

# MULTI-TRACT Land Auction

## HAMILTON COUNTY, IOWA

**82.1  
CSR2!**

**56.04<sup>±</sup>**  
acres - 2 tracts

*Online Bidding Available!*

ALL LINES AND BOUNDARIES ARE APPROXIMATE

**TUESDAY, AUGUST 17, 2021 AT 10AM**

### RANDALL, IOWA

Auction held at the Story City Community Center,  
503 Elm Avenue, Story City, IA

Tract 1 is located 1 mile east of Randall on County Hwy D65,  
then 1 mile south on County Hwy R61, then 1/2 mile east on  
390th Street/County Hwy D68.

Tract 2 is located 1 mile east of Randall on County Hwy D65,  
then 1 mile south on County Hwy R61, then 3/4 mile east on  
390th Street/County Hwy D68.

### "Selling Choice with the Privilege"

Tracts 1 & 2 will be sold by the acre and will be selling Choice with the  
Privilege. High bidder may take Tract 1, Tract 2, or both Tracts, times  
their high bid. This will continue until both tracts are sold.  
Tracts will not be recombined.

### TRACT 1 - 19.48 TAXABLE ACRES M/L

FSA indicates: 21.21 acres tillable.  
Corn Suitability Rating 2 of 82.1 on the tillable.  
Located in Section 30, Scott Township,  
Hamilton County, Iowa.

### TRACT 2 - 36.56 TAXABLE ACRES M/L

FSA indicates: 36.92 acres tillable.  
Corn Suitability Rating 2 of 80.6 on the tillable.  
Located in Section 30, Scott Township,  
Hamilton County, Iowa.

Area Symbol: IA079, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2** CSR
507	Canisteo clay loam, 0 to 2 percent slopes	10.54	49.7%		llw	84 80
138B	Clarion loam, 2 to 6 percent slopes	4.69	22.1%		lle	89 82
95	Harpis clay loam, 0 to 2 percent slopes	2.57	12.1%		llw	72 63
55	Nicollet clay loam, 1 to 3 percent slopes	1.77	8.3%		llw	89 90
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.64	7.7%		llw	59 58
<b>Weighted Average</b>						<b>82.1 77.5</b>

  

Area Symbol: IA079, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2** CSR
507	Canisteo clay loam, 0 to 2 percent slopes	24.33	65.9%		llw	84 80
95	Harpis clay loam, 0 to 2 percent slopes	5.15	13.9%		llw	72 63
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.00	10.8%		lle	75 57
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.44	3.9%		llw	59 58
138B	Clarion loam, 2 to 6 percent slopes	1.05	2.8%		lle	89 82
55	Nicollet clay loam, 1 to 3 percent slopes	0.72	2.0%		llw	89 90
138C	Clarion loam, 6 to 10 percent slopes	0.23	0.6%		lle	84 67
<b>Weighted Average</b>						<b>80.6 74.4</b>

**Terms:** 10% down payment on August 17, 2021. Balance due at final settlement with a projected date of October 1, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of October 1, 2021 (Subject to tenant's rights).

**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: Tract 1 - \$652.00 Net (Rounded) | Tract 2 - \$1,264.00 Net (Approx.)

#### Special Provisions:

- Tracts 1 & 2 are cash rented for the 2021 farming season. The Seller shall retain 100% of the cash rent for 2021.
- The Seller has served termination to the tenant and is selling free and clear for the 2022 farming season.
- Tract 2 there is a recorded easement for ingress/egress through the adjoining land owner to access the land.
- It shall be the obligation of the Buyer(s) to report to the Hamilton 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.
- The 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(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.

For information contact Steffes Group at 515.432.6000;  
Seth Twedt at 515.231.1921 or Nate Larson at 319.931.3944

**SteffesGroup.com**

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 515.432.6000  
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