

POTTAWATTAMIE COUNTY, IOWA

# Land Auction & Home

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

*Online Bidding Available*

**71<sup>±</sup>** acres  
**3 tracts**

**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](http://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 3 – \$3,852.50 (\$115 x 33.5 acres)
- Tract 2 – \$2,932.50 (\$115 x 25.5 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.

<b>TRACT 1</b> Net Taxes \$5,496.00 (Rounded)	<b>TRACT 2</b> Net Taxes \$951.00 (Approx.)	<b>TRACT 3</b> Net Taxes \$1,003.00 (Approx.)
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**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**

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

**LARGE FARM RETIREMENT AUCTION**  
*on Back Side!*



# 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](http://SteffesGroup.com).

*Multi-Ring Auction with Live and Online Bidding!*



2245 East Bluegrass Road  
Mt. Pleasant, IA 52641  
319.385.2000  
[SteffesGroup.com](http://SteffesGroup.com)

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Multi-Ring FARM RETIREMENT AUCTION

POTTAWATTAMIE COUNTY, IOWA

# Land Auction & Home

71+ acres - 3 tracts

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

[SteffesGroup.com](http://SteffesGroup.com)



### 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 1FUUDSYB3NP522587

### HOPPER BOTTOM TRAILER

2001 Timpit, 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 4J6UF02226B07933 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, narrow 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 line, 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 1082HHM, 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 6C20455  
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, 1 ph., 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; Duke 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/wise, 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"; Miller 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 Lite 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) Kinze Edgevac meters; (4) Kinze HD spring reset cultivator shanks; (6) Krause 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 coulters 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 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 CLOSSES @ 3PM ► RING 4 CLOSSES @ 3:30PM  
RING 5 CLOSSES @ 4PM ► RING 6 CLOSSES @ 4:30PM  
RING 7 CLOSSES @ 5PM ► RING 8 CLOSSES @ 5:30PM

