

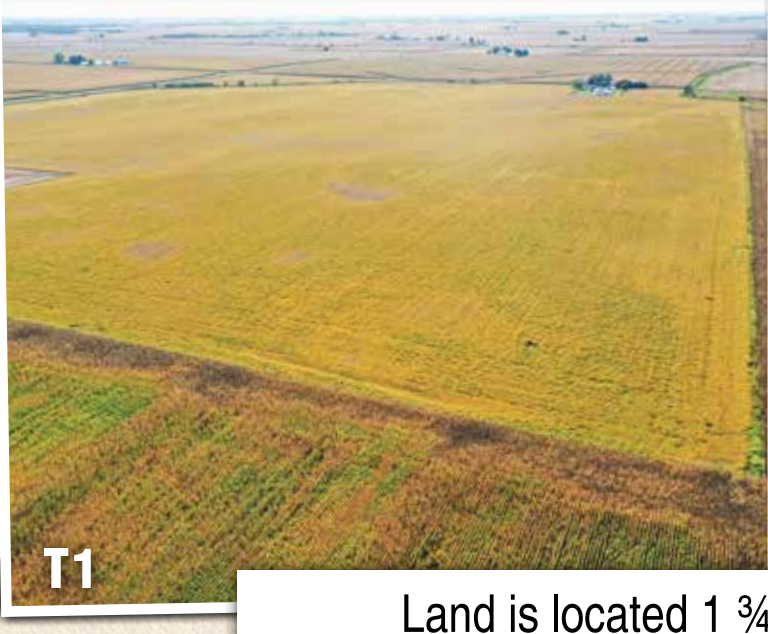
DES MOINES COUNTY, IA

LAND AUCTION

Yarmouth, Iowa



TUESDAY, NOVEMBER 3, 2020 AT 10AM



Land is located 1 ¼ 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

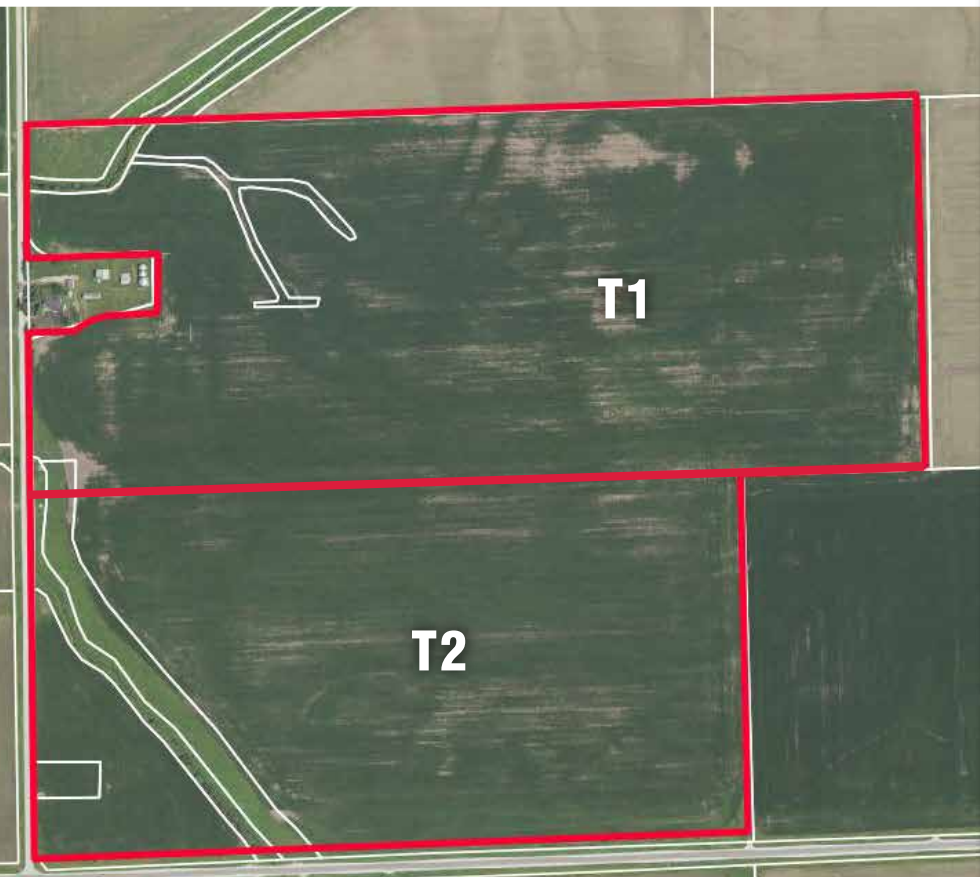
Selling Free and Clear for 2021

"Selling Choice with the Privilege"

Tracts #1 & 2 will be sold price 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 recombined.

FSA 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.



TRACT 1
94.503
 Surveyed Acres

89.8
CSR2

- 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.

TRACT 2
77.903
 Surveyed Acres

84.4
CSR2

- 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 at final settlement 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 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.

Tract #1 - Net (Rounded): \$3,322
 Tract #2 - Net (Rounded): \$2,440

Special Provisions:

- The land is selling free and clear for the 2021 farming season. Fall tillage privileges shall be granted upon the completion of the fall harvest.
- It shall be the obligation of the buyer(s) to report to the appropriate County FSA office and show filed deed(s) in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. CRP prorate. 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

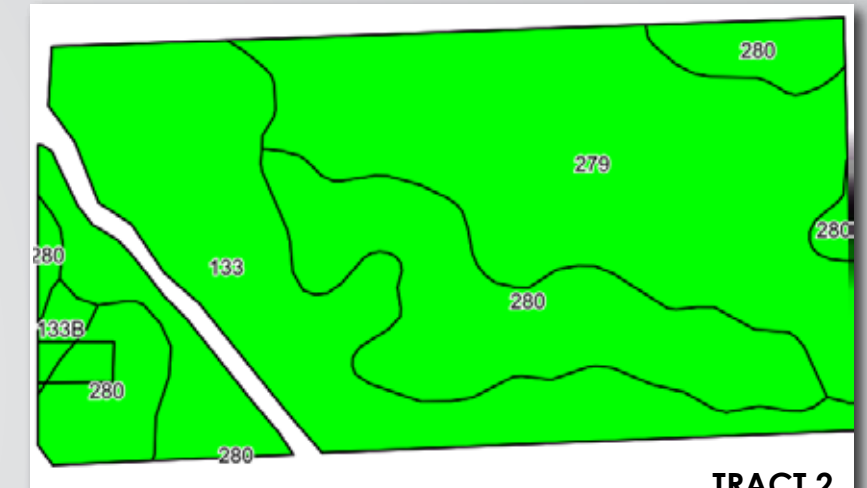
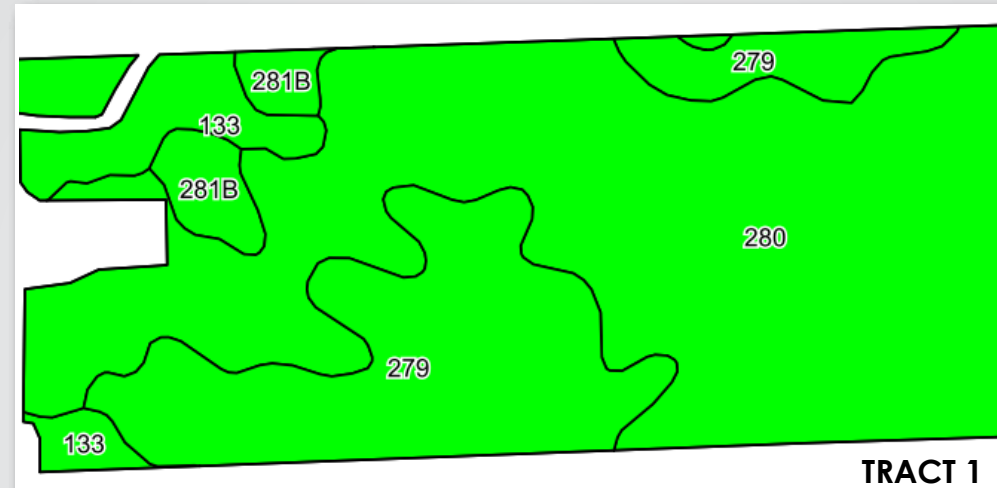
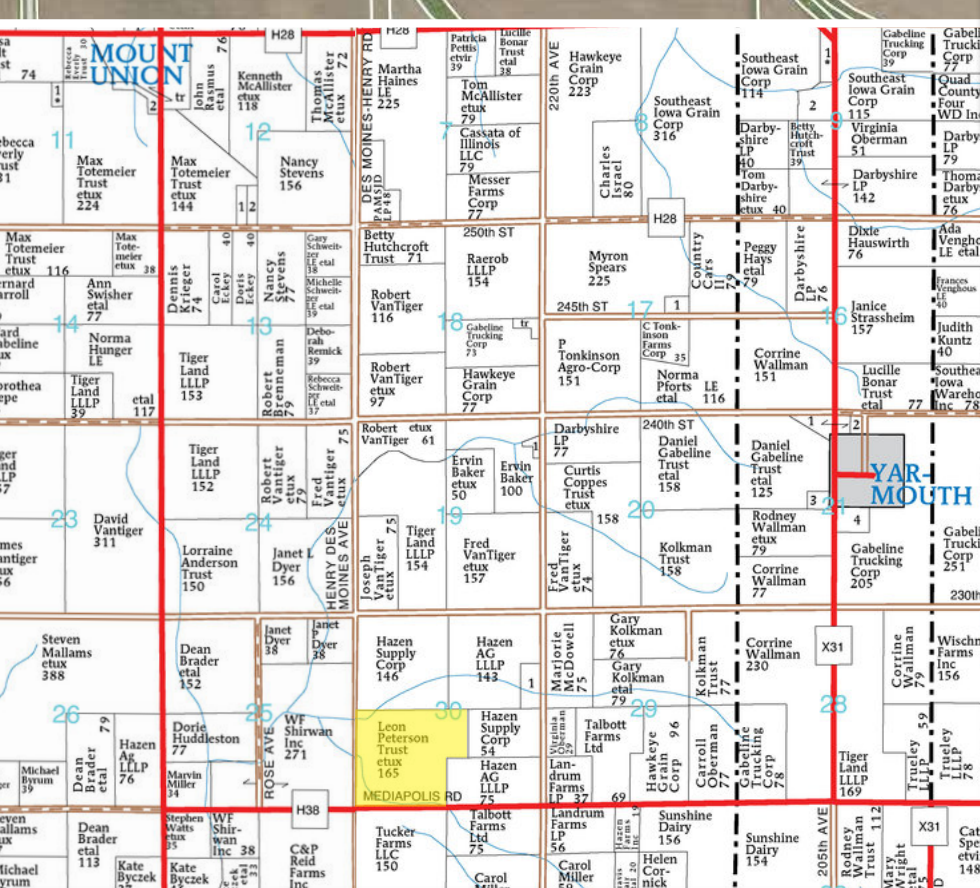
buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer further agree to indemnify and hold harmless the sellers for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the CRP. In the event the buyer elects to take the ground out of CRP, the buyer will be responsible to the seller for any prorate of the CRP payment that the seller would have received.

- Tracts #1 & 2 were surveyed in 2015 and recorded. Surveyed acres will be the multiplier for said tracts.
- 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.
- Buyer shall cooperate by signing any needed paperwork, at no additional cost to them, in a 1031 exchange, if the seller opts to do so.
- The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
- 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)
- The buyer(s) 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(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.

ALL LINES AND BOUNDARIES ARE APPROXIMATE



Cod	Soil Description	Acres	Percent of field	CSR2 Legend	Non-ir Class °c	CSR2**	CSR
280	Mahaska silty clay loam, 0 to 2 percent slopes	58.00	62.9%		lw	94	95
279	Taintor silty clay loam, 0 to 2 percent slopes	23.80	25.8%		lw	83	88
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.07	7.7%		lw	78	80
281B	Oley silty clay loam, 2 to 5 percent slopes	3.32	3.6%		lw	91	90
Weighted Average						89.8	91.9

Cod	Soil Description	Acres	Percent of field	CSR2 Legend	Non-ir Class °c	CSR2**	CSR
279	Taintor silty clay loam, 0 to 2 percent slopes	27.17	37.6%		lw	83	88
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	23.88	33.1%		lw	78	80
280	Mahaska silty clay loam, 0 to 2 percent slopes	20.40	28.3%		lw	94	95
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	0.72	1.0%		lw	75	75
Weighted Average						84.4	87.2

Leon P. Peterson & Jean Ann Peterson | Sara L. Haas – 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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