

MARSHALL COUNTY, IA

# LAND AUCTION



WEDNESDAY, NOVEMBER 4, 2020 AT 10AM

## Liscomb, Iowa



### Selling Free & Clear for 2021 Farming Season

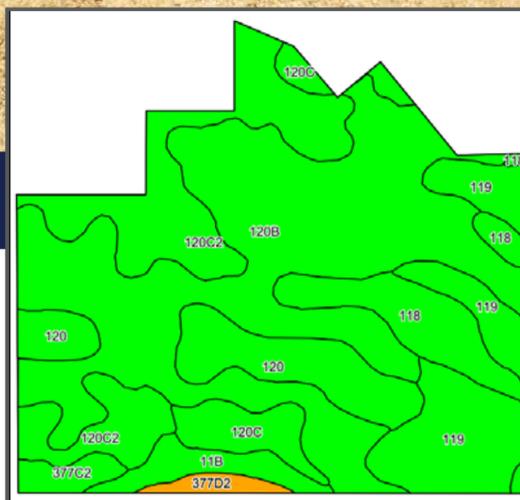
Approx. 116 acres tillable.  
 Corn Suitability Rating 2 is 93.4 on the tillable acres.  
 Tile maps available online.  
 Located in Section 12, Bangor Township, Marshall County, Iowa.  
**Not Included:** 2020 Crops | **Real Estate Taxes:** Net \$4,549.00 (approx.)

**93.4  
CSR2**

**119  
Acres M/L**  
Subject to  
Final Survey

**One  
Tract**

Land is located on the west edge of Liscomb, IA.  
**Auction held at the Liscomb Community Center,  
 114 Main Street, Liscomb, IA 50148**



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	51.02	43.9%		Ile	95	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	19.51	16.8%		IIle	87	78
119	Muscataine silty clay loam, 0 to 2 percent slopes	15.27	13.1%		Iw	100	100
120	Tama silty clay loam, 0 to 2 percent slopes	10.46	9.0%		I	100	100
118	Garwin silty clay loam, 0 to 2 percent slopes	8.22	7.1%		IIw	90	95
120C	Tama silty clay loam, 5 to 9 percent slopes	4.93	4.2%		IIIe	90	80
11B	Colo-Ely complex, 0 to 5 percent slopes	3.60	3.1%		Iw	86	68
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	1.93	1.7%		IIIe	85	73
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	1.35	1.2%		IIIe	62	63
<b>Weighted Average</b>						<b>93.4</b>	<b>91</b>

**Terms:** 10% down payment on November 4, 2020. Balance due at closing with a projected date of December 18, 2020, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of December 18, 2020 (Subject to the completion of the 2020 fall harvest.)  
**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:**
- The seller will give fall tillage rights, upon the completion of the 2020 fall harvest. The farm is selling free and clear for the 2021 farming season.
  - It shall be the obligation of the buyer to report to the Marshall 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. Final tillable acres, as fields are a part of other tillable ground not selling.
  - The farm will be surveyed by a registered land surveyor prior to the auction. Surveyed acres will be the multiplier used. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.

- 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 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.

- 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 W. Hupfeld and Craig D. & Debra Hupfeld**  
**Jennifer L. Zahradnik - Attorney for Sellers**

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

