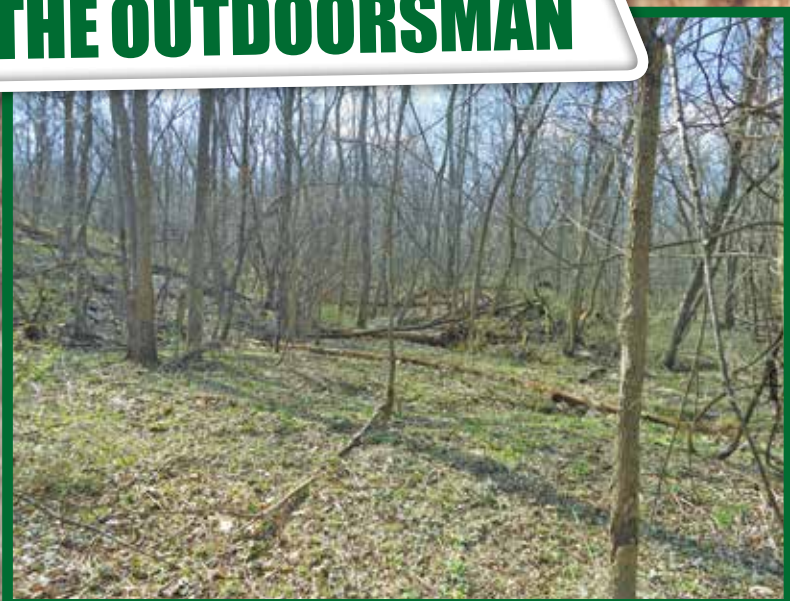


Washington County Land AUCTION

THURSDAY, MAY 19, 2016 | 10:00 A.M.



28.01 ACRES



GREAT LAND FOR THE OUTDOORSMAN



RIVERSIDE, IOWA

Located 5 miles south of Riverside, IA OR 15 miles south of Iowa City on Highway 218/27, then 3/4 mile east on 170th Street to Highland School, then 2 miles east on 170th Street. Watch for auction signs.

Auction to be held onsite.

28.01 Surveyed Acres of Timber & Recreational Land – Sells in One Tract

Are you looking for a hunting or recreational piece of land that has income? This land has approx. \$3,166 of yearly income from the CRP land, which has the CP3A practice of trees.

This piece offers perfect cover for wildlife as it borders other land with timber. This is an excellent opportunity to own a piece of land close to Iowa City with timber trails & creek beds along with two gated entrances. This tract also offers a potential future building site in the country.

The CRP contract is approx. 12.13 acres at \$261.05 = \$3,166 per year and expires on 9-30-2025.

Located in Section 2, Highland Township, Washington County, Iowa.

TERMS & CONDITIONS

TERMS: 20% down payment on May 19, 2016. Balance due at closing with a projected date of July 5, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of July 5, 2016.

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. (currently combined with other land that is not selling)

Gross:	\$340.22
Ag Land Credit:	(17.56)
Net Taxes:	\$322.00 (ROUNDED)

SPECIAL PROVISIONS:

- The land has been surveyed by a registered land surveyor and will be sold by the acre, with surveyed acres being the multiplier to determine the final sale price.
- It shall be the obligation of the buyer to report to the Washington County FSA office and show filed deed in order to receive the following if applicable:
 - Allotted base acres.
 - Any future government programs.
 - Prorate of CRP.
- CRP payment as follows: Approx. 12.13 acres at \$261.05 = \$3,166 per year and expires on 9-30-2025. Please note that the final CRP acres and CRP prorate will be determined by the Washington County FSA office, as this land is being split from other CRP land that is not selling.
- Buyer agree to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer 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 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 elects to take the ground out of CRP, the buyer will be responsible to the seller/tenant for any prorate of the CRP payment that the seller/tenant would have received.
- 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 clean-up is required it shall be at the expense of the buyer.
- The buyer acknowledges that he/she has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.
- Any announcements made the day of sale take precedence over advertising.

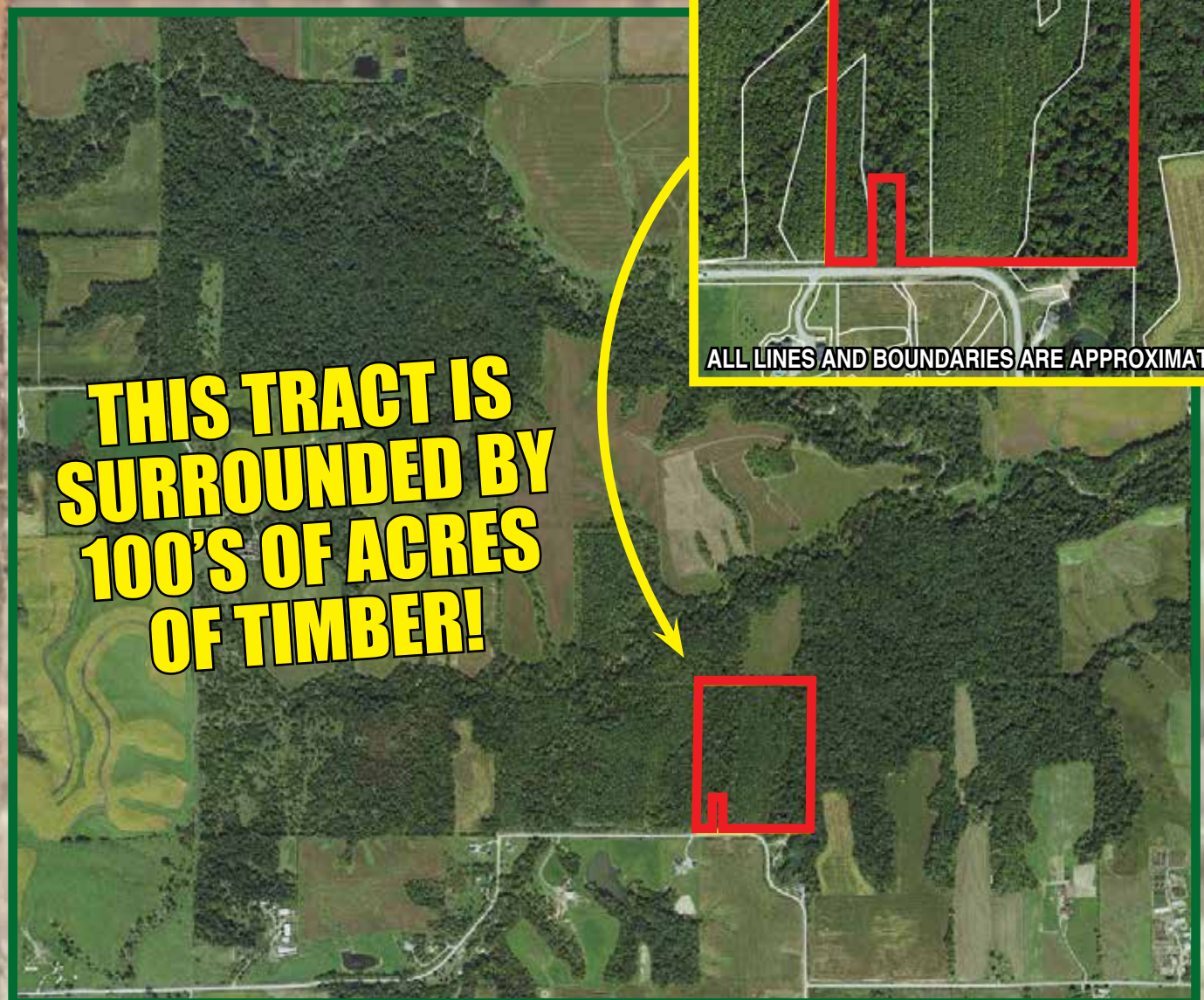
DAVID L. CORDELL

Robert G. Schlegel – Attorney

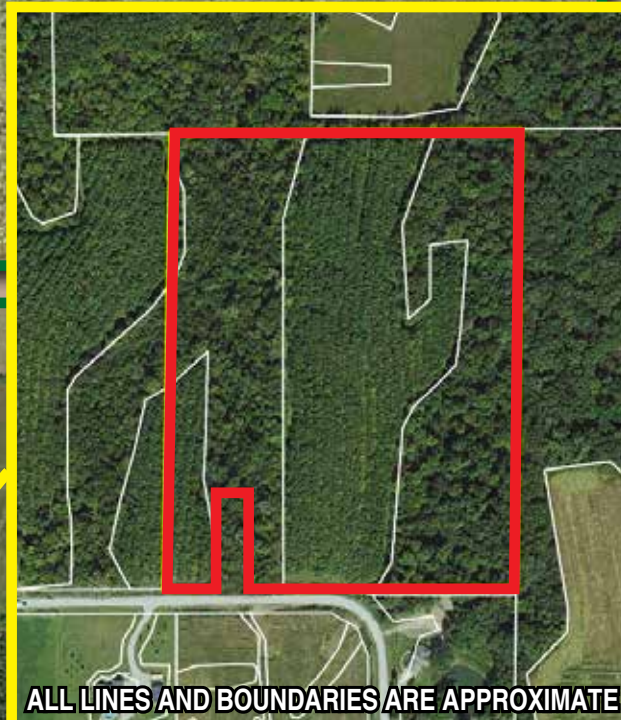
For details contact Lynn Richard at Steffes, 319.385.2000 or by cell 319.931.9090



\$3,100 YEARLY INCOME



THIS TRACT IS SURROUNDED BY 100'S OF ACRES OF TIMBER!



ALL LINES AND BOUNDARIES ARE APPROXIMATE



WASHINGTON COUNTY LAND AUCTION

THURSDAY, MAY 19, 2016 AT 10AM

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For more details go to SteffesGroup.com



605 East Winfield Avenue
 Mt. Pleasant, IA 52641-2951
 319-385-2000
SteffesGroup.com

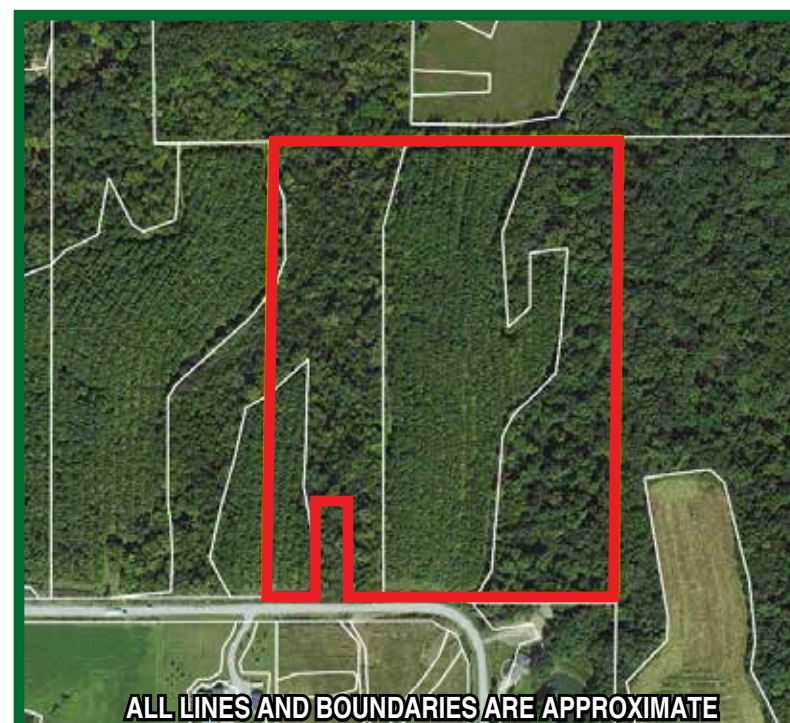
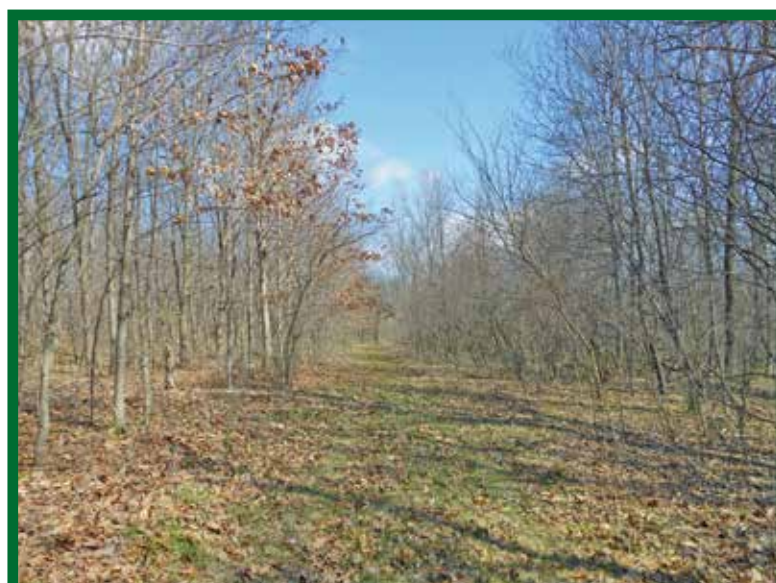
Please Post

PRESORTED
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 FARGO, ND

Income Producing Land



28.01 Surveyed Acres
 Riverside, IA



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Washington County Land AUCTION

THURSDAY, MAY 19, 2016 | 10 AM

28.01 Surveyed Acres of Timber & Recreational Land Sells in One Tract



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