Land is located 1 ¾ miles south of Yarmouth on H28, then 2 ½ miles west on Mediapolis Road/H38.

Auction to be held at the Steffes Group Auction Facility, 2245 East Bluegrass Road, Mt. Pleasant, IA

TUESDAY, NOVEMBER 3, 2020 AT 10AM

Selling Free and Clear for 2021

“Selling Choice with the Privilege”
Tracts #1 & 2 will be sold site per surveyed acre and will be selling Choice with the Privilege. High bidder may take Tract #1 or Tract #2 or both tracts, times their high bid. This will continue until both tracts are sold. Tracts will not be recombed.

FSAs information on the entire farm. FSA indicates:
- 165.80 acres tillable of which 5.70 acres are in CRP as follows:
  - 4.3 acres at $243.60 = $1,047.00 and expires on 9-30-2022
  - 1.40 acres at $234.90 = $329.00 and expires on 9-30-2021

Approx. 92 acres tillable of which approx. 1.70 acres are in CRP as follows:
- 1.40 acres at $234.90 = $329.00 and expires on 9-30-2021.
- 0.30 acres at $243.60 = $73.00 and expires on 9-30-2022.

Corn Suitability Rating 2 is 89.8 on the tillable.
Located in Section 30, Washington Township, Des Moines County, Iowa.

Approx. 72 acres tillable of which approx. 4. acres are in CRP as follows:
- 4 acres at $243.60 = $974.00 and expires on 9-30-2022.

Corn Suitability Rating 2 is 84.4 on the tillable.
Located in Section 30, Washington Township, Des Moines County, Iowa.

Terms: 10% down payment on November 3, 2020. Balance due on closing date. Closing to be completed on or before December 10, 2020, upon receipt of final abstract and deed. Names and addresses of all equitable title holders must be provided.

Provisions: By the terms of the deed, the title to the real estate will be transferred to the high bidder(s) as the true owner(s) at the time of closing.

Bidding Procedures: To be conducted on site. Tracts are being sold subject to the aforementioned terms and provisions.

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Area Symbol</th>
<th>Soil Area Version</th>
<th>133 Colo silt loam, 0 to 2 percent slopes, occasionally flooded</th>
<th>7.07</th>
<th>7.7%</th>
<th>IIw</th>
<th>78</th>
<th>80</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
<td>94.503 Surveyed Acres</td>
<td>89.8 CSR2</td>
<td>89.8 91.9</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>T2</td>
<td>77.903 Surveyed Acres</td>
<td>84.4 CSR2</td>
<td>84.4 87.2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Land is located 1 ¾ miles south of Yarmouth on H28, then 2 ½ miles west on Mediapolis Road/H38.

To be prorated to specialty crops for any applicable crop insurance program. 

Buyer agrees to follow all requirements of the Conservation Reserve Program. Buyer agrees to submit all required paperwork, at no additional cost to them, in a 1031 exchange, if the seller opts to do so.

Steeples Group, Inc. is representing the Seller.

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

SteffesGroup.com