

Jefferson County Land AUCTION

THURSDAY, MAY 26, 2016 | 10:00 A.M.

LOCKRIDGE, IOWA

Land is located 2 miles north of Lockridge, IA on Vetch Blvd, then ½ mile east on 195th St., then 1 mile north on Walnut Ave.

Auction to be held at the Steffes Group facility,
605 East Winfield Avenue, Mt. Pleasant, IA

65 Taxable Acres of Hay Ground, Timber & Recreational Land – Sells in One Tract

If you are looking for a secluded hunting or recreational getaway, then this may be the tract of land for you. Located down a dead end road is 65 acres that has 24.21 acres tillable with a CSR2 rating of 52.8. The tillable ground has been used as hay ground. Balance of the land is timber with no buildings on this property.

Located in Section 14, Lockridge Township, Jefferson County, Iowa.

TERMS & CONDITIONS

TERMS: 20% down payment on May 26, 2016. Balance due at closing with a projected date of July 11, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of July 11, 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.

Gross:	\$852.52
Ag Land Credit:	(25.08)
Net Taxes:	\$826.00 (ROUNDED)

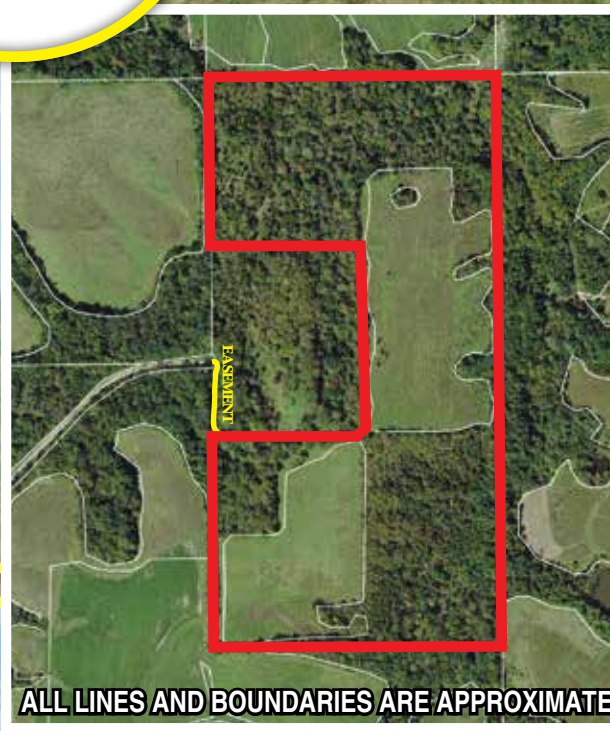
SPECIAL PROVISIONS:

- There is a recorded easement for ingress and egress that benefits this property for access. The easement is 20' wide over the existing grass path of the adjoining land not selling.
- The sellers shall not be obligated to furnish a survey.
- 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.



SECLUDED RECREATIONAL GETAWAY!

**65
ACRES**



ALL LINES AND BOUNDARIES ARE APPROXIMATE

LOTS OF TIMBER SURROUNDING THIS PROPERTY!



WATERHOUSE FAMILY

William R. Jahn, Jr. – Attorney

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



JEFFERSON COUNTY LAND AUCTION

THURSDAY, MAY 26, 2016 AT 10AM

LOCKRIDGE, IA
 Land is located 2 miles north of Lockridge, IA on Vetch Blvd, then 1/2 mile east on 195th St., then 1 mile north on Walnut Ave.
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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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 US POSTAGE
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 Permit #315
 FARGO, ND



65 Acres Hay & Timber
 Lockridge, IA

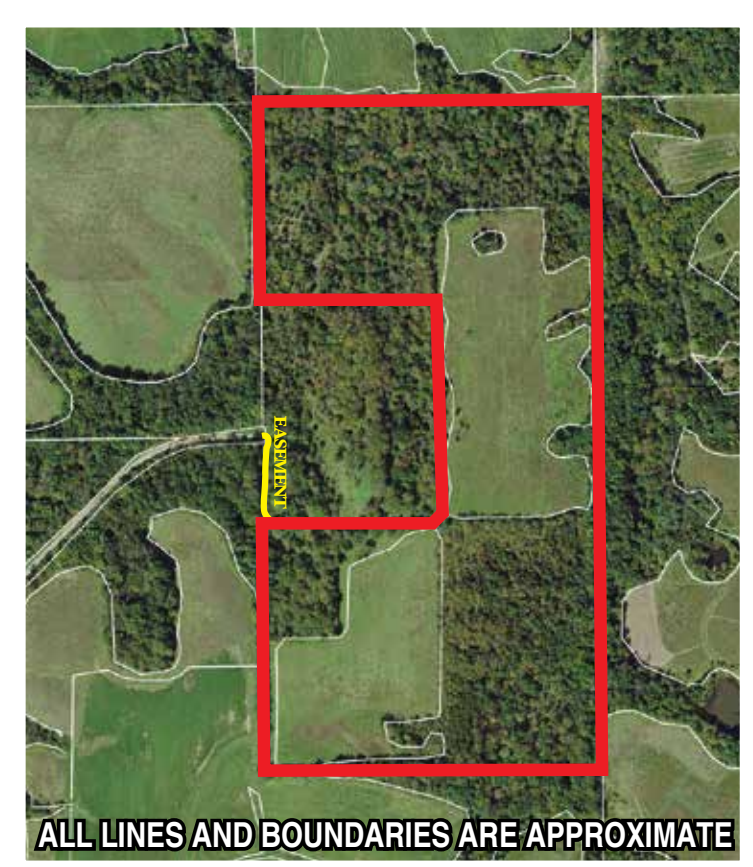
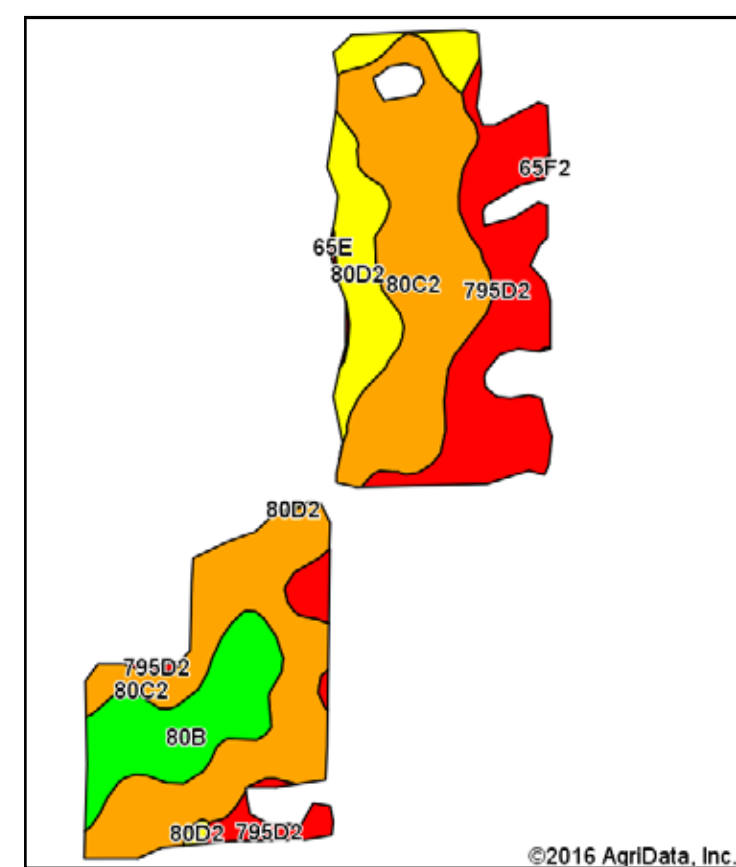
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65 Taxable Acres of Hay, Timber & Recreational Land Sells in One Tract



319.385.2000
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	12.63	52.2%		IIIe	69	60	
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	5.70	23.5%		IVe	6	8	
80B	Clinton silt loam, 2 to 5 percent slopes	3.04	12.6%		Ile	80	80	
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	2.78	11.5%		IIIe	46	50	
65E	Lindley loam, 14 to 18 percent slopes	0.06	0.2%		Vle	33	30	
						Weighted Average	52.8	49

319.385.2000 | SteffesGroup.com