

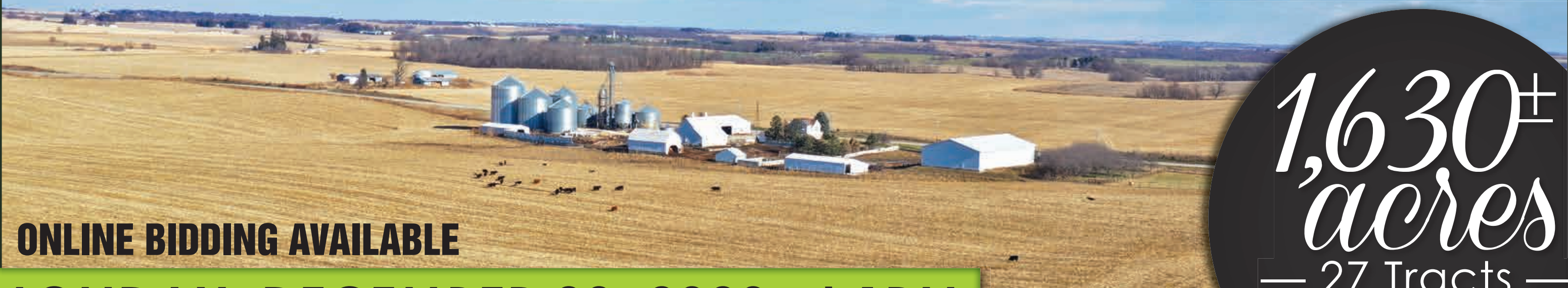
MULTI-TRACT Land Auction

Extraordinary



Winneshiek County, Iowa & Fillmore County, Minnesota

Auction to be held on Tract #3, located at 3553 North Winn Road, Decorah, IA
Decorah, Iowa - Iowa land is generally located 12 miles north of Decorah on Highway 52 N & N Winn Road.
Mabel, Minnesota - Minnesota land is generally located 1 mile southeast of Mabel and adjacent to Prosper, MN.



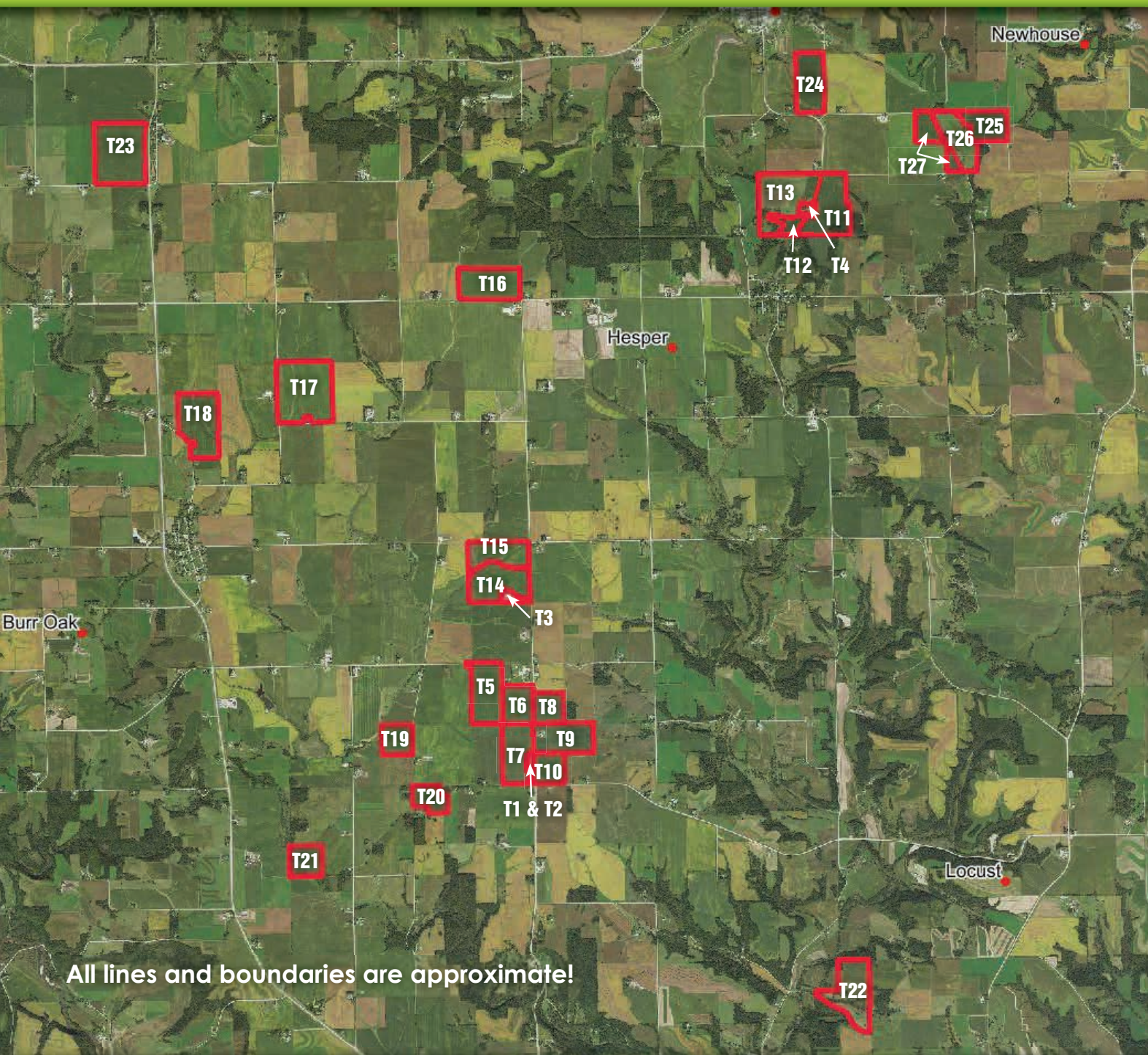
1,630+ acres
— 27 Tracts —

ONLINE BIDDING AVAILABLE

MONDAY, DECEMBER 28, 2020 at 1PM

Open House on Monday, December 14th from 1-2pm

A Steffes representative will be located at 3417 North Winn Road, Decorah, Iowa



All lines and boundaries are approximate!

Selling Choice with the Privilege! Tracts 1, 2, 3 & 4 will be sold in order and will be sold lump sum price. Tracts 5-27 will be selling Choice with the Privilege. Whereas the high bidder may choose any Tract or Tracts or all Tracts or any combination of Tracts, in any order, times their high bid. This will continue until all tracts are sold. Tracts will not be recombined.

Tract #1 – Home, Shop & Cattle buildings on 6 Acres M/L, Subject to final survey

Located at 3417 North Winn Road, Decorah, IA
This tract has a two story, 3 bedroom home with 1,753 sq.ft. of total living space. Buildings include a 72'x128' machine shed, 54'x80' machine shed, 50'x50' barn/shop, 54'x80' open front cattle shed, 28'x54' cattle shed, 16'x30' converted cattle shed & 28'x60' loafing shed.

Tract #2 – Approx. 340,000 bu. Grain Facility on 1 Acre M/L, Subject to final survey

Grain bin setup with (9) grain bins, (1) grain dryer, leg and dump pit totaling approx. 340,000 bu.

Tract #3 – Shop & Cattle Facility on 9.5 Acres M/L, Subject to final survey

Located at 3553 North Winn Road, Decorah, IA
Buildings include an 80'x104' heated shop with concrete floors, built in 2013 with 3 overhead doors, office & bathroom, 100'x210' cattle shed built in 2010, 34'x128' hay shed, 32'x96' barn, 24'x54' barn, silage bunkers, concrete pit and 12'x20' utility building.
FSA indicates: 3.58 acres tillable.

Tract #4 – Home & Cattle Barns on 7 Acres M/L, Subject to final survey

Located at 3871 County Road W40, Decorah, IA
This tract has a 1 1/2 story, 5 bedroom home with 1,868 sq.ft. of total living space and a 22'x28' detached garage. Buildings include a 64'x80' machine shed, 24'x48' loafing shed, 14'x24' poultry house. Also included across the road are 30'x132' barn, 56'x80' loafing shed, 18'x48' barn, 20'x38' barn and 2'x50' feed bunk and (2) concrete silos.

Tract #5 – 81 Deeded Acres M/L

FSA indicates: 79.17 acres tillable. CSR2 is 86.4 on the tillable.

Tract #6 – 48.75 Taxable Acres M/L

FSA indicates: 47.79 acres tillable. CSR2 is 83.3 on the tillable.

Tract #7 – 71 Acres M/L, Subject to final survey

FSA indicates: 69.6 acres tillable. CSR2 is 83.3 on the tillable.

Tract #8 – 39 Acres M/L, Subject to final survey

FSA indicates: 37.88 acres tillable. CSR2 is 86.6 on the tillable.

Tract #9 – 79 Acres M/L, Subject to final survey

Located at 3438 North Winn Road, Decorah, IA
This tract has a 24'x32' pole barn, 36'x80' machine shed, 40'x80' pole barn, 30'x60' loafing shed and a 3,600 bu. grain bin.
FSA indicates: 73.99 acres tillable. CSR2 is 79.7 on the tillable.

Tract #10 – 37.21 Taxable Acres M/L

FSA indicates: 36.75 acres tillable. CSR2 is 79.9 on the tillable.

Tract #11 – 95 Acres M/L, Subject to final survey

FSA indicates: 86 acres tillable. CSR2 is 82.2 on the tillable.

Tract #12 – 19.5 Acres M/L, Subject to final survey

FSA indicates: 19.27 acres tillable. CSR2 is 76.3 on the tillable.

Tract #13 – 104 Acres M/L, Subject to final survey

FSA indicates: 48.02 acres tillable, balance being pasture. CSR2 is 67.7 on the tillable.

Tract #14 – 82 Acres M/L, Subject to final survey

FSA indicates: 81.67 acres tillable. CSR2 is 83.4 on the tillable.

Tract #15 – 60 Acres M/L, Subject to final survey

FSA indicates: 57.85 acres tillable. CSR2 is 80.9 on the tillable.

Tract #16 – 76.5 Taxable Acres M/L

FSA indicates: 75.95 acres tillable. CSR2 is 87.4 on the tillable.

Tract #17 – 140.5 Taxable Acres M/L

FSA indicates: 138.65 acres tillable. CSR2 is 84.7 on the tillable.

Tract #18 – 99.73 Taxable Acres M/L

FSA indicates: 98.34 acres tillable. CSR2 is 82.6 on the tillable.

Tract #19 – 39 Taxable Acres M/L

FSA indicates: 37.48 acres tillable. CSR2 is 83.8 on the tillable.

Tract #20 – 32.56 Taxable Acres M/L

FSA indicates: 32.64 acres tillable. CSR2 is 82.6 on the tillable.

Tract #21 – 44.03 Taxable Acres M/L

FSA indicates: 35.73 acres tillable. CSR2 is 81.5 on the tillable.

Tract #22 – 93.4 Taxable Acres M/L

FSA indicates: 46.74 acres tillable. CSR2 is 56.6 on the tillable.

Tract #23 – 132.56 Acres M/L

This tract has a 8,000 bu. & a 4,000 bu. grain bin.
FSA indicates: 130.71 acres tillable. Productivity Index: 89.9
Majority soil types include: Tama-Downs, Fayette, Chaseburg & Judson

Tract #24 – 75 Acres M/L

FSA indicates: 71.98 acres tillable. Productivity Index: 76.6
Majority soil types include: Fayette & Chaseburg

Tract #25 – 53.5 Acres M/L, Subject to final survey

FSA indicates: 53.40 acres tillable. Productivity Index: 87.6
Majority soil types include: Tama-Downs

Tract #26 – 64 Acres M/L, Subject to final survey

Located at 45380 106th Street, Mabel, MN
This tract has an approx. 160 head monoslope cattle shed built in 2015, 34'x112' hog barn converted to a calving barn, 66'x96' machine shed, concrete silo, old house and pasture ground.

Tract #27 – 40 Acres M/L, Subject to final survey

FSA indicates: 40.08 acres tillable. Productivity Index: 87.7
Majority soil types include: Tama-Downs, Chelsea & Boone

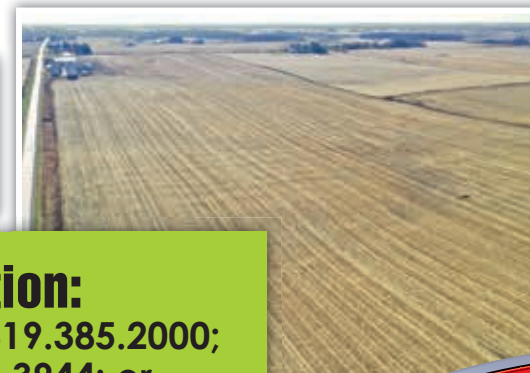
Falck Farms LLC & James Falck Estate

Land information:

Contact Steffes Group, 319.385.2000; Nate Larson, 319.931.3944; or Brock Skov, 507.272.4818

Equipment information:

Contact Steffes Group at 319.385.2000, or Tim Markham, 563.542.2856



Auctioneer's Note: Register and bid your price on this line of equipment at SteffesGroup.com. Feel free to call Patrick Falck regarding questions pertaining to the equipment or to schedule a time to preview. Removal of items will be by appointment only and items need to be removed within 7 days following the auction.



TRACK TRACTORS

2012 John Deere 9560RT

2012 John Deere 8335RT

MFWD TRACTOR

2010 John Deere 8295R

COMBINE

2012 John Deere S670

CHOPPING CORN HEAD

2014 John Deere 612C

FLEX HEAD

2005 John Deere 625F

HEAD TRAILERS

Maurer M32, single axle

WINDROWER

2012 John Deere R450

PLANTER

2012 John Deere 1770NT

APPLICATOR

2013 Fast 8118

TANKER

Liquid tanker, 8,000 gal.

SPRAYER

2013 John Deere 4730

SPREADER

2012 John Deere 4940

TILLAGE

2015 Case-IH True Tandem 335 VT, vertical tillage

2011 John Deere 2210, field cultivator, 43'6"

Case-IH 870, disc ripper, 22'

B&H 9600, row crop cultivator

GRAIN CARTS

2012 Kinze 1300

2017 Parker 1139

TIRES & RIMS

(4) Goodyear 620/70R46 and rims off JD 4940 spreader

(4) Firestone 520/85R38 and rims off JD 4730 sprayer

Falck Farms LLC & James Falck Estate / Patrick Falck, 563.380.2833

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000
Scott Steffes, Broker - 81527 Announcements made the day of sale take precedence over advertising.



MULTI-TRACT Land Auction *Extraordinary*

MONDAY, DECEMBER 28, 2020 at 1PM

Winneshiek County, Iowa & Fillmore County, Minnesota

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**1,630⁺
acres**
— 27 Tracts —



TERMS ON ALL TRACTS

Terms: 10% down payment on December 28, 2020. Balance due at closing with a projected date of January 29, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of January 29, 2021.

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. Please visit SteffesGroup.com for taxes.

Special Provisions on All Tracts:

- Farms are selling free and clear for the 2021 farming season.
- Seller hereby provides notice that a perceived conflict of interest exists between himself and the law firm of Anderson, Wilmarth, Van Der Maaten, Belay, Fretheim, Gipp, Lynch & Zahasky Law Office of Decorah, IA, and that any purchaser at auction will thus be prohibited by this notice and the purchase contract from employing the law firm of Anderson, Wilmarth, Van Der Maaten, Belay, Fretheim, Gipp, Lynch & Zahasky Law Office of Decorah, IA, for any legal services to be rendered on behalf of Buyer associated with this sale. Failure to comply will result in forfeiture of earnest money.
- If shall be the obligation of the buyer(s) to report to the appropriate 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 will be determined by the FSA office, as some fields are combined and/or overlap Tract lines.
- Tracts #1, 2, 3 & 4 will be surveyed by a licensed surveyor and will be sold lump sum price. If the recorded survey is different than the announced surveyed acres, no adjustments will be made to the final contract price.
- Tracts #7, 8, 9, 11, 12, 13, 14, 15, 25, 26 & 27 will be surveyed by a licensed surveyor and will be sold by the surveyed acre, with the surveyed acres being the multiplier. If the recorded survey is different than the announced surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- Seller shall not be obligated to furnish a survey on Tracts #5, 6, 10, 16, 17, 18, 19, 20, 21, 22, 23 & 24. Said tracts will be sold by the acre, with the stated acres being the multiplier for said tracts.
- If Tracts 1 & 2 sell to different buyers, it shall be the expense of the buyer of Tract 2 to separate off the electric and to install a separate electric meter, if so desired.
- It shall be the Buyer's responsibility and expense to have the septic system pumped & inspected, prior to closing, as required by the Iowa DNR. It shall also be the buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Winneshiek County, Iowa & Fillmore County, Minnesota State Laws & regulations. The buyer shall acquire the proper paperwork required for the septic system, prior to closing.
- Buyer(s) shall cooperate by signing any needed paperwork, at no additional cost to them, in a 1031 exchange, if the seller opts to do so.
- 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.
- 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 any fencing in accordance with state law.
- 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.
- 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) acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer(s) 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.

Timed Online Farm Equipment Auction

Opens: Tuesday, December 22nd

Closes: Tuesday, December 29, 2020 at 1PM

Equipment located at 3553 North Winn Road, Decorah, IA



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

Please Post

PRESORTED
STANDARD
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Permit #315
FARGO, ND



LIVE LAND AUCTION &
TIMED ONLINE EQUIPMENT AUCTION

27 Tracts

**Live Land
AUCTION**

DECEMBER 28TH & DECEMBER 29TH

Timed Online

**& Equipment
AUCTION**

**1,630⁺
acres**
— 27 Tracts —

SteffesGroup.com



TRACK TRACTORS

2012 John Deere 9560RT, 2,259 hrs., track tractor, powershift, CAH, leather seat pkg., 4 hyd., BB, 30" tracks @ 75-80%, StarFire 300 receiver, AutoTrac, (26) front weights, S/N 1RW9560RABP901045

2012 John Deere 8335RT, 2,639 hrs., track tractor, IVT, deluxe cab, leather trim, 5 hyd., 3 pt. w/quick hitch, 1000 PTO, 7" color touch screen display, GreenStar ready, less receiver, Premier radio pkg., 85CC hyd. pump, HID light pkg., cold weather pkg., (22) front weights, front frame side weights, Dura 5000, 25" tracks @ 75-80%, S/N 1RW8335RCPD907805

MFWD TRACTOR

2010 John Deere 8295R, 3,370 hrs., ILS, IVT, CAH, 5 hyd., 3 pt. w/quick hitch, 1000 PTO, Lg. hyd. pump, (12) front weights, 480/80R50 rear duals @ 65%, VF380/80R38 dual fronts @ 90%, S/N 1RW8295RCAD007610

COMBINE

2012 John Deere S670, 1,800 sep./2,650 eng. hrs, 2WD, Premium cab & radio, HID lights, GS3 2630 mounted display on armrest, StarFire 300, AutoTrac, section control, RowSense, Harvest monitor, Pro drive trans. w/HarvestSmart, 5 speed feeder house, round bar concave, S-ser deep tooth adj. chaffer, tri-stream rotor, 110V coolant heater, side hill performance pkg., 26" unload auger, duals, S/N 1HOS670SCC0747703

CHOPPING CORN HEAD

2014 John Deere 612C Stalkmaster, chopping corn head, 12x30", opposed knife rolls, RowSense sensors, Yield Center 360 CleanSweep, S/N 1H00612CLEC766168

FLEX HEAD

2005 John Deere 625F, flex head, 25", stubble lights, composite fingers, HH sensing & contour sensor, S/N H00625F711560

HEAD TRAILERS

Maurer M32, single axle, S/N 133242M40050 70A9340
Unverferth HT25, S/N A44450140

WINDROWER

2012 John Deere R450, self-propelled windrower, 681 hrs., powershift trans., sells w/John Deere 995 cutting head, 16", tri-lobe steel conditioning rolls, new cutter bars this season, power mirrors, radio/CD, aux. lighting, 480/80R38 tires, 14L-16.15L rears, S/N 1E0R450XLC380946

SPRAYER & SPREADER

2013 John Deere 4730, 900 hrs., self-propelled sprayer, 100' boom, 15" spacing, Hi-flow, 800 gal. SS tank, JD lift kit, StarFire 300, auto section control, 320/90R45 tires, S/N 1N04730XCC0023150
2012 John Deere 4940, 1,500 hrs., self-propelled spreader, Chandler alum. dry box, wet kit w/90' boom, roll tarp, StarFire 300, AutoTrac section control, 380/105R50 tires, S/N 1N04940XTC0018631

PLANTER

2012 John Deere 1770NT, CCS planter, 24x30", 2 pt., center fold, vacuum, ExactEmerge conversion, L&D liquid system on seed, S/N 1A01770EPCM745517

APPLICATOR

2013 Fast 8118, liquid applicator, 24x23", 1,800 gal., JD rate controller, 380/90R46 tires, S/N 8118 4953 0513

TANKER

Liquid tanker, 8,000 gal. tank, Honda motor & chemical Super-Reel on rear, inductor

TILLAGE

2015 Case-IH True Tandem 335 VT, vertical tillage, 47", double fold, hyd. rolling baskets, blade scrapers, walking tandems across, front pivoting gauge wheels
2011 John Deere 2210, field cultivator, 43"6", 6" 200 lb. std. shanks, pull-type, 7" Tru-Width sweeps, 5-section, single pt. depth control, 46"6" spike tooth harrow, S/N 1N02210XJB0740386
Case-IH 870, disc ripper, 22", pull-type, 11-shank, tandem disc gangs, rolling baskets, S/N YCD061920
B&H 9600, row crop cultivator, 12-row, 3 pt.

GRAIN CARTS

2012 Kinze 1300, grain cart, DigiStar GT460 scale, 36" tracks, S/N 10016
2017 Parker 1139, grain cart, tarp, Scale-Tec DigiStar scale w/moisture sensor, 900/60R32 tires, S/N B36620118

TIRES & RIMS

(4) Goodyear 620/70R46 & rims off JD 4940 spreader
(4) Firestone 520/85R38 and rims off JD 4730 sprayer

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