

MUSCATINE COUNTY, IA

LAND AUCTION



WEDNESDAY, DECEMBER 30, 2020 AT 10AM

Land is located 1 mile south of Nichols on Highway 70, then 1 ¼ miles west on 190th Street.
Auction to be held at the American Legion, 300 N Devoe Street, Lone Tree, IA.

Nichols, Iowa

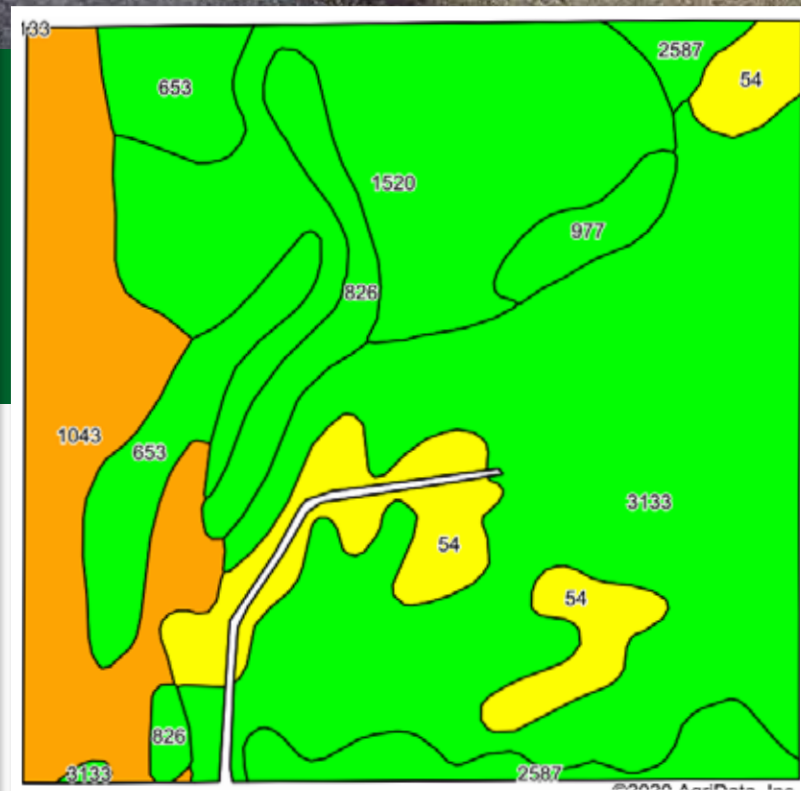


Selling Free and Clear for 2021 Farming Season

1 TRACT
159.01
 Taxable
 Acres M/L

76.7
 CSR2

FSA indicates: 157.7 acres tillable of which 39.26 acres are in CRP as follows:
 39.26 acres at \$321.87 = \$12,637.00 and expires on 9-30-2026.
 Corn Suitability Rating 2 is 76.7 on the tillable acres.
 Located in Section 20, Pike 'W' Township, Muscatine County, Iowa.
Real Estate Taxes: Gross \$5,804.72 - Ag. Credit (\$269.46) = Net \$5,536 (rounded)
 Drainage Assessment: \$256.00



Online Bidding Available!

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
3133	Colo silty clay loam, 0 to 2 percent slopes, rarely flooded	60.88	38.6%		Ilw	84	80	
1520	Coppock silt loam, sandy substratum, 0 to 2 percent slopes	31.88	20.2%		Ilw	75	67	
1043	Bremer silty clay loam, sandy substratum, 0 to 2 percent slopes	22.59	14.3%		Ilw	68	83	
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.37	9.1%		Ilw	60		
653	Tuskego silt loam, sandy substratum, 0 to 2 percent slopes	11.58	7.3%		Illw	71	51	
2587	Dolbee silt loam, sandy substratum, 0 to 2 percent slopes	6.79	4.3%		Ilw	84	68	
826	Rowley silt loam, 0 to 2 percent slopes	6.61	4.2%		Iw	77	95	
977	Richwood silt loam, 0 to 2 percent slopes	3.00	1.9%		I	95	95	
Weighted Average							76.7	°

Terms: 10% down payment on December 30, 2020. Balance due at closing with a projected date of February 12, 2021, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of February 12, 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:**
- Farm is selling free and clear for the 2021 farming season.
 - It shall be the obligation of the buyer to report to the Muscatine 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. CRP prorate.
 - Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer further agrees 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.
 - Seller shall not be obligated to furnish a survey.
 - 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 shall be responsible for any fencing in accordance with Iowa state law.
 - The buyer 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 acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer 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.

Keith M. Meacham
Jamie Bosten – Attorney for Seller

For information contact Russ Lamp at Steffes Group, 319.385.2000 or 319.212.0774

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.

