

**REAL ESTATE CONTRACT
(SHORT FORM)
Recorder's Cover Sheet**

Preparer Information: Gregory A. Johnson, 516 7th Street, Fort Madison, IA 52627,
Phone: 319-372-2532

Taxpayer Information:

Return Document To: Gregory A. Johnson, 516 7th Street, Fort Madison, IA 52627

Grantors: Kenneth H. Dix Estate

Grantees:

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____



**REAL ESTATE CONTRACT
(SHORT FORM)**

IT IS AGREED between the Estate of Kenneth H. Dix, deceased, ("Seller"); and ("Buyers").

Seller agrees to sell and Buyers agree to buy real estate in Des Moines County, Iowa, described as:

(See attached legal description – Auditors Parcel “G”)

with any easements and appurtenant servient estates, but subject to the following:

- a. any zoning and other ordinances;
- b. any covenants of record;
- c. any easements of record for public utilities, roads and highways; and
- d. (consider: liens; mineral rights; other easements; interest of others.) _____
(the "Real Estate"), upon the following terms:

1. **PRICE.** The total purchase price for the Real Estate is _____ Dollars (\$ _____) of which a 10% down payment is payable on day of sale (October 10, 2024) (\$ _____) has been paid. Buyers shall pay the balance to Seller at time of closing (on or about November 20, 2024, subject to lot rental agreement for mobile home) or as directed by Seller, as follows:

Signing of contract may take place through email and electronic document signatures. This auction sale is not contingent upon Buyer's financing, appraisal, inspection, 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.

2. **REAL ESTATE TAXES.** Seller shall pay all real estate taxes that are due and payable as of the date of possession and which constitute a lien against the property, including and any unpaid real estate taxes payable in prior years. Buyers shall pay all subsequent real estate taxes. Any proration of real estate taxes on the Real Estate shall be based upon such taxes for the year currently payable unless the parties state otherwise.
3. **SPECIAL ASSESSMENTS.** Seller shall pay all special assessments which are a lien on the Real Estate as of the date of this contract. All other special assessments shall be paid by Buyers.
4. **POSSESSION CLOSING.** Seller shall give Buyers possession of the Real Estate on or about November 20 2024, subject to lot rental agreement for mobile home, and provided Buyers are not in default under this contract.

5. **INSURANCE.** Seller shall maintain existing insurance upon the Real Estate until the date of possession. Buyers shall accept insurance proceeds instead of Seller replacing or repairing damaged improvements. After possession and until full payment of the purchase price, Buyers shall keep the improvements on the Real Estate insured against loss by fire, tornado, and extended coverage for a sum not less than 80 percent of full insurable value payable to the Seller and Buyers as their interests may appear. Buyers shall provide Sellers with evidence of such insurance.
6. **ABSTRACT AND TITLE.** Seller, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through the date of this contract and deliver it to Buyers for examination. It shall show merchantable title in Seller in conformity with this contract, Iowa law and the Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Buyers when the purchase price is paid in full, however, Buyers reserve the right to occasionally use the abstract prior to full payment of the purchase price. Seller shall pay the costs of any additional abstracting and title work due to any act or omission of Seller, including transfers by or the death of Seller or their assignees.
7. **FIXTURES.** All property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items and electrical service cable, outside television towers and antenna, fencing, gates and landscaping shall be considered a part of Real Estate and included in the sale except: (consider: rental items.) _____
8. **DEED.** Upon payment of purchase price, Seller shall convey the Real Estate to Buyers or their assignees, by Court Officer deed, free and clear of all liens, restrictions, and encumbrances except as provided herein. Any general warranties of title shall extend only to the date of this contract, with special warranties as to acts of Sellers continuing up to time of delivery of the deed.
9. **REMEDIES OF THE PARTIES.**
- a. If Buyers (a) fail to make the payments aforesaid, or any part thereof, as same become due; or (b) fail to pay the taxes or special assessments or charges, or any part thereof, levied upon said property, or assessed against it, by any taxing body before any of such items become delinquent; or (c) fail to keep the property insured; or (d) fail to keep it in reasonable repair as herein required; or (e) fail to perform any of the agreements as herein made or required; then Seller, in addition to any and all other legal and equitable remedies which they may have, at their option, may proceed to forfeit and cancel this contract as provided by law (Chapter 656 Code of Iowa). Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and/or improvements if any shall be retained and kept by Seller as compensation for the use of said property, and/or as liquidated damages for breach of this contract ; and upon completion of such forfeiture, if

the Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of lease, and may accordingly be ousted and removed as such as provided by law.

- b. If Buyers fail to timely perform this contract, Seller, at their option, may elect to declare the entire balance immediately due and payable after such notice, if any, as may be required by Chapter 654, The Code. Thereafter this contract may be foreclosed in equity and the court may appoint a receiver to take immediate possession of the property and of the revenues and income accruing therefrom and to rent or cultivate the same as the receiver may deem best for the interest of all parties concerned, and such receiver shall be liable to account to Buyers only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure and upon the contract obligation.

It is agreed that if this contract covers less than ten (10) acres of land, and in the event of the foreclosure of this contract and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months provided the Seller, in such action file an election to waive any deficiency judgment against Buyers which may arise out of the foreclosure proceedings; all to be consistent with the provisions of Chapter 628 of the Iowa Code. If the redemption period is so reduced, for the first three (3) months after sale such right of redemption shall be exclusive to the Buyers, and the time periods in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to four (4) months.

It is further agreed that the period of redemption after a foreclosure of this contract shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) The real estate is less than ten (10) acres in size; (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and those persons personally liable under this contract at the time of such foreclosure; and (3) Sellers in such action file an election to waive any deficiency judgment against Buyers or their successor in interest in such action. If the redemption period is so reduced, Buyers or their successors in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by creditors as provided in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty (40) days. Entry of appearance by pleading or docket entry by or on behalf of Buyers shall be presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code. Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and for improvements if any shall be retained and kept by Seller as compensation for the use of said property, and/or as liquidated damages for breach of this contract; and upon completion of such forfeiture, if Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in

possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of a lease, and may accordingly be ousted and removed as such as provided by law.

- c. If Sellers fail to timely perform their obligations under this contract, Buyers shall have the right to terminate this contract and have all payments made returned to them.
- d. Buyers and Seller are also entitled to utilize any and all other remedies or actions at law or in equity available to them.
- e. In any action or proceeding relating to this contract the successful party shall be entitled to receive reasonable attorney's fees and costs as permitted by law.

10. TIME IS OF THE ESSENCE. Time is of the essence in this contract.

11. CONSTRUCTION. Words and phrases in this contract shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

12. CERTIFICATION. Buyers and Seller each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

I UNDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS CONTRACT, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS CONTRACT.

Dated: _____
BUYERS

Dated: _____
BUYERS

13. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. Seller represents and warrants to Buyer that there is a septic but is exempt from any septic system testing or upgrades. Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the Buyer's expense in accordance with Des Moines County & Iowa Laws and Regulations.

ADDITIONAL PROVISIONS.

Buyers acknowledge the following:

- This online auction will have a 5% buyer's premium. This means a buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- This auction sale is not contingent upon Buyer's financing, appraisal, inspection, or any other Buyer contingencies;
- Down payment is due on the day the bidding closes and signing of the contract will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00 p.m., the earnest money will be due the following business day.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited;
- Any announcements made the day of sale take precedence over advertising.
- This real estate will be selling at lump sum price.
- This real estate is selling subject to a Lot Rental Agreement for the mobile home located on the property. The rental agreement is \$200.00 per month with an ending date of October 1, 2051, or at Tenants' deaths, whichever first occurs.
- The septic is shared with the mobile home on leased land to the North.
- Buyer will be responsible for any fencing in accordance with state law.
- Any future site clean-up that is required will be at the Buyer's expense.
- All mineral rights, if any, held by Seller will be transferred to Buyer upon closing.
- This real estate is selling subject to any and all covenants, restrictions, encroachments, and easements, as well as all applicable zoning laws.
- All lines, drawings, boundaries, dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property.
- Buyers have carefully and thoroughly inspected the real estate and are familiar with the premises, and understand the property is being sold "AS IS" and "WHERE IS". There are **NO WARRANTIES EXPRESS OR IMPLIED**.
- Steffes Group, Inc. is representing the Seller.

Dated: _____.

Kim Schadt,
Executor for the Kenneth H. Dix Estate, Seller

_____, Buyer

_____, Buyer

INDIVIDUAL NOTARY

STATE OF IOWA, COUNTY OF LEE

This record was acknowledged before me on _____,
by _____.

Signature of Notary Public

INDIVIDUAL NOTARY

STATE OF IOWA, COUNTY OF LEE

This record was acknowledged before me on _____,
by _____.

Signature of Notary Public

INDIVIDUAL NOTARY

STATE OF IOWA, COUNTY OF LEE

This record was acknowledged before me on _____,
by _____.

Signature of Notary Public

Auditor's Parcel "G" in part of the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 33-69-3, Des Moines County, Iowa, also described as follows: Commencing at the northeast corner of said SE $\frac{1}{4}$ of Section 33; thence South 00°26'25" East, along the east line of said SE $\frac{1}{4}$ of Section 33, a distance of 988.84 feet to the POINT OF BEGINNING; thence, continuing along said line, South 00°26'25" East, 381.11 feet; thence South 79°44'19" West, along the present northerly right of way line of U.S. Highway No. 61, a distance of 280.48 feet; thence North 10°22'24" West, 120.14 feet; thence North 00°26'25" West, 311.03 feet; thence North 89°38'18" East, 297.09 feet to the POINT OF BEGINNING containing 2.75 acres, of which 0.32 acres is public county road right of way.