

AUCTION

Morning Sun, Iowa

THURSDAY, OCTOBER 23, 2014 AT 10:00 A.M.

The property is located 5 miles west of Morning Sun on Highway 78. Home address is 2173 S Avenue. Auction held on site.

OPEN HOUSE
Thursday, October 9th from 10-11AM

8.35 Taxable Acres - 1 Tract Tillable Farmland & 1 Story Home

FSA indicates: 8.18 NHEL acres tillable
Corn Suitability Rating 2 of 87.5 (CSR1 of 85.7) on the tillable.
Located in Section 30, Morning Sun Township, Louisa County, Iowa.

The 1 story home was built in 1930 with a 1,026 sq. ft. of living space on the main level. The two bedroom home has a living room, kitchen with refrigerator & gas stove(also elec. hookup), bathroom and main level laundry. The breezeway leads to the attached 24'x24' garage.

The 3/4 basement has a GFA furnace (2004) with central air (1999). 100 amp breaker box and gas water heater. There is a 40' well used by the home. All situated on 8.35 taxable acres.

View Website for More Pictures

TERMS: 10% down payment on October 23, 2014 balance to be paid on or before November 24, 2014 upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of November 24, 2014. (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.

GROSS/NET TAXES: \$1,184.00

Included: Refrigerator, Stove, 1000 gal LP tank

Not Included: 2014 Crops, All personal property

SPECIAL PROVISIONS:

- Tenant has been given notice and farm is being sold free and clear for the 2015 farming season. Land is being sold subject to current tenant's rights.
- It shall be the obligation of the buyer(s) to report to the Louisa 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 buyer shall reimburse the seller for the remaining gas in the LP gas tank at the current rate on the day of closing.
- Seller disclaims any warranty on the septic system. It shall be the buyer'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 buyer's expense in accordance with Louisa County & Iowa laws & regulations.
- Sellers shall not be obligated to furnish a survey.
- The buyer shall be responsible for installing his/her own entrances if needed or desired.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- If in the future a site cleanup is required it shall be at the expense of the buyer.
- 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.



COUNTRY SETTING WITH TILLABLE FARMLAND



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

319.385.2000

SteffesGroup.com

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HOWARD W. & JANICE E. COOLEY
William L. Matthews - Attorney



Tim Meyer Terry Hoenig Lynn Richard Chris Richard Jason Denning Nate Larson Duane Norton Dennis Ebersole

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



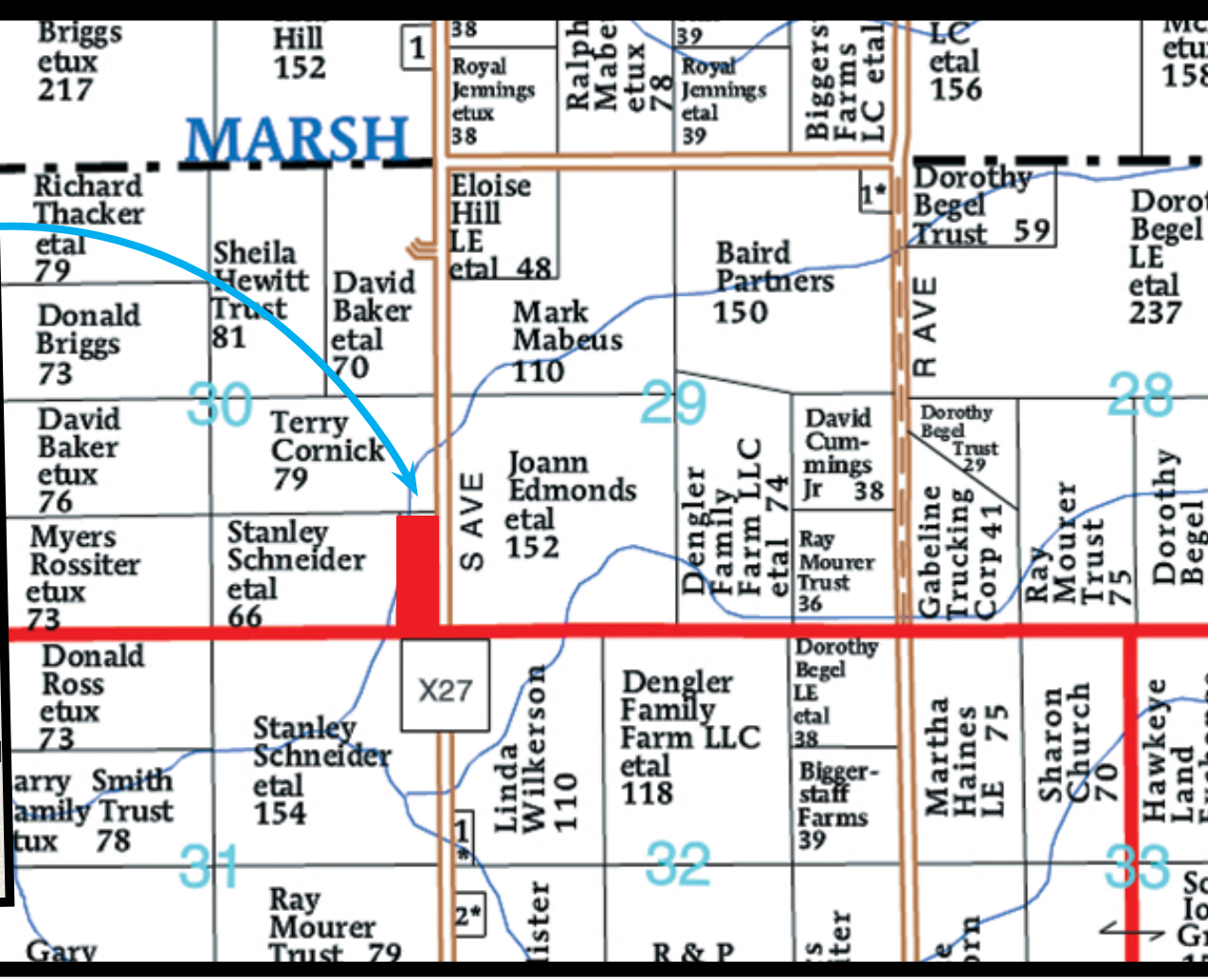
LOUISA COUNTY LAND & REAL ESTATE AUCTION

MorningSun, IA **THURSDAY, OCTOBER 23, 2014 AT 10:00 A.M.**

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VIEW STEFFESGROUP.COM FOR COMPLETE DETAILS



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Mt. Pleasant, IA 52641-2951
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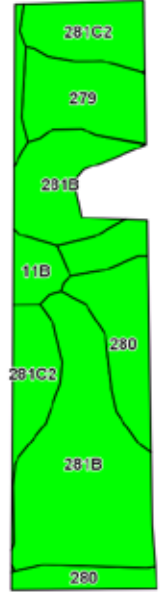
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Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
281B	Otley silty clay loam, 2 to 5 percent slopes	3.69	45.1%		Ile	91	90
281C2	Otley silty clay loam, 5 to 9 percent slopes, moderately eroded	1.41	17.2%		IIle	82	70
279	Taintor silty clay loam, 0 to 2 percent slopes	1.32	16.1%		IIw	84	88
280	Mahaska silty clay loam, 0 to 2 percent slopes	1.27	15.5%		I	91	95
11B	Colo-Ely silty clay loams, 0 to 5 percent slopes	0.49	6.0%		Ile	78	68
Weighted Average						87.5	85.7

Please Post

1 TRACT!

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