POTTAWATTAMIE COUNTY, IOWA

Land Auction
& Home

Open House
Tuesday, June 8th from 2-4PM

71± acres
3 tracts

Online Bidding Available

TUESDAY, JUNE 22, 2021 AT 9AM

TREYNOR, IOWA

Auction to be held on site at 29000 Elmtree Road, Treynor, IA.
Located 3 miles north of Treynor on County Highway L55, then 1 mile west on Elmtree Road.

TRACT 1 – Home, Buildings, and 217,477 Bu. Grain Facility on 10.869 Surveyed Acres M/L

Take a look at this site to expand your operation! Over 20,000 sq.ft. of building space, along with 6 grain bins having over 217,000 bu. capacity. The home offers plenty of space and is ready to be finished to suit your style & needs. Watch for more inside pictures coming soon at steffesgroup.com.

Home

Main Level:
- 2,666 sq.ft. of living space on the main level, built in 1999
- Living room w/ vaulted ceilings
- Private office
- Main bedroom w/ oak hardwood flooring, unfinished ensuite bathroom, walk in shower & walk in cedar lined closet
- Two bedrooms
- Unfinished ¾ bath
- Unfinished kitchen will include uninstalled refrigerator/freezer, stovetop, microwave & sink
- Adjoining dining area w/ built in corner table
- Laundry room w/ sink, ample cabinets & LG stackable washer & dryer

Walk-Out Lower Level:
- Bedroom w/ walk in closet, full bath & double vanity
- Non-conforming bedroom w/ built in bunk bed
- Non-conforming bedroom w/ walk in closet & dresser mirror
- Unfinished bathroom w/ double walk in shower
- Storage room
- Utility room w/ Trane high efficient gas forced air furnace w/ central air
- Two car garage has been enclosed for a future studio apartment
- Attached lower level sunroom
- Vinyl fence backyard with large concrete circle patio
- Well

Grain Bins

- GSI 60,984 bu. built in 2011
- Sioux 41,790 bu. built in 2000
- GSI 27,102 bu. built in 2013
- GSI 20,809 bu. built in 2010
- (2) GSI 33,396 bu. built in 2005
- Large concrete approach w/ Hutchinson unload pit

Buildings

- 80'x100' steel frame insulated building built in 2007; This building has concrete floors, (2) 26'x18' overhead doors, (1) 22'x18' overhead door and part of the floor has in floor heat ready to be finished
- 60'x98' pole building with a 24'x14' overhead door; This building has concrete floors, an insulated shop w/ Mitsubishi Mr. Slim AC units, and the rear of the building offers cold storage w/ sliding doors
- The 80'x100' building & 60'x98' building are connected with a 40'x46' addition & 12'x24' addition; These buildings offer a private office, tool room, parts room & ½ bath
- 60'x80' machine shed built in 2000
- 3 phase electric service is on the property

Included: All uninstalled building materials inside the home present the day of closing, Refrigerator/Freezer, Stovetop, Microwave, Sink, LG stackable washer & dryer, (2) 1,000 gal. LP tanks, Waste oil barrel, Quincy air compressor, second air compressor (non functioning), All other items present on the day of closing.
Not included: Free standing cattle panels, All attached & unattached shop equipment, All farm machinery & equipment.

TRACT 2 – 27 Acres M/L *Subject to final survey*

Approx. 25.5 acres tillable with Corn Suitability Rating 2 is 80.8 on the tillable.
Located in Sections 23 & 24, Hardin Township, Pottawattamie County, Iowa.

TRACT 3 – 34 Acres M/L *Subject to final survey*

Approx. 33.5 acres tillable with Corn Suitability Rating 2 is 67.7 on the tillable.
Located in Section 23, Hardin Township, Pottawattamie County, Iowa.

On Tracts 2 & 3 FSA indicates: 60.75 HEL tillable acres. Soil maps available online.

Terms: 10% down payment on June 22, 2021. Balance due at closing with a projected date of August 6, 2021, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of August 6, 2021 (Subject to tenant's rights on the tillable land).
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:
- Tracts 2 & 3 are cash rented for the 2021 farming season. The Buyer(s) will receive the second half of the cash rent payment from the tenant due September 1, 2021 as follows:
- Tract 2 – $2,932.50 ($115 x 25.5 acres)
  Tract 3 – $3,852.50 ($115 x 33.5 acres)
- Tracts 2 & 3, it shall be the responsibility of the Buyer(s) to serve tenant notice, prior to September 1, 2021, if so desired.
- It shall be the obligation of the Buyer(s) to report to the Pottawattamie 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 to be determined by the FSA office.
- Tract 1 will be sold lump sum price. Tract 1 has been surveyed in 1999.
- Tracts 2 & 3 will be surveyed by a licensed surveyor and surveyed acres will be the multiplier for Tracts 2 & 3. 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 Tracts 2 & 3, where the surveyed acres were used for the multiplier.
- The Buyer of Tract 1 shall bear the responsibility and expense to have the septic system(s) 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(s) in accordance with Pottawattamie County & Iowa Laws & regulations. Prior to closing, the buyer shall acquire the proper paperwork required by the Pottawattamie County Sanitarian for the septic system(s).
- 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 Iowa 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(s).
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The Buyers acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyers 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
Net Taxes $5,496.00 (Rounded)

TRACT 2
Net Taxes $951.00 (Approx.)

TRACT 3
Net Taxes $1,003.00 (Approx.)

LARGE FARM RETIREMENT AUCTION *on Back Side!*

FIRST FARMS, INC. & DEN-MAR CORP.
DARRIN EITMANN - 402.669.1148
Nicole Hughes – Attorney for Sellers

For information contact Steffes Group at 319.385.2000;
For equipment questions, contact Jerry Roth at 319.750.3269
For real estate questions, contact Nate Larson at 319.931.3944

SteffesGroup.com

FARM RETIREMENT

AUCTION

TUESDAY, JUNE 22, 2021 AT 10AM

TREYNOR, IOWA - Auction and held on site at 29000 Elmtree Road, Treynor, Iowa.
Located 3 miles north of Treynor on County Highway L55, then 1 mile west on Elmtree Road.

Auctioneers Note: Don't miss this chance at a one of a kind auction! Auction includes Semi Trucks, Trailers, Skid Steer Attachments, Loader Attachments, Sprayers, Tools, Large Selection of Shop Equipment, Sprayer Parts, & So Much More! The Live Auction will have **two rings** with online bidding. There will be several Timed Online rings of the smalls including parts, shop tools & equipment. View online catalogs at **SteffesGroup.com**.

Multi-Ring Auction with Live and Online Bidding!

STEFFES

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

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MFWD TRACTOR
2018 Case-IH Farmall 110A, 80 hrs., open station, ROPS, 3 pt., 540 PTO, 3 hyd., Hi-Clear, loader ready w/ joystick controls, grill guard, 320/90R46 rears, 250/95R34 fronts, sells w/ 3 pt. sprayer, S/N CT01189M

SEMI TRUCK
1992 Freightliner FLD 120, shows 594,387 miles, day cab, Caterpillar 3406B 350 hp., Eaton Fuller 9-speed, 205" WB, (2) 100 gal. alum. fuel tanks, RT-40-145P 3.91 ratio, grill guard, 22.5LP tires, VIN 1FUYDSYB3NP522587

HOPPER BOTTOM TRAILER
2001 Timpte, tandem axle, 40', electric roll tarp, spring ride, VIN 1TDH422262B100399

LOWBOY TRAILER
1988 Trail King RGN, triple axle, 40 Ton, VIN 1TKS04833JM020258

PUP TRAILERS
1995 Warren Inc. PDS 1240, tandem axle, 12' round nose box, 44" sides, VIN 1N9PS1228T1199328 (ag use only)
Dunham, triple axle, 14' round nose box, 58" sides (ag use only)

TRAILERS
2011 EZ Haul, gooseneck, 22'x6', tandem axle, VIN 1T9GF22221L847104
2006 Double R, flatbed, 20'x8', tandem axle, pintle hitch, VIN 1DFF25236N451669
2006 H&H, gooseneck flatbed, 25'x8', beaver tail, ramps, VIN 4J6UF20226B077933 Owner states storage condition
2006 H&H, axles not on, rebuild condition

DRY VAN TRAILERS
(2) Storage trailers (not road worthy)

SCISSOR LIFT
2001 Genie GS2646, shows 430 hrs., 26' platform height, electric, S/N 44220

SHOP FORKLIFT
Hyster, 50 hrs. unknown, LP, triple stage, side shift, 21x7x16 fronts, S/N D427037 (Owner states brake issues & overheats)

TELEHANDLER
1996 Skytrack 6036, shows 2,570 hrs., 4WD, S/N 3327

AIR DRILL
Krause 5515, 15', 10" spacing, no till coulters, small seed attach, Clay hopper tender, vacuum meters on main box, S/N 1101

TILLAGE EQUIPMENT
2019 Delta S3, harrow cart, 32', S/N S30650
2003 Elston Manufacturing Gopher Getter ELGA-500, plow, pull-type S/N 64436
Krause 5620A, field cultivator, 22', 6" spacing, 9" bolt on sweeps, S tine, 3-bar coil tine harrow, 11L-15 tires, tandems on main, S/N 111896

BLADES & BOX SCRAPER
2010 New Holland 11596-0903, blade, S/N 1046221
Strobel GP12, box scraper 12', 3 pt., S/N P091023

DITCHER
Hurricane 24, ditcher, pull-type, 1000 PTO

ROTARY CUTTER
Land Pride RCF2084, 84", 3 pt., 540 PTO, chain guard, solid tail wheel, S/N 1179937 (new, never assembled)

SPRAYERS
2020 Sprayer Systems, 200 gal., 3 pt., S/N 140744
2005 Demco HT1000, pull-type, 60' boom, 1,000 gal., 540 PTO, 20" spacing, single nozzle bodies, spring level boom, 3 -ection shutoff, rinse tank, 13.6-38 tires, S/N 25003
Schaben, no booms, 300 gal., pull-type
Bomgaars, pull-type sprayer, folding 10' boom, wand, 60 gal., electric pump

SPREADERS
2020 Landpride PFS8010-02-10-20, seeder/spreader, 3 pt., 540 PTO, S/N 1449342
Ag Fab, pull-type spreader
Shop-Built pull-type spreader

HAY EQUIPMENT
Case-IH CM212, windrow inverter, 12', swing tongue, S/N Y9WHM0004
Rowse, sickle mower, 9', 3" cut
Land Pride LR1572, rake, 72", 3 pt., damaged top link, S/N 540405

AUGERS
Westfield MKX130-94, swing hopper, 13"x94', 540 PTO, hyd. lift, S/N 251917
Westfield MK130-81, swing hopper, 13"x81', 540 PTO, hyd. raise, missing hopper, S/N 226708
Westfield W80-26, truck auger, 16 hp. gas engine, cable lift, S/N 17491
Westfield, 12", electric drive
Buhler/Farm King, portable truck auger, electric drive
Swing hopper auger
Truck auger, 10", electric motor

BELT CONVEYORS
2013 Universal 1535 Field Loader, 35', cable lift, electric motor, S/N 72744
2012 Universal 1585, 85', field hopper, S/N 70241
Batco 1515, transfer conveyor, 9', hyd. drive, S/N 50149

GRAVITY WAGON
Parker 400, LH unload, 16.5L-16.1SL tires

GRAIN CLEANER
Magik Cleaner, on stand

SNOW BLOWERS
2012 Loftness 1082HHM8, 108", 3 pt., 1000 PTO, S/N 19-360
Buhler/Farm King 960, 96", 3 pt., hyd. spout, S/N 20401079
Cub Cadet 726, 26", 208cc, headlight, manual spout adj., tracks, S/N IG200Z40064

SNOW PLOW
2000 Hiniker 3800, 8', mounts for 2008 Ford F-350, S/N V24811188

SKID STEER ATTACHMENTS
2019 Virnig, brush cutter, 72", standard flow, S/N 132231
2017 Bale spear, 4-prong
2016 McHale R5, hyd. bale squeezer, S/N 388004
2012 McHale BHRD, bale mover, S/N 369811
2012 Bobcat 72, sweeper 72", S/N 783727523
2012 Bobcat Brushcat RC100, brush cutter, 72", standard flow, S/N A00802087
2011 Bobcat, hyd. vibratory roller, 48", padded, standard flow, S/N HFLJ00158
2010 Bobcat HB980, hyd. breaker, S/N A00Y05025 (Owner states may need seal kit)
2010 snow blower, 7', hyd. swivel, hyd. spout deflector, S/N 1043015
2007 Gregory Grapple, 42", 5-tine
2006 Timberline HTC, tree shear, S/N HTC3 00638
2006 Rhino SM72, brush cutter, 72", S/N 10362
2005 New Holland 617, trencher, 66", from Bradco, S/N 6CC20455
Land Pride BS20, bale spear, 2-prong, 44" forks, S/N 1093561
Bobcat 74, rock bucket, 74", 3-1/2" spacing, S/N 7185945
Land Pride SA35, hyd. auger, 7"-bit, S/N 529704
Virnig, grapple bucket, 7', S/N 105945
Pro-Tech Inc., hyd. wire roller
Snow Ram, 10'
Pallet forks

GRAIN BIN PARTS
Sioux, 7,000 bu. bin, 24', disassembled on pallets
Bin floor for 30' bin (new)
(100) Free flow iron supports for 30' drying floor
(20) Bin sheets for concrete forms
(3) Large blower fans, Baldor 220V motors
(3) **Ceco** bin fans, 30", 10 hp., 220V (new)
(2) **Ceco** 26" liquid burner for 30" fans

POLY TANKS & CONTAIN. SYSTEM
(4) 10,000 Gal. storage tanks for sprayer system
1,000 Gal. horizontal tank
2010 Ramsdell containment system, 42'x24.77'x33"
Sotera pumping system

FUEL TANKS
1,000 Gal. fuel barrel w/Fill-Rite pump, 115V
1,000 Gal. fuel barrel w/Fill-Rite 700B pump, 115V
1,000 Gal. fuel barrel w/Tuthill FR310V pump 35 GPM, 115V
1,000 Gal. fuel barrel w/GPI M-3120 pump, 115V
1,000 Gal. fuel barrel w/pump, 115V
(3) 1,000 Gal. fuel barrels, no pump
110 Gal. fuel Barrel w/Fill-Rite pump, 15 GPM, 12V, on fork skid

COMMERICAL STAND ON MOWER
2012 Scag V-Ride SVR61V-801FX, shows 185 hrs., 60" deck, 26 hp. Kawasaki, S/N G1300084

ATV'S
2009 Polaris Trail Blazer 330, 4x2, VIN 4XABA32A69B791723
2009 Polaris Trail Blazer 330, 4x2, VIN 4XABA32A49B6134955

SHOP EQUIPMENT
2009 Tire Changer 700 Series, rim clamp tire machine, 110v, S/N GFF91120
2012 Atlas TTC-303-1, tire machine, 220V, S/N 2483220800677
Central Machine 60603, 20 Ton hyd. shop press
2016 Triumph NTB-1200, wheel balancer, S/N B201601936
N.R.P. Jones, hyd. hose crimper, dies to include: 16mm, 20mm XL, 32mm, 24mm,
Uni-Hydro Ironworker P56-14 3 in 1, 220V, single phase, 56 Ton, S/N 1P6895X
Hotsy 1453P, hot water pressure washer, LP gas, 3,000 PSI, 220V, 1ph., 4.0GPM, hose reel, S/N 11097040-001273
Karcher, pressure washer, 4000 PSI, 3.6 GPM, Honda GX390 pull start gas engine
Millermatic 250MP mig welder; **Ridgid DP15501** drill press, S/N AM073574026; **Dake** bench top hyd. press; HD steel 4'x8' workbench on casters; **Milwaukee** magnetic drill; **DeWalt** power tools, cordless & corded; Large qty. of pallet racking; **Heat Buster TPC4213** shop fan 42", 110V; **Hypro 1540** alum. trash pump, 2", 6.5 hp.; Steel shop bench 8'x32", w/vise, grinder, casters; **Maxx Air** 24" shop fan; **Craftsman** 52" tool box, 14-drawer; 10 Ton air jack; Floor jacks, jack stands; **NU-ERA** Modular parts bin, 45"x27.5"; **Miler Spectrum 2050** plasma cutter DC system w/Auto-Line, S/N LE113320; **Craftsman** tool boxes; Radiant heat tubes/heads (new); **John Deere** parts bins (6) 34"Wx42"Hx12"D, 72-compartment (new); **John Deere** parts bins (6) 34"Wx24"Hx12"D, 40 compartment (new); **Craftsman** tool boxes w/sprayer parts; (3) 10 Ton jack stands; **NU-ERA** Modular parts bins, 12-drawer, w/hyd. fittings, 45"Wx61"Hx28"D; Hyd. hose several rolls; Qty. of Banjo valves, fittings, sprayer parts; Electrical boxes, breakers, conduit, wire (new); Flammable storage cabinet; **Power Flite** floor sweeper; Kerosene portable heaters; Power screeds; Battery Chargers; Straps; Drill press; Hyd. press; Large assortment of tools, toolboxes, wrenches, socket sets; **Dyna-Glo** Workhorse shop heater; Pallet of floor dry; Steel shop ladder

Too Many Items Too List!

PARTS & MISC. ITEMS
(15) **John Deere** suitcase weights; (13) **John Deere** suitcase weights 47 kg, RR127784; (4) **New Holland** 110kg tractor weights; (10) **CNH CR** combine rear weights; New Precision planting parts; Large assortment of **Kinze** planter parts; Large assortment of sprayer parts; Large quantity of **Timken** bearings, **CIH** bearings; **Baldor** 5 hp. elec. motor New; Large assortment of belts; Large assortment of hardware bins w/ contents; High bay fluorescent lighting; (2) **Lithonia Lighting IB654**; 300 gal. poly totes; **Yetter** no till coulters, trash whippers; Liquid pumps 220V; Gas powered trash pumps; (12) **Hagie** high crop nitrogen coulters w/mount tubes; (24) K**inze Edgevac** meters; (6) **Krause** HD spring reset cultivator shanks; (24) **Kinze** no till coulters, 13-wave; (24) **Martin** trash wheels, shark tooth row cleaners w/depth bands; (48) **Slago** closing wheels; (48) mud scrapers for any planter; **Kinze** liquid fertilizer, pump drive, wheel assembly; (12) **Kinze** liquid fertilizer coulter assemblies (new); (2) Mini hyd. corn reels, any brand head, (new); (2) **Kinze 800** grain cart axles; (16) **Hagie** nitrogen coulters w/ (4) gauge wheels high crop bars; Pallet of (15) **Lithonia Lighting IBZ654** lights; Large qty. of lumber; (3) Farm duty electric motors, 220V; **Ford** Super Duty box; Corn Reel, 8-row; (200) 1/2"x4' rebar; (18) Assorted culverts & tubes; New full bundle of 1/2"x20' rebar; (6) Cable type bin jacks; 126 linear ft. of 2'x8' Apitong trailer flooring; **1999 Winco** PTO generator, 25KW on cart; **Honda 5000s** generator, Large assortment of technology mounts, harnesses, **Ag Leader** receivers

Too Many Items Too List!

IMPLEMENT & TRUCK TIRES
Large qty. of New/Used truck & implement tires & rims, (2) **Mitas** 1250/50R32 floater tires on 20-bolt rims, **Mitas** 480/80R46 duals, (4) **Agristar** 650/65R38 tires on rims, and Much More!

Multi-Ring FARM RETIREMENT AUCTION

TUES., JUNE 22, 2021 AT 9AM
with MULTI-RING Farm Retirement Auction to follow at 10AM

SteffesGroup.com

STEFFES

Multi-Ring Auction!

RINGS 1 & 2 SELL LIVE WITH ONLINE @ 10AM
RINGS 3-8 SELL TIMED ONLINE STARTING @ 3PM
and close in half-hour increments as follows:

RING 3 CLOSES @ 3PM ► RING 4 CLOSES @ 3:30PM
RING 5 CLOSES @ 4PM ► RING 6 CLOSES @ 4:30PM
RING 7 CLOSES @ 5PM ► RING 8 CLOSES @ 5:30PM