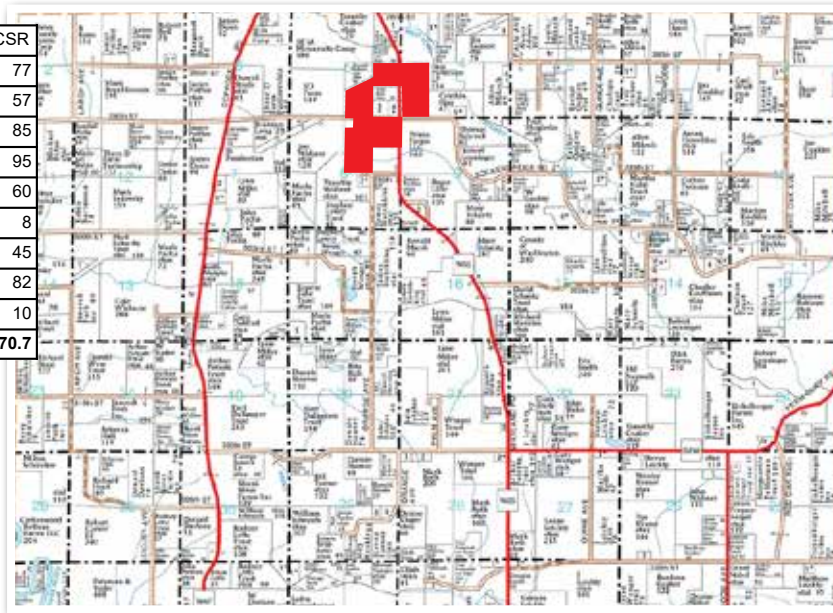
Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000
 Announcements made the day of sale take precedence over advertising.





Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	
571B2	Hedrick silt loam, 2 to 5 percent slopes, moderately eroded	16.45	45.6%		Ile	82	77	
571C3	Hedrick silty clay loam, 5 to 9 percent slopes, severely eroded	10.74	29.8%		IVe	68	57	
75	Givin silt loam, 0 to 2 percent slopes	4.38	12.1%		Iw	84	85	
280	Mahaska silty clay loam, 0 to 2 percent slopes	2.21	6.1%		Iw	94	95	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	1.07	3.0%		IIle	69	60	
795D2	Ashgrove silt loam, 9 to 14 percent slopes, moderately eroded	0.81	2.2%		IVe	5	8	
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	0.27	0.7%		IVe	39	45	
571B	Hedrick silt loam, 2 to 5 percent slopes	0.08	0.2%		Ile	85	82	
65F	Lindley loam, 18 to 25 percent slopes	0.06	0.2%		VIIe	13	10	
Weighted Average							76.3	70.7

TRACT 1



T1



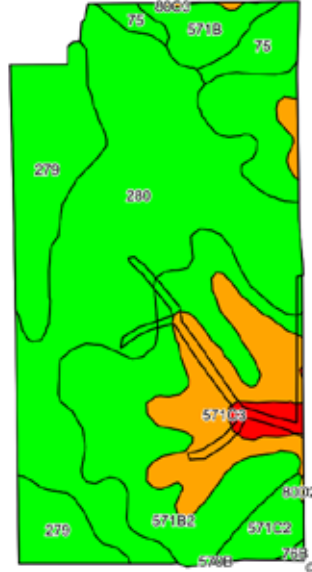
T1



T2

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	
280	Mahaska silty clay loam, 0 to 2 percent slopes	30.20	38.5%		Iw	94	95	
571B2	Hedrick silt loam, 2 to 5 percent slopes, moderately eroded	18.96	24.2%		Ile	82	77	
279	Taintor silty clay loam, 0 to 2 percent slopes	11.02	14.0%		IIw	83	88	
571C3	Hedrick silty clay loam, 5 to 9 percent slopes, severely eroded	9.30	11.9%		IVe	68	57	
75	Givin silt loam, 0 to 2 percent slopes	2.78	3.5%		Iw	84	85	
571B	Hedrick silt loam, 2 to 5 percent slopes	2.53	3.2%		Ile	85	82	
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	2.13	2.7%		IIle	75	62	
795D2	Ashgrove silt loam, 9 to 14 percent slopes, moderately eroded	1.25	1.6%		IVe	5	8	
76B	Ladoga silt loam, 2 to 5 percent slopes	0.14	0.2%		Ile	86	85	
80C3	Clinton silty clay loam, 5 to 9 percent slopes, severely eroded	0.14	0.2%		IVe	62	55	
Weighted Average							83.8	82

TRACT 2



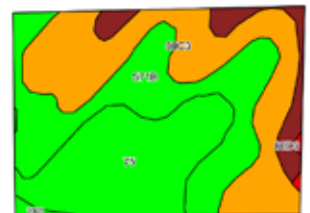
T2



TRACT 3

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	
571B2	Hedrick silt loam, 2 to 5 percent slopes, moderately eroded	16.45	45.6%		Ile	82	77	
571C3	Hedrick silty clay loam, 5 to 9 percent slopes, severely eroded	10.74	29.8%		IVe	68	57	
75	Givin silt loam, 0 to 2 percent slopes	4.38	12.1%		Iw	84	85	
280	Mahaska silty clay loam, 0 to 2 percent slopes	2.21	6.1%		Iw	94	95	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	1.07	3.0%		IIle	69	60	
795D2	Ashgrove silt loam, 9 to 14 percent slopes, moderately eroded	0.81	2.2%		IVe	5	8	
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	0.27	0.7%		IVe	39	45	
571B	Hedrick silt loam, 2 to 5 percent slopes	0.08	0.2%		Ile	85	82	
65F	Lindley loam, 18 to 25 percent slopes	0.06	0.2%		VIIe	13	10	
Weighted Average							76.3	70.7

TRACT 4



T2

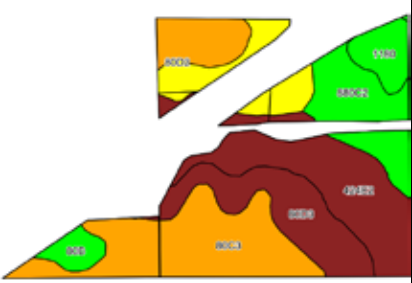


T2



T3

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	
80C3	Clinton silty clay loam, 5 to 9 percent slopes, severely eroded	6.86	32.6%		IVe	62	55	
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	4.61	21.9%		IVe	39	45	
571B	Hedrick silt loam, 2 to 5 percent slopes	4.47	21.2%		Ile	85	82	
75	Givin silt loam, 0 to 2 percent slopes	4.17	19.8%		Iw	84	85	
795D2	Ashgrove silt loam, 9 to 14 percent slopes, moderately eroded	0.80	3.8%		IVe	5	8	
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.14	0.7%		Iw	94	95	
Weighted Average							64.3	63



TRACT 5

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	
80C3	Clinton silty clay loam, 5 to 9 percent slopes, severely eroded	10.98	31.9%		IVe	62	55	
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	7.82	22.7%		VIIe	22	5	
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	5.45	15.8%		IVe	39	45	
880C2	Clinton silt loam, terrace, 5 to 9 percent slopes, eroded	4.44	12.9%		IIle	71	60	
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	2.93	8.5%		IIle	46	50	
1180	Keomah silt loam, benches, 1 to 3 percent slopes	1.75	5.1%		IIw	76	76	
80B	Clinton silt loam, 2 to 5 percent slopes	1.10	3.2%		Ile	80	80	
Weighted Average							50.4	44.2



T3



T3



T3



2245 East Bluegrass Road
Mt. Pleasant, IA 52641
319.385.2000
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T4



T4



T4



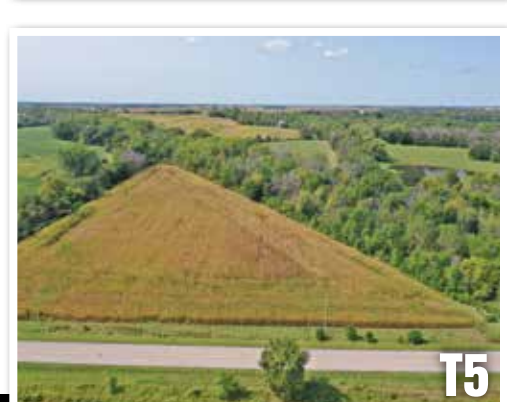
T5



T5



T5



T5