

HENRY COUNTY, IOWA

Land Auction



Online Bidding Available

138.9±
acres
sells in 1 tract

WEDNESDAY, JULY 21, 2021 AT 10AM



72.3
CSR2



MT. PLEASANT, IOWA - Land is located 1 mile north of Rome, IA, then 1/2 mile east on Old Highway 34. Or from Mt. Pleasant, proceed 3 1/2 miles west from the intersection of Old Highway 34 & Franklin Avenue/W55. **Auction held at the Steffes Group Facility, 2245 East Bluegrass Road, Mt. Pleasant, Iowa.**

Auctioneer' Note: Here is a great opportunity to purchase tillable land with hunting & recreational opportunities & income. Borders the Skunk River.

138.90 Surveyed Acres

FSA indicates: 120.05 acres tillable of which 17.97 acres are in the CRP program as follows:

8.47 acres at \$283.88 = \$2,404.00 and expires on 9-30-2024.
9.5 acres at \$191.03 = \$1,815.00 and expires on 9-30-2023.

Corn Suitability Rating 2 is 72.3 on the tillable.

Located in Sections 28 & 33, Trenton Township, Henry County, Iowa.

Not Included: Hunting stands.

Terms: 10% down payment on July 21, 2021. Balance due at final settlement with a projected date of September 6, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of September 6, 2021 (Subject to tenant's rights on the tillable land. Subject to hunting rights, which expire March 2022).

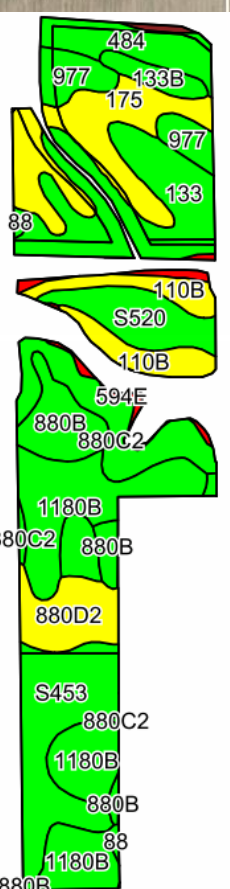
Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

The following taxes are approximate and will be used to prorate at closing:

Tax Parcels: 070043310000500 & 070042830000500
Gross \$4,106.06 - Ag Cr. (\$145.18) = Net \$3,960.00

Special Provisions:

- The Seller has served termination to the tenant on the tillable land and is selling free and clear for the 2022 farming season. Hunting rights lease will expire March 2022. All 2021 rents shall be retained by Seller.
- It shall be the obligation of the buyer to report to the Henry County FSA office and show filed deed(s) 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 agrees to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. 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.
- The land was surveyed in 2014. Land will be sold by the acre with gross surveyed acres will be the multiplier.
- 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.
- 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.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
1180B	Keomah silt loam benches 2 to 5 percent slopes	20.80	17.3%		Ile	77	73
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	16.19	13.5%		Ilw	78	80
S453	Tuskeego silt loam, 0 to 2 percent slopes, rarely flooded	13.88	11.6%		Illw	81	
175	Dickinson fine sandy loam, terrace, 0 to 2 percent slopes, rarely flooded	13.58	11.3%		Ills	56	60
880C2	Clinton silt loam, terrace, 5 to 9 percent slopes, eroded	11.11	9.3%		Ills	71	60
880B	Clinton silt loam, terrace, 2 to 5 percent slopes	7.40	6.2%		Ile	80	80
110B	Lamont fine sandy loam, 2 to 5 percent slopes	7.05	5.9%		Ills	52	47
S520	Coppock silt loam, 0 to 2 percent slopes, occasionally flooded	6.84	5.7%		Ilw	79	
880D2	Clinton silt loam, terrace, 9 to 14 percent slopes, eroded	6.33	5.3%		Ills	47	50
484	Lawson silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	6.12	5.1%		Ilw	86	90
977	Richwood silt loam, 0 to 2 percent slopes	5.36	4.5%		I	100	95
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	2.35	2.0%		Ilw	75	75
154E	Ainsworth-Lamont complex, 9 to 18 percent slopes	1.02	0.8%		Vle	20	25
594E	Galland loam, 14 to 18 percent slopes	1.00	0.8%		Vle	8	5
88	Nevin silty clay loam, 0 to 2 percent slopes	0.66	0.5%		Iw	95	90
315	Klum-Perks-Nodaway complex, 1 to 3 percent slopes	0.39	0.3%		Ils	38	49
						Weighted Average	72.3

DR. SATYANARAYANA KANTAMNENI & JAGADAMBA KANTAMNENI

Kevin J. Kuckelman - Attorney for Sellers

For information contact Terry Hoenig at Steffes Group 319.385.2000 or 319.470.7120

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

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