

**Unimproved 144.26 Taxable Acres, more or less, in
Section 36, Cooper Township, Monona County, IA**

At Public

AUCTION

Visit www.iowaland.net - for more Information

Monday, February 18, 2019 10:30 a.m.

AUCTION LOCATION:

Willow Vale Country Club, 300 Sioux St., Mapleton, IA

FARM LOCATION:

From Ute, IA: from the NW edge of town, follow State Highway 141 north 5.0 Miles (to "Edgington's Corner") to the intersection of the gravel roads 160th St. and Teak Ave., then east on 160th St. 1.5 miles to the SW corner of the farm.

From Mapleton, IA: from the South edge of town, follow State Highway 141 south-easterly 5.1 miles (to "Edgington's Corner"), to the intersection of 160th St. and Teak Ave., then east on 160th St. 1.5 miles to the SW corner of the farm

LEGAL DESCRIPTION:

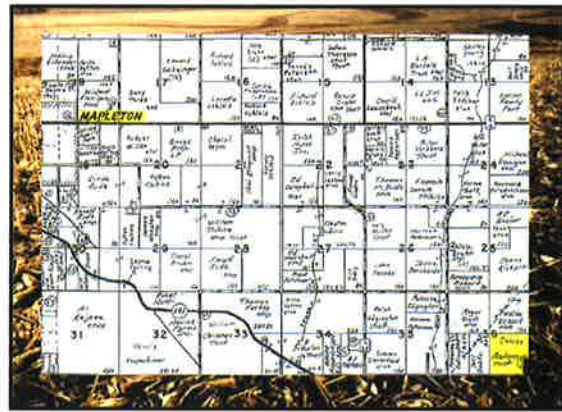
The Southeast Quarter (SE 1/4) of Section Thirty-six (36), Township Eighty-five (85), Range Forty-Two (42), West of the 5th P.M., Except the East 455 feet of the South 1245 feet thereof, Monona County, Iowa

GENERAL INFORMATION:

This excellent nearly all tillable unimproved farm has had high-level stewardship with good access in a strong farming area. The Monona County, IA, FSA reports: 143.53 total acres, 142.67 cropland acres, a 61.80 A. corn base with a 164 bu. yield, and a 55.40 A. soybeans base with a 45 bu. yield, as enrolled into the ARC County Farm Program. The current annual net taxes are \$4814.00 for 144.26 taxable acres, plus \$106.00 drainage taxes. The CSR2 based on total acres is 79.4, and the CSR1 is 68. 47% of this farm has a CSR2 of 92.76! 62% of this farm has a CSR2 of over 80! Ease of farming is as good as any farm in the area.

AUCTIONEERS' NOTES:

This is a very nice farm. It is being sold to settle the trust and it is very easy to farm. Don't miss this opportunity to purchase a farm that you will be excited to own for a long time.



Please see the back of this sale bill for further details

TERMS & CONDITIONS:

The successful Buyer shall pay 10% of the total purchase price on the day of the sale, and sign a Real Estate Contract that states the entire balance is due and payable at closing when the Seller has furnished an abstract showing merchantable title and gives a Trustee's Warranty Deed. Closing is estimated to be within 30 days of the date of sale. The buyer is taking possession of this farm subject to the existing 2019 cash rent lease. At closing, the buyer shall assume the landlord's role, and shall receive the entire 2019 cash rent, which is due March 1, 2019. The Sellers will pay that installment of the real estate taxes normally delinquent October 1, 2019, if unpaid, and all prior taxes, if any. The buyer is purchasing this farm "as is" and assumes the responsibility of verifying all provided information. The farm may be inspected from the roads, or on-site as soil conditions allow. Any announcements made on the day of the auction supersede any previously given information. For further information contact the auctioneers at 712-882-2406

Midwestern
LAND & AUCTION

Auctioneers ♦ Real Estate Brokers ♦ Appraisers
Since 1939

PO Box 75 ♦ 426 Main
Mapleton, Iowa 51034
www.iowaland.net

ph. 712.882.2406
fax 712.882.2326
iowaland@longlines.com

An affiliate of:



Iowa Auction Group
www.iowauctiongroup.com

Jack Seuntjens, Midwestern Land & Auction, Mapleton IA: 712-882-2406

Del Beyer, Beyer Auction & Realty, Sioux Center, IA: 712-348-2738

Kevin Cone, Cone Auctions, Storm Lake, IA: 712-299-4258

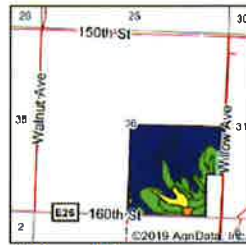
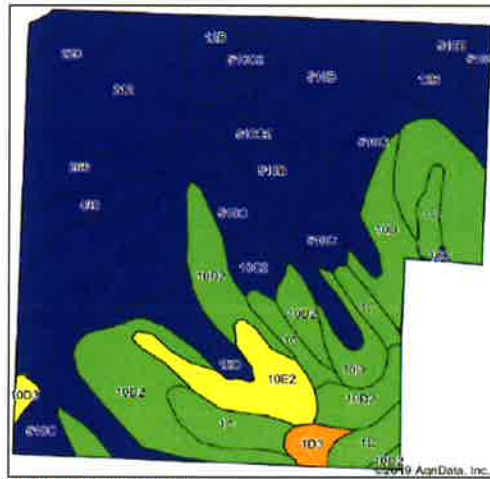
Jim Klein, Klein Realty & Auction, Remsen, IA: 712-540-1206

Denny O'Bryan, O'Bryan Auction, Cherokee, IA: 712-261-1316

DELORES D. STEPHENSON REVOCABLE TRUST—OWNER

DENNIS STEPHENSON—TRUSTEE

JAMES R. WESTERGAARD—ATTORNEY FOR THE TRUST



State: Iowa
 County: Monona
 Location: 36-85N-42W
 Township: Cooper
 Acres: 143.53
 Date: 1/17/2019



Area Symbol: IA133, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-IR Class 'c'	IR Class 'c'	CSR2**	CSR
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	25.57	17.8%		IIIe		60	53
12B	Napier silt loam, 2 to 5 percent slopes	23.32	16.2%		IIIe		93	77
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	18.37	12.8%		IIA		91	56
810B	Monona silt loam, terrace, 2 to 5 percent slopes	15.99	11.1%		IIIe	IIIA	95	60
810C	Monona silt loam, terrace, 5 to 9 percent slopes	9.64	6.9%		IIIe		90	63
1C	Ira silt loam, 5 to 9 percent slopes	9.74	6.8%		IIIe		65	56
12C	Napier silt loam, 5 to 9 percent slopes	7.75	5.4%		IIIe		69	62
10D	Monona silt loam, 9 to 14 percent slopes	6.78	4.7%		IIIe		63	56
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	5.96	4.2%		IVe		45	43
266	Smithland silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.78	3.3%		IIA		87	82
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	4.31	3.0%		IIA		77	83
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	3.68	2.6%		IIA		82	86
810C2	Monona silt loam, terrace, 5 to 9 percent slopes, eroded	3.56	2.5%		IIIe		86	63
10G2	Monona silt loam, 5 to 9 percent slopes, eroded	1.87	1.3%		IIIe		86	63
1D3	Ira silt loam, 9 to 14 percent slopes, severely eroded	1.44	1.0%		IIIe		32	40
10D3	Monona silt loam, 9 to 14 percent slopes, severely eroded	0.53	0.4%		IIIe		53	50
10C	Monona silt loam, 5 to 9 percent slopes	0.14	0.1%		IIIe		69	65
Weighted Average							79.4	68

**IA has updated the CSR values for each county to CSR2.

'c' Using Capabilities Class Dominant Condition Aggregation Method

Data provided by USDA and NRCS.