

Henry County LAND & REAL ESTATE AUCTION

Salem, Iowa

Home is located at 1802 Salem Road, Salem, Iowa. Located 8 miles south of Mt. Pleasant on Highway 27/218, at the intersection of Highway 27/218 & Salem Road, locally known as the Salem Stub. Auction held on site.

THURSDAY, SEPTEMBER 25, 2014 AT 5:00 P.M.

OPEN HOUSE
Wednesday, September 10th from 4-5pm

35.34 Surveyed Acres SELLS IN TWO TRACTS

TRACT #1 – Ranch Style Home on 1.06 Surveyed Acres

This well maintained ranch style home was built in 1954 with 1,344 sq.ft. of living space on the main level. The three bedroom home features a large living & dining room, an eat in kitchen with new counter tops & laminate flooring, refrigerator & gas stove. The main level has three bedrooms, a full bath, mud room with 1/2 bath (potential main level laundry) and a breezeway with new carpet to the attached three car garage. The back concrete patio area provides a perfect place for those backyard BBQ's.

The full basement has the potential to be finished for more living space. It also has a washer & dryer, shower & vanity. Hot water radiant heat and central air. Rural water. All situated on 1.06 surveyed acres on a hard surface road with landscaping including mature trees & flowers.

Included: Refrigerator, Stove, Washer ("as is") & Dryer, LP tank
Not included: All personal property, Lawn furniture & Boat

TRACT#2 – 34.28 Surveyed Acres with Pond & CRP Income

This tract offers a beautiful country setting with a stocked pond & dock, along with CRP land that has over \$4,500 of annual income. This tract also offers a potential building site on hard surface road. FSA information: 26.6 acres fillable all of which is in CRP as follows:
26.6 acres at \$170.00 = \$4,522 and expires on 9-30-2022.

Corn Suitability Rating 2 of 65.2 (CSR1 56.7) on the fillable and CSR2 of 59.6 on the entire tract.

Located in Section 21, Jackson Township, Henry County, Iowa.

View Website for Virtual Tours & More Pictures



**COUNTRY
ACREAGE WITH
35 ACRES M/L**

All lines and boundaries are approximate.

Terms: 10% down payment on September 25, 2014 balance to be paid on or before October 24, 2014 upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of October 24, 2014.

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 #	Gross	Ag. Credit	Net
TRACT #1	\$1,405.44	(138.99)	\$1,266.00 (ROUNDED)
TRACT #2	\$618.42	(27.12)	\$590.00 (ROUNDED)

Special Provisions:

- It shall be the obligation of the buyer(s) to report to the Henry County FSA office and show filed deed(s) in order to receive the following if applicable:
 - Allotted base acres.
 - Any future government programs.
 - Prorate of CRP.
- Buyer(s) agree to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer(s) agree 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(s) further agree to indemnify and hold harmless the sellers/tenant 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(s) elects to take the ground out of CRP, the buyer(s) will be responsible to the seller/tenant for any prorate of the CRP payment that the seller/tenant would have received.
- Both Tracts have been surveyed by a registered land surveyor and surveyed acres will be the multiplier for Tract #2.
- 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).
- 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 of Tract #1 shall reimburse the seller for the remaining gas in the LP gas tank at the current rate on the day of closing.
- It shall be the seller's obligation to inspect & determine if the septic system complies with state and county septic code and whether it can be operational as installed. Any inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the seller's expense in accordance with Henry County & Iowa laws & regulations. This shall take place before closing on Tract #1.
- 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 same.
- Any announcements made on the day of the auction will take precedence over prior advertising and printed matter.



Steffes Group, Inc.
605 East Winfield Avenue, Mt. Pleasant, IA 52641

319.385.2000
SteffesGroup.com

SALEM, IOWA

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JAY "PETE" & SALLY WEHRLE
Seleta A. Bainter – Attorney for seller



Licensed to sell in Iowa, Minnesota, North Dakota, Missouri, and Illinois #441-001755
ANY ANNOUNCEMENTS MADE THE DAY OF SALE TAKE PRECEDENCE OVER ADVERTISING



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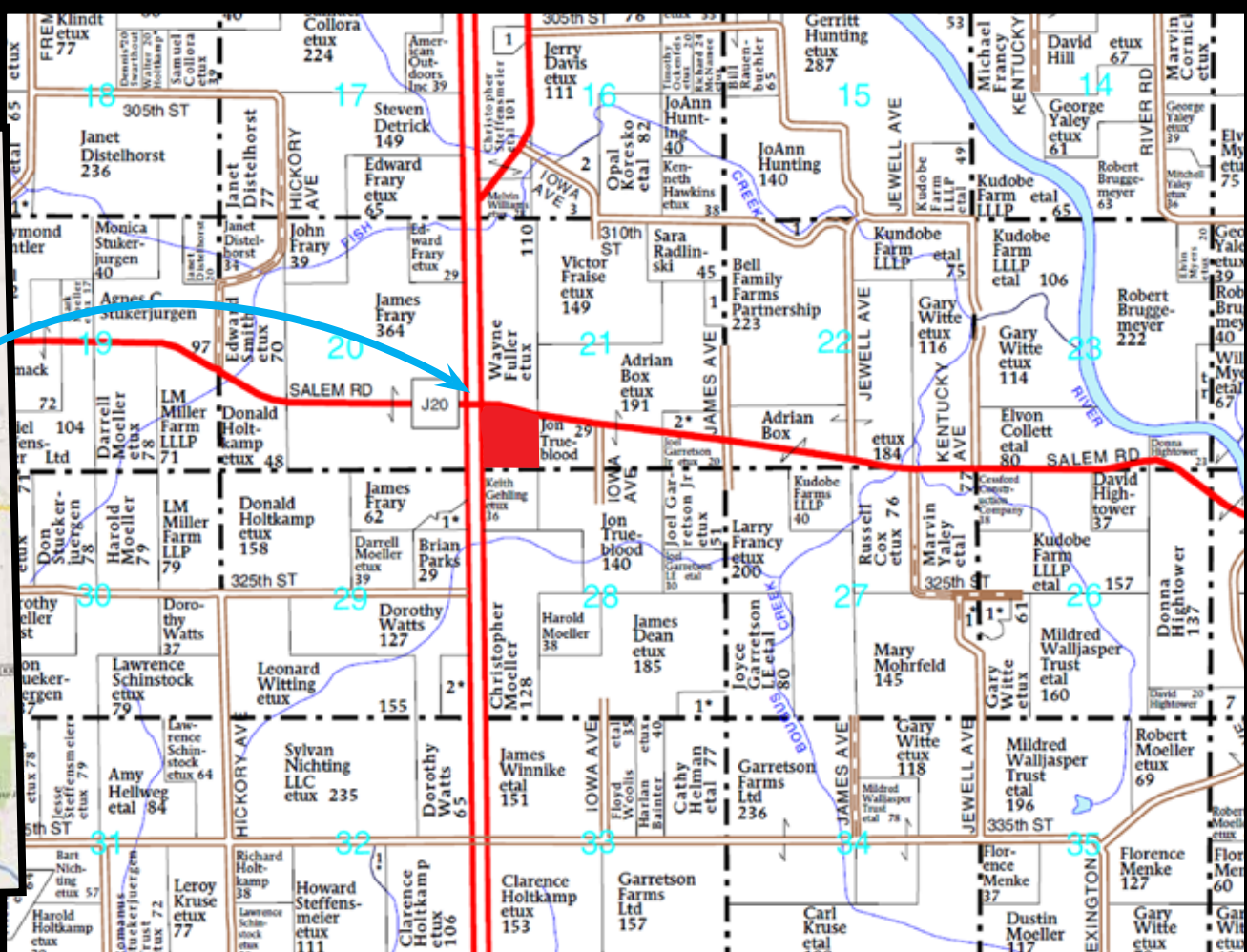
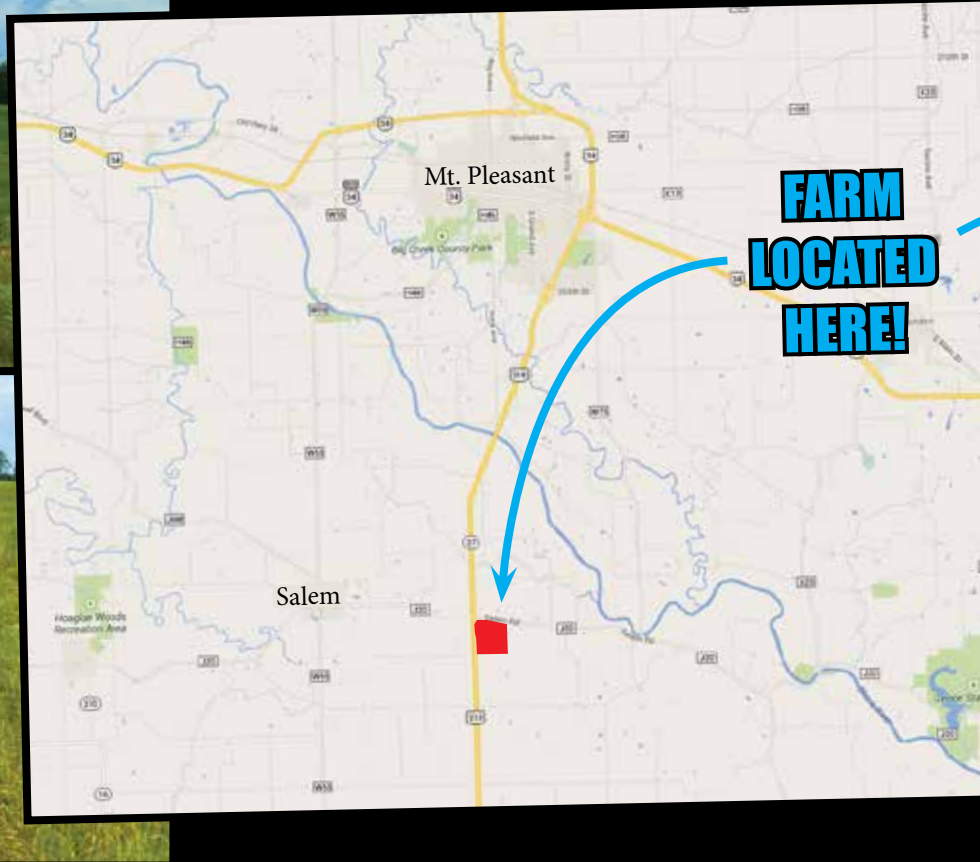
Salem, IA

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VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS



605 East Winfield Avenue
Mt. Pleasant, IA 52641-2951
319-385-2000
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Rock Island, IL

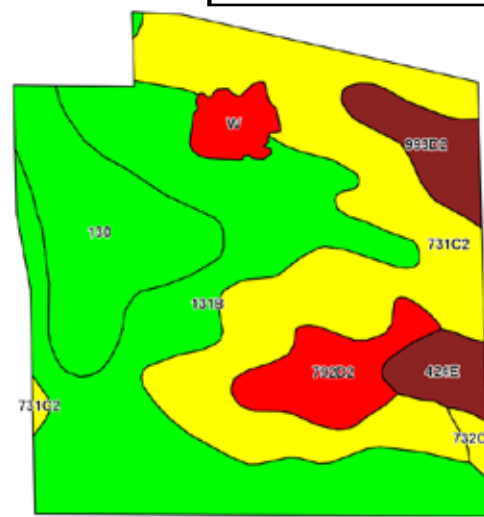
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
131B	Pershing silt loam, 2 to 5 percent slopes	12.56	37.1%		IIIe	72
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	10.99	32.5%		IIIe	58
130	Belinda silt loam, 0 to 2 percent slopes	4.71	13.9%		IIIw	76
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	2.05	6.1%		IVe	13
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	1.45	4.3%		IVe	37
424E	Lindley-Keswick loams, 14 to 18 percent slopes	1.02	3.0%		Vle	26
W	Water	0.85	2.5%			0
732C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	0.23	0.7%		IIIe	56
Weighted Average						59.6

Please Post



2 TRACTS!

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