

LOUISA COUNTY, IA

LAND AUCTION

MONDAY, NOVEMBER 9, 2020 AT 10AM



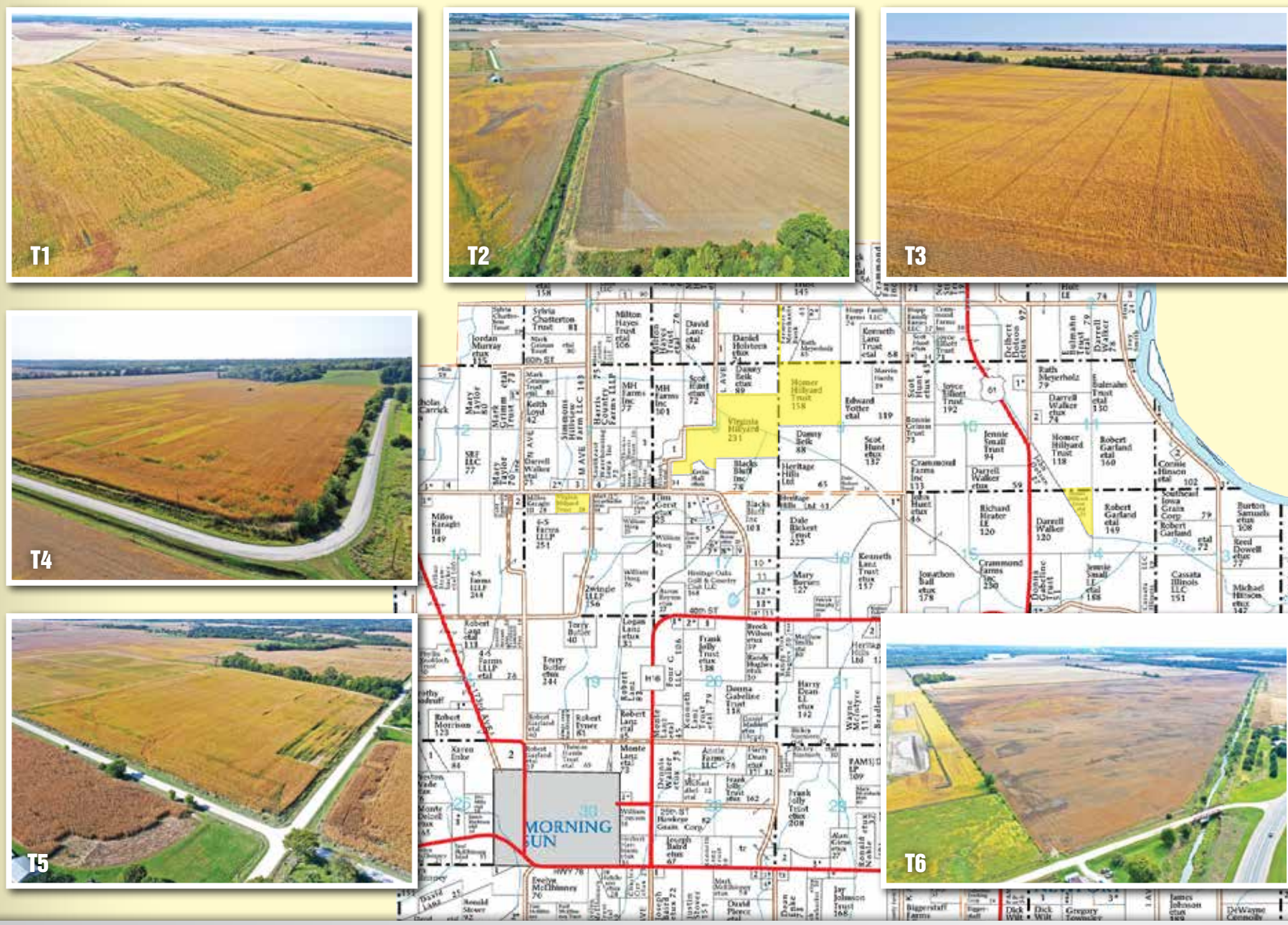
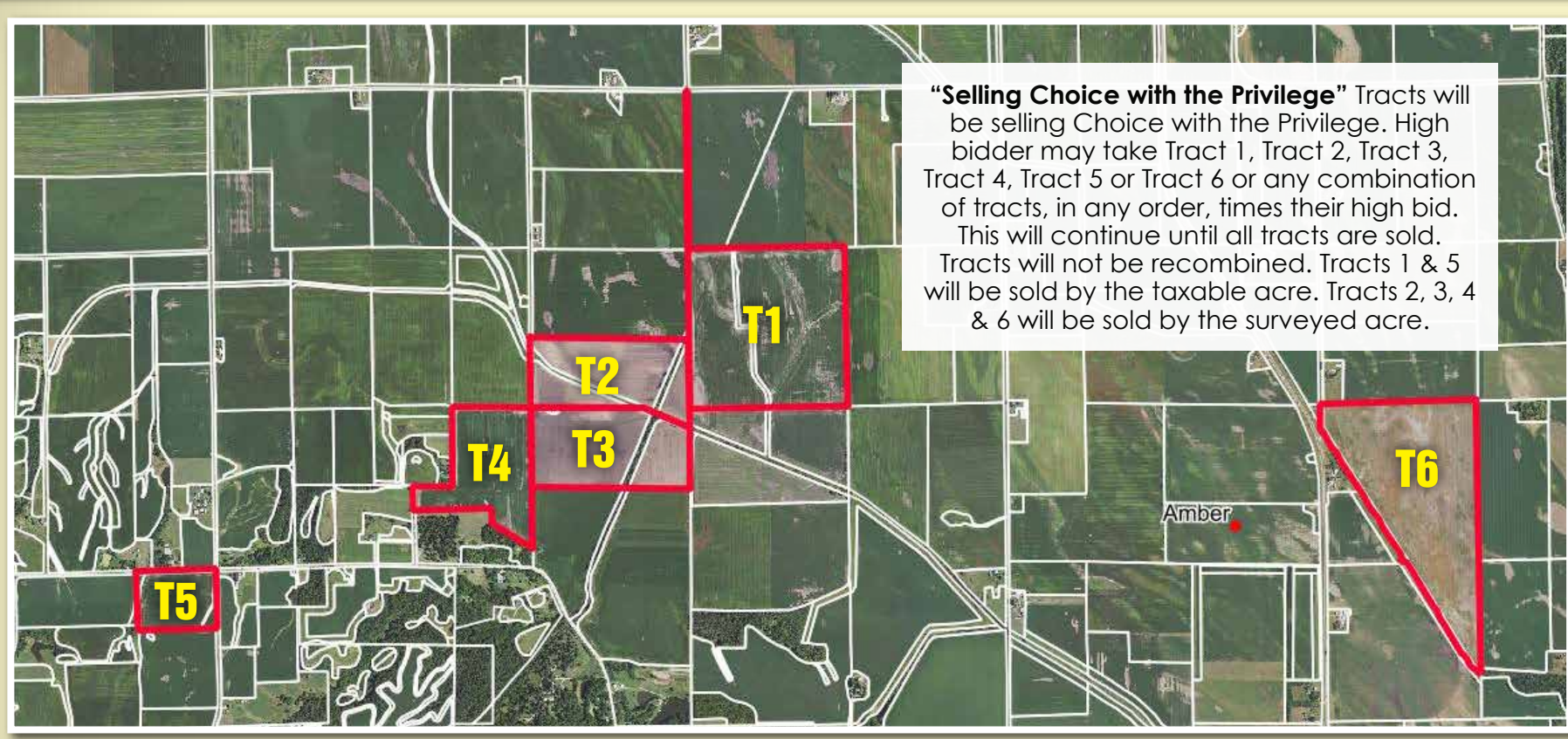
Wapello, Iowa

Land is generally located 1 1/2 miles south of Wapello on Highway 61, then 1 1/2 miles west on 65th Street. Watch for auction signs.



537.5 ACRES M/L 6 TRACTS

Selling Free & Clear for 2021 Farming Season



Tract #1 – 160.33 Taxable Acres M/L
Land is located 1 1/2 miles south of Wapello on Highway 61, then 1 1/2 miles west on 65th Street.
FSA indicates: 156 NHEL acres tillable.
Corn Suitability Rating 2 is 74.1 on the tillable acres.
Located in Section 9, Wapello S Township, Louisa County, Iowa.

Tract #2 – 68.86 Acres M/L (Subject to Final Survey)
Land is located 1 1/2 miles south of Wapello on Highway 61, then 2 miles west on 65th Street, then 1 mile south on L Avenue.
FSA indicates: 65.84 NHEL acres tillable.
Corn Suitability Rating 2 is 65.3 on the tillable acres.
Located in Section 8, Wapello S Township, Louisa County, Iowa.

Tract #3 – 75.85 Acres M/L (Subject to Final Survey)
Land is located 1 1/2 miles south of Wapello on Highway 61, then 2 miles west on 65th Street, then 1 mile south on L Avenue.
FSA indicates: 70.6 NHEL acres tillable.
Corn Suitability Rating 2 is 63.3 on the tillable acres.
Located in Section 8, Wapello S Township, Louisa County, Iowa.
This tract has a 40'x45' machine shed and a small grain bin.

Tract #4 – 61.87 Acres M/L (Subject to Final Survey)
Land is located 1 1/2 miles south of Wapello on Highway 61, then 2 miles west on 65th Street, then 1 mile south on L Avenue.
FSA indicates: 61.40 NHEL acres tillable.
Corn Suitability Rating 2 is 62.1 on the tillable acres.
Located in Section 8, Wapello S Township, Louisa County, Iowa.

Tract #5 – 28.25 Taxable Acres M/L
Land is located 1 1/2 miles south of Wapello on Highway 61, then 2 miles west on 65th Street, then 2 miles southwest on L Avenue, then 1/2 west on 50th Street.
FSA indicates: 27.63 NHEL acres tillable.
Corn Suitability Rating 2 is 81.1 on the fillable acres.
Located in Section 18, Morning Sun Township, Louisa County, Iowa.

Tract #6 – 142.34 Acres M/L (Subject to Final Survey)
Land is located 2 miles south of Wapello on Highway 61, then north on J Avenue.
FSA indicates: 146.37 NHEL acres tillable.
Corn Suitability Rating 2 is 72.4 on the tillable acres.
Located in Section 11, Wapello S Township, Louisa County, Iowa.

Terms on All Tracts: 10% down payment on November 9, 2020. Balance due at closing with a projected date of December 23, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 23, 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:

- The seller has served termination to the tenant on the tillable ground and is selling free and clear for the 2021 farming season.
- 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.
- Tracts #2, 3, 4 & 6 will be surveyed. Seller shall not be obligated to furnish a survey on any other tracts. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing on only the Tracts where the surveyed acres were used for the multiplier.
- 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.
- 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.

Tract	Gross	Ag. Credit	Net (Approx.)	Drainage
Tract 1	\$6,232.29	(\$294.17)	\$5,940.00	\$1,348.00
Tract 2	\$2,388.11	(\$66.95)	\$2,319.00	\$629.00
Tract 3	\$2,623.28	(\$72.64)	\$2,549.00	\$679.00
Tract 4	\$2,122.92	(\$59.55)	\$2,064.00	\$412.00
Tract 5	\$1,276.76	(\$35.72)	\$1,242.00	
Tract 6	\$5,389.29	(\$254.26)	\$5,134.00	\$1,334.00

Homer Hillyard Trust & Virginia L. Hillyard Trust
Sara L. Haas – Attorney for Seller

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

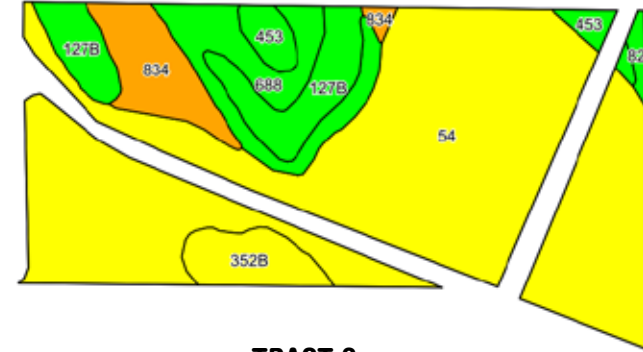
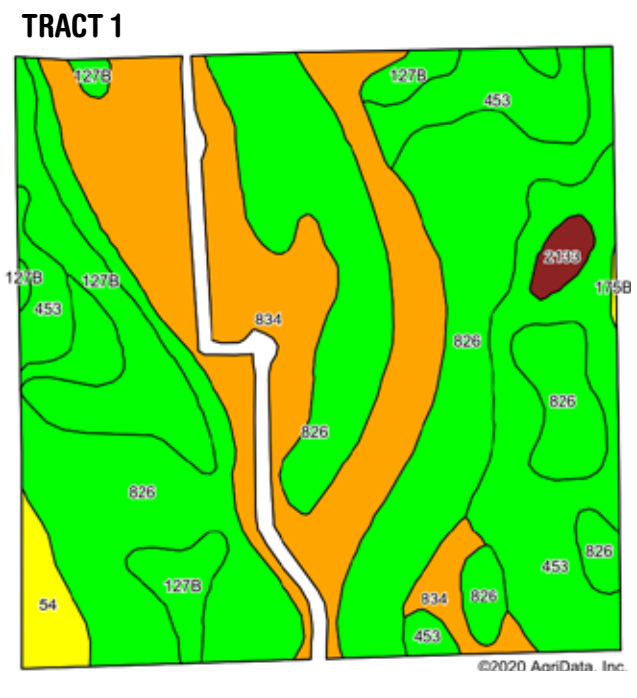
SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000
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
826	Rowley silt loam, 0 to 2 percent slopes	69.25	44.2%		lw	76	95
834	Titus silty clay loam, 0 to 2 percent slopes	40.85	26.1%		llw	65	68
453	Tuskeego silt loam, 0 to 2 percent slopes	26.95	17.2%		llw	81	53
127B	Wiota silt loam, sandy substratum, 2 to 5 percent slopes	14.89	9.5%		lle	85	85
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.27	2.1%		llw	60	
2133	Colo silty clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	1.45	0.9%		vw	35	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.15	0.1%		lle	50	55
						Weighted Average	74.1



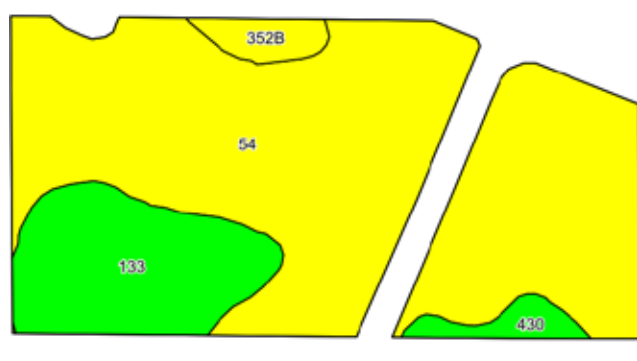
TRACT 2

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	45.54	69.0%		llw	60	
127B	Wiota silt loam, sandy substratum, 2 to 5 percent slopes	5.58	8.5%		lle	85	85
688	Koszta silt loam, 0 to 2 percent slopes	5.58	8.5%		lw	90	85
834	Titus silty clay loam, 0 to 2 percent slopes	4.20	6.4%		llw	65	68
352B	Whittier silt loam, 2 to 5 percent slopes	2.77	4.2%		lle	51	63
453	Tuskeego silt loam, 0 to 2 percent slopes	1.85	2.8%		llw	81	53
826	Rowley silt loam, 0 to 2 percent slopes	0.46	0.7%		lw	76	95
						Weighted Average	65.3

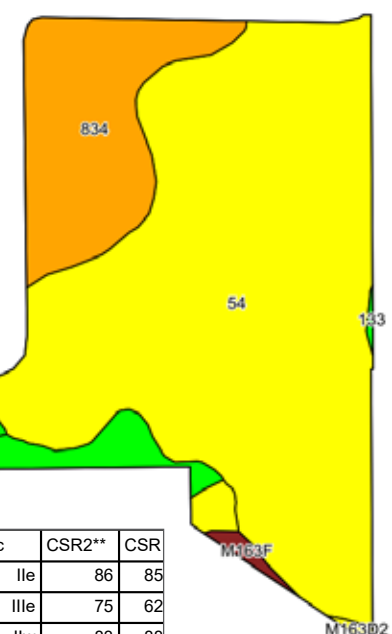


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	55.34	77.4%		llw	60	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	12.56	17.6%		llw	78	80
352B	Whittier silt loam, 2 to 5 percent slopes	1.87	2.6%		lle	51	63
430	Ackmore silt loam, 0 to 2 percent slopes	1.73	2.4%		llw	77	83
						Weighted Average	63.3

TRACT 3



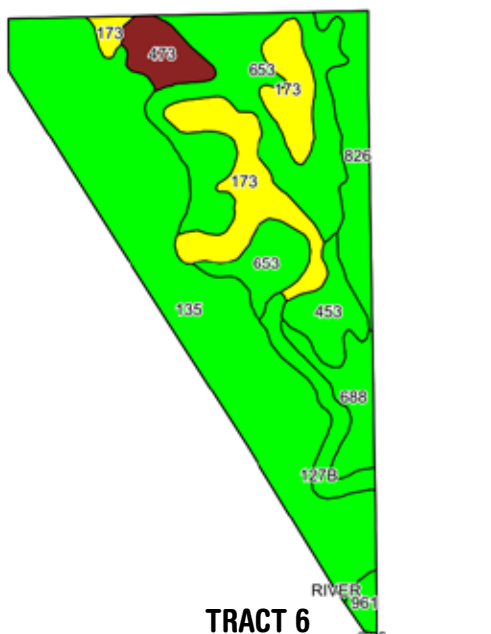
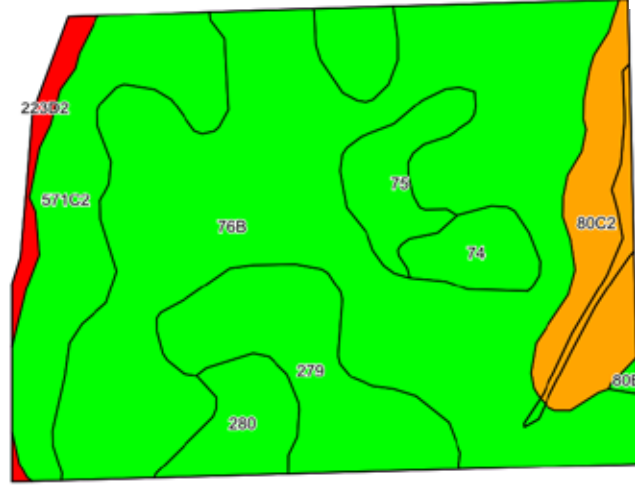
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa	Cor n	Oats	Soybeans
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	43.72	70.7%		llw	60					
834	Titus silty clay loam, 0 to 2 percent slopes	10.41	16.8%		llw	65	68				
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	4.09	6.6%		lle	79		1	9	4	3
430	Ackmore silt loam, 0 to 2 percent slopes	1.62	2.6%		llw	77	83				
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	1.41	2.3%		lle	50					
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	0.39	0.6%		vle	21					
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.15	0.2%		lle	47					
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.08	0.1%		llw	78	80				
						Weighted Average	62.1	0.1	0.6	0.3	0.2



TRACT 4

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
76B	Ladoga silt loam, 2 to 5 percent slopes	14.85	52.9%		lle	86	85
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	4.16	15.0%		lle	75	62
279	Taintor silty clay loam, 0 to 2 percent slopes	2.90	10.5%		llw	83	88
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	2.33	8.4%		lle	69	60
75	Givin silt loam, 0 to 2 percent slopes	1.13	4.1%		lw	83	85
280	Mahaska silty clay loam, 0 to 2 percent slopes	1.11	4.0%		lw	94	95
74	Rubio silt loam, 0 to 2 percent slopes	0.84	3.0%		llw	76	78
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately erode	0.52	1.9%		lve	10	9
80B	Clinton silt loam, 2 to 5 percent slopes	0.06	0.2%		lle	80	80
						Weighted Average	81.1

TRACT 5



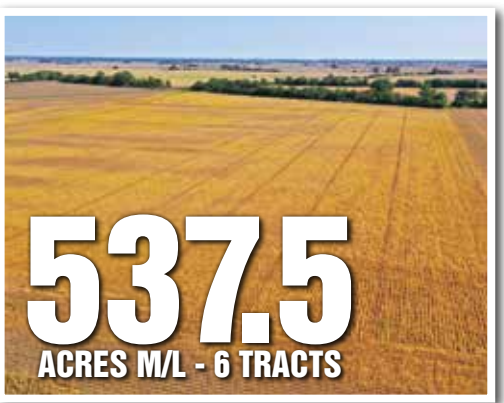
TRACT 6

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
135	Coland clay loam, 0 to 2 percent slopes	59.87	40.9%		llw	71	80
653	Tuskeego silt loam, sandy substratum, 0 to 2 percent slopes	31.89	21.8%		llw	81	51
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	19.59	13.4%		lls	59	60
826	Rowley silt loam, 0 to 2 percent slopes	10.50	7.2%		lw	76	95
688	Koszta silt loam, 0 to 2 percent slopes	6.47	4.4%		lw	90	85
453	Tuskeego silt loam, 0 to 2 percent slopes	6.01	4.1%		llw	81	53
127B	Wiota silt loam, sandy substratum, 2 to 5 percent slopes	5.40	3.7%		lle	85	85
473	Gilford fine sandy loam, 0 to 2 percent slopes	5.09	3.5%		llw	34	60
961	Ambraw loam, 0 to 2 percent slopes	1.54	1.1%		llw	73	70
						Weighted Average	72.4



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ACRES M/L - 6 TRACTS



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