

LOUISA COUNTY, IA

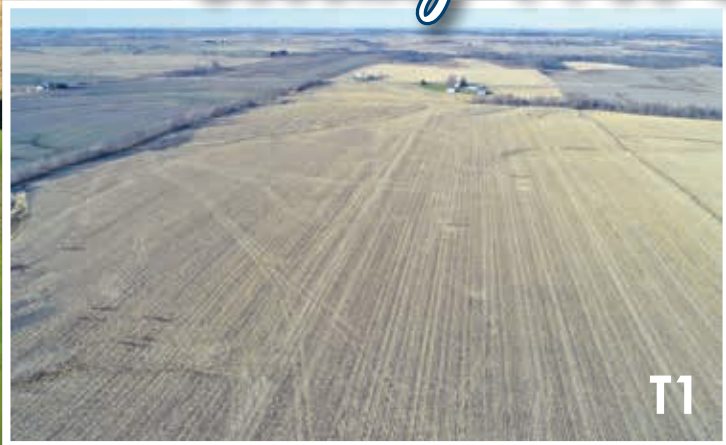
LAND AUCTION

FRIDAY, JANUARY 8, 2021 AT 10AM

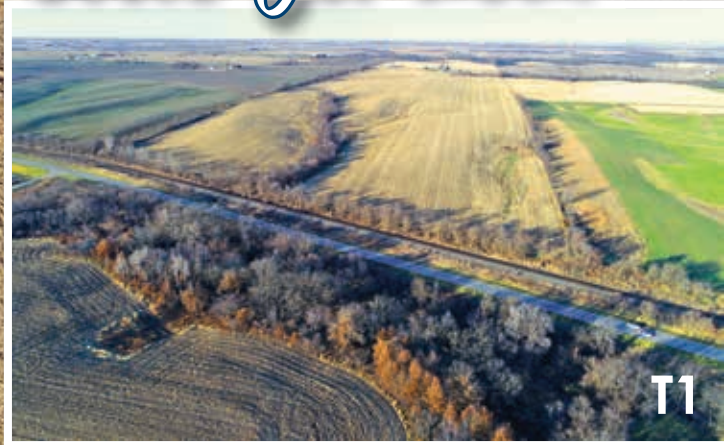
Tract 1 is located 2 miles west of Columbus Junction on Highway 92, then 1 1/2 miles north on Highway X17, then 1 mile west on 165th Street. Tract 2 is located 3 3/4 miles west of Columbus Junction on Highway 92.

Columbus Junction, Iowa

Selling Free & Clear for 2021



T1



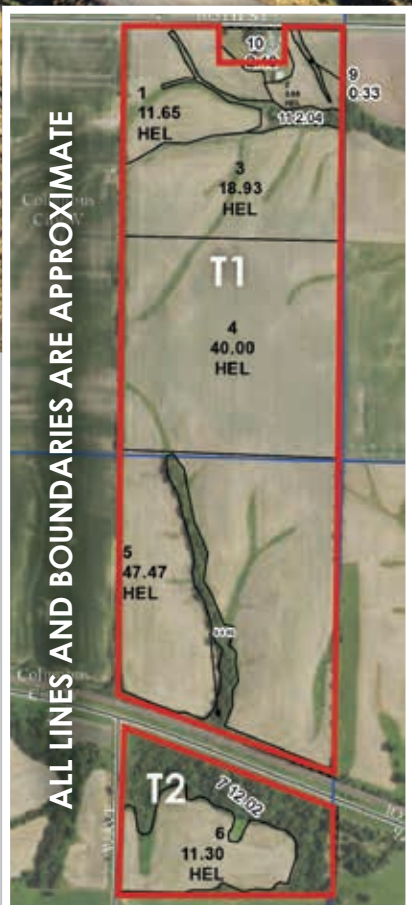
T1



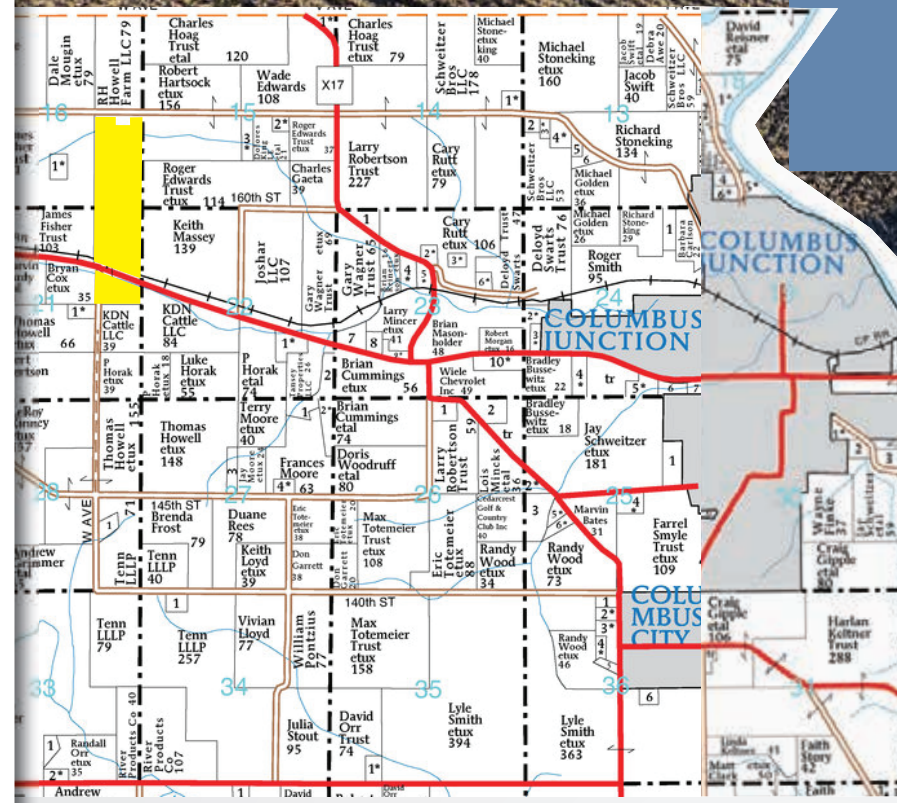
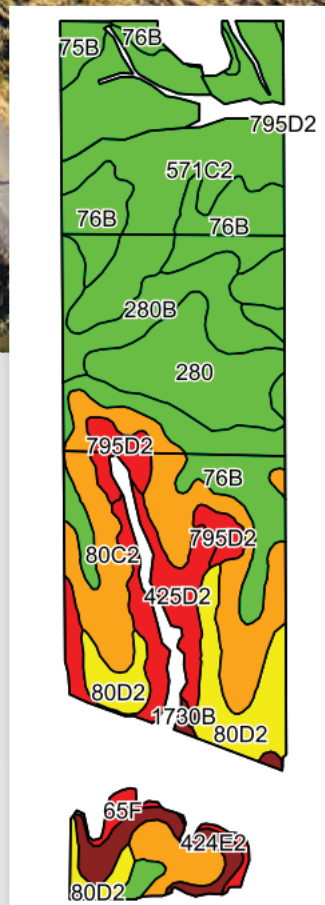
T2



T2



ALL LINES AND BOUNDARIES ARE APPROXIMATE



Auction to be held at the Youth Learning Center at the Louisa County Fairgrounds in Columbus Junction, Iowa

"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.

150[±] ACRES 2 Tracts

Tract 1 127 Acres M/L - Subject to final survey

Approx. 121.5 acres fillable.

There is a 44'x50' barn & a 24'x44' shed with this tract.

Corn Suitability Rating 2 is 69 on the fillable acres.

Located in Sections 16 & 21, Columbus City 'W' Township, Louisa County, Iowa.

Real Estate Taxes: Gross \$3,827.65 - Ag. Credit (\$267.11) = Net \$3,561.00 (Approx.)

Tract 2 23 Acres M/L - Subject to final survey

FSA indicates: 11.3 acres fillable.

Corn Suitability Rating 2 is 42.5 on the fillable acres.

Located in Section 21, Columbus City 'W' Township, Louisa County, Iowa.

Real Estate Taxes: Gross \$366.77 - Ag. Credit (\$24.18) = Net \$342.00 (Approx.)

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class °c | CSR2** | CSR | |
|-------------------------|---|-------|------------------|-------------|------------------|--------|-----------|-------------|
| 571C2 | Hedrick silt loam, 5 to 9 percent slopes, moderately eroded | 30.47 | 25.0% | | IIIe | 75 | 62 | |
| 76B | Ladoga silt loam, 2 to 5 percent slopes | 24.89 | 20.4% | | IIe | 86 | 85 | |
| 80C2 | Clinton silt loam, 5 to 9 percent slopes, eroded | 20.17 | 16.5% | | IIIe | 69 | 60 | |
| 280 | Mahaska silty clay loam, 0 to 2 percent slopes | 11.77 | 9.7% | | Iw | 94 | 95 | |
| 80D2 | Clinton silt loam, 9 to 14 percent slopes, eroded | 9.85 | 8.1% | | IIIe | 46 | 50 | |
| 425D2 | Keswick loam, 9 to 14 percent slopes, moderately eroded | 9.43 | 7.7% | | IVe | 6 | 12 | |
| 280B | Mahaska silty clay loam, 2 to 5 percent slopes | 8.92 | 7.3% | | IIe | 89 | 90 | |
| 795D2 | Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded | 4.08 | 3.3% | | IVe | 7 | 8 | |
| 75B | Givin silt loam, 2 to 5 percent slopes | 1.79 | 1.5% | | IIe | 80 | 81 | |
| 1730B | Nodaway-Klum complex, channeled, 0 to 5 percent slopes | 0.53 | 0.4% | | IIIw | 25 | 25 | |
| Weighted Average | | | | | | | 69 | 65.1 |

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class °c | CSR2** | CSR | |
|-------------------------|---|-------|------------------|-------------|------------------|--------|-------------|-----------|
| 424E2 | Lindley-Keswick loams, 14 to 18 percent slopes, moderately eroded | 3.88 | 34.3% | | VIe | 22 | 5 | |
| 80C2 | Clinton silt loam, 5 to 9 percent slopes, eroded | 3.35 | 29.6% | | IIIe | 69 | 60 | |
| 65F | Lindley loam, 18 to 25 percent slopes | 1.64 | 14.5% | | VIIe | 14 | 10 | |
| 80D2 | Clinton silt loam, 9 to 14 percent slopes, eroded | 1.58 | 14.0% | | IIIe | 46 | 50 | |
| 80B | Clinton silt loam, 2 to 5 percent slopes | 0.85 | 7.5% | | IIe | 80 | 80 | |
| Weighted Average | | | | | | | 42.5 | 34 |

Terms: 10% down payment on January 8, 2021. Balance due at closing with a projected date of February 24, 2021, upon delivery of merchantable abstract and deed and all objections have been met. Possession: Projected date of February 24, 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.

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 Louisa County FSA office and show filed deed(s) in order to receive the following if applicable:
 - Allotted base acres.
 - Any future government programs.
 - Final tillable acres.

- Tracts will be surveyed by a registered land surveyor prior to the auction. Tracts will be sold by the acre. The multiplier used to determine the total bid amount will be the gross surveyed acres. If the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at closing.
- 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.

Geraldine Idle Estate

Robert G. Schlegel – Attorney for Estate

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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