

MULTI-TRACT Land Auction

POWESHIEK COUNTY, IA

TIMED ONLINE



Opens: Monday, December 7th
Closes: Monday, December 14, 2020 at 1PM

Land is generally located 3 3/4 miles south of Deep River on Highway 21, then 2 miles west on 530th Avenue.

Deep River, Iowa

79.4 CSR2 with Windmill Income!



*Farm is Rented for 2021
 100% Cash Rent to the Buyer(s)*



2000±
 ACRES - 3 TRACTS

TRACT 1 – 120 ACRES M/L

FSA indicates: 113.31 HEL acres tillable.
 Corn Suitability Rating 2 is 79.4 on the tillable acres.
 This farm has a windmill lease agreement. Available to view online.
 Buildings include: 60'x52' barn with newer steel roof & siding, 30'x60' machine shed, 26'x40' garage.
 Bins include: (1) 4,500 approx. bu. bin. and (3) 3,400 approx. bu.
 Located in Section 30 of Deep River Township, Poweshiek County, Iowa.
Not included: LP tank, Farm Equipment

TRACT 2 – 40 ACRES M/L

FSA indicates: 38.7 HEL acres tillable. Combination farm with 20.56 acres in row crop production and 18.14 acres being used for pasture.
 Corn Suitability Rating 2 is 77.9 on the acres in row crop production.
 There is an older building on this tract.
 Located in Section 29 of Deep River Township, Poweshiek County, Iowa.
Not included: Livestock equipment, Attached fencing & gates of tenant's

TRACT 3 – 40 ACRES M/L

FSA indicates: 33.64 HEL acres tillable.
 Corn Suitability Rating 2 is 62.5 on the tillable acres.
 Located in Section 32 of Deep River Township, Poweshiek County, Iowa.

- Special Provisions:**
- This online auction will have a buyer's premium of \$1,000 per Tract. This will be added to the bid amount to arrive at the total contract purchase price.
 - The multiplier used to determine the total bid amount for the Tracts will be the Assessor's gross acres. Seller shall not be obligated to furnish a survey on any Tracts.
 - 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 will stay in extension until there are no more bids placed on any of the Tracts that are tied together.
 - The farm is rented for the 2021 farming season. The tillable cash rent includes the use of the machine shed & 4 grain bins. The tillable cash rent is due March, 2021 and December, 2021. The tenant will pay the cash rent to the buyer as follows:
 Tract 1 - \$225 x 113 acres = \$25,425.
 Tract 2 - \$225 x 20.5 acres = \$4,612.50.
 Tract 2 - Pasture rent of \$1,150 is due December, 2021.
 Tract 3 - \$225 x 33.5 acres = \$7,537.50.
 - It shall be the Buyer(s) responsibility to serve tenants notice prior to September 1, 2021, if so desired.

- Terms:** 10% down payment on December 14, 2020. Balance due at final settlement with a projected date of January 28, 2021, upon delivery of merchantable abstract and deed and all objections have been met.
- Possession:** January 28, 2021 (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.
- Tract #1 has a windmill lease agreement. Copies of agreement will be available to view online.
 - 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 Poweshiek County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
 - 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 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(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 1 Real Estate Taxes		Tract 2 Real Estate Taxes		Tract 3 Real Estate Taxes	
Gross	\$3,610.88	Gross	\$1,015.37	Gross	\$861.48
Ag. Credit	(\$124.32)	Ag. Credit	(\$36.32)	Ag. Credit	(\$31.29)
Net (Rounded)	\$3,486.56	Net (Rounded)	\$979.05	Net (Rounded)	\$830.19

Sarvis Farm

Darleen Sarvis and Bradley L. Rodriguez

Brian J. Kane - Attorney for Sellers

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

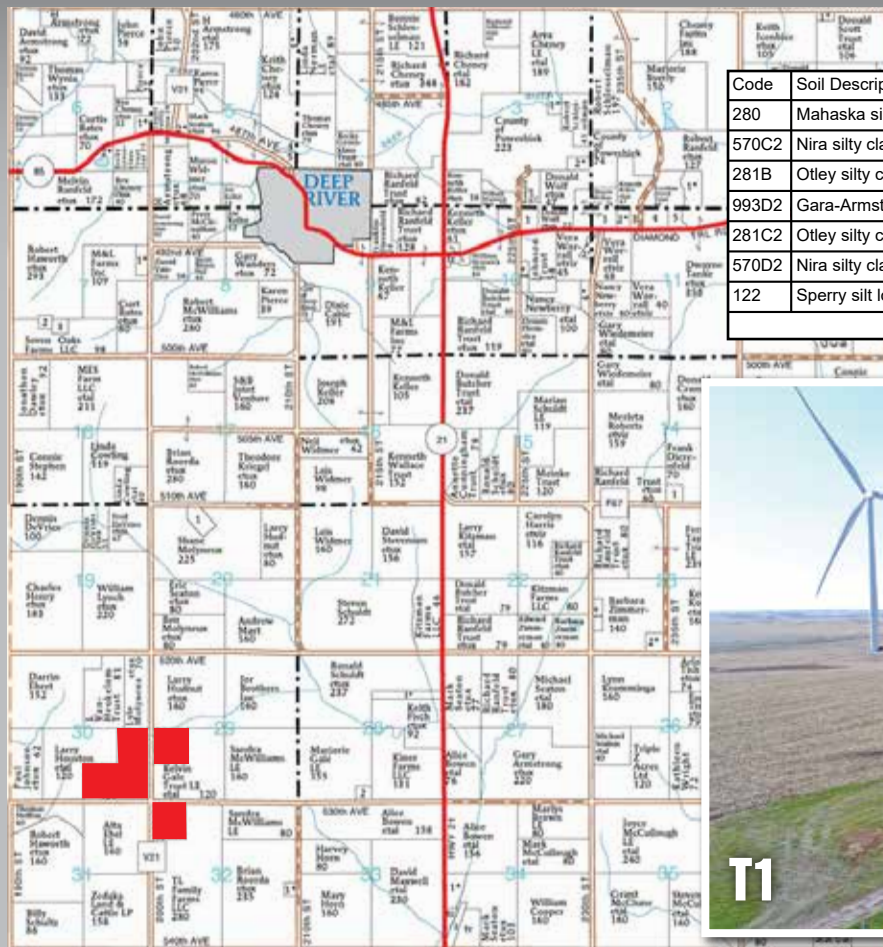
SteffesGroup.com

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



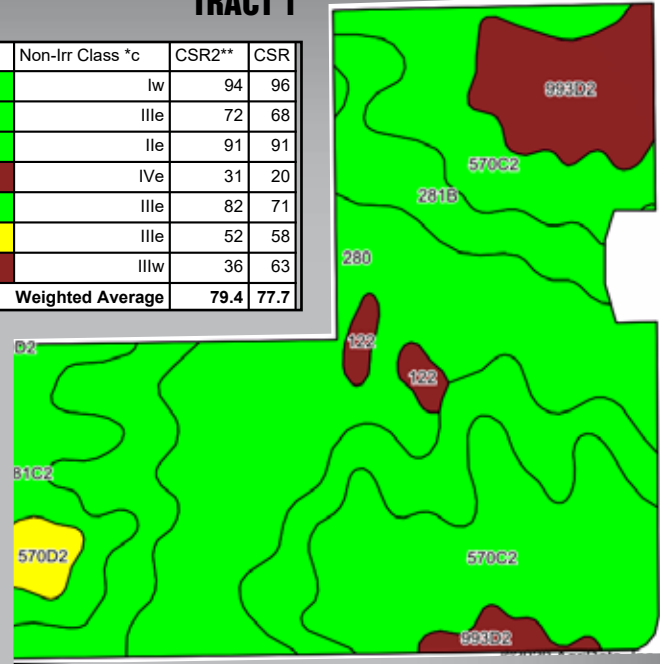


T1



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	32.91	29.0%	IIIe	Iw	94	96
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	31.36	27.7%	IIIe	Ile	72	68
281B	Otley silty clay loam, 2 to 5 percent slopes	28.54	25.2%	IIIe	Ile	91	91
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	9.92	8.8%	IVe	Ive	31	20
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	7.21	6.4%	IIIe	Ile	82	71
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	1.79	1.6%	IIIe	Ile	52	58
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.58	1.4%	IIIw	Iiw	36	63
Weighted Average						79.4	77.7

TRACT 1



T1



T1



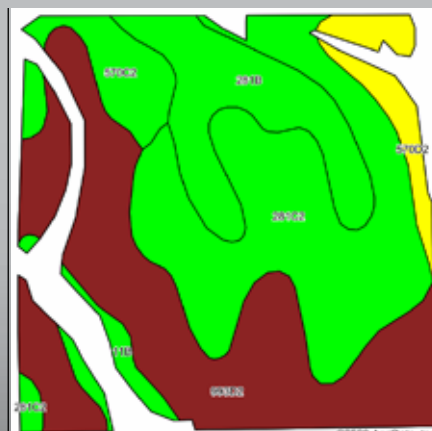
T1



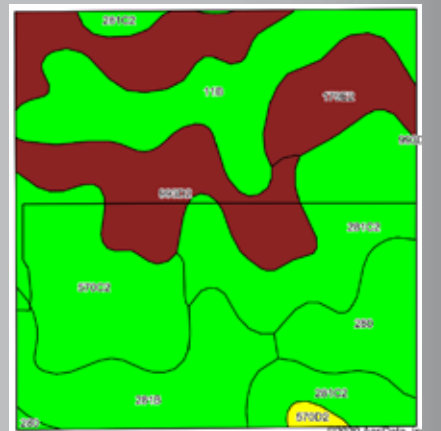
T1

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	8.25	21.3%	IVe	Ive	31	20
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	8.16	21.1%	IIIe	Ile	82	71
111B	Colo-Ely complex, 0 to 5 percent slopes	6.14	15.9%	IIIw	Iiw	86	68
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	5.49	14.2%	IIIe	Ile	72	68
281B	Otley silty clay loam, 2 to 5 percent slopes	4.68	12.1%	IIIe	Ile	91	91
280	Mahaska silty clay loam, 0 to 2 percent slopes	3.01	7.8%	IIIw	Iiw	94	96
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	2.71	7.0%	IVe	Ive	34	33
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	0.26	0.7%	IIIe	Ile	52	58
Weighted Average						68.8	60.8

TRACT 2



TRACT 3



T1



T2

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	12.35	36.7%	IVe	Ive	31	20
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	11.65	34.6%	IIIe	Ile	82	71
281B	Otley silty clay loam, 2 to 5 percent slopes	4.88	14.5%	IIIe	Ile	91	91
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	2.18	6.5%	IIIe	Ile	72	68
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	1.69	5.0%	IIIe	Ile	52	58
111B	Colo-Ely complex, 0 to 5 percent slopes	0.89	2.6%	IIIw	Iiw	86	68
Weighted Average						62.5	54.3



2245 East Bluegrass Road
Mt. Pleasant, IA 52641
319.385.2000
SteffesGroup.com

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FARGO, ND



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POWESHIEK COUNTY, IA

TIMED ONLINE

200±
ACRES - 3 TRACTS

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Closes: Monday, December 14, 2020 at 1PM

SteffesGroup.com



T2



T2



T2



T2



T3



T3



T3



T3