

Louisa County Land AUCTION

WEDNESDAY, NOVEMBER 9, 2016 | 10:00 A.M.



COLUMBUS JUNCTION, IOWA

The land is located 1 ½ miles northwest of Columbus Junction, IA, on 165th Street. OR from the intersection of Highway 92 & X17, proceed 1 ½ miles north on X17, then 1 ½ miles east on 165th Street. Watch for signs.

Auction to be held at the Youth Learning Center at the Louisa County Fairgrounds, Columbus Junction, Iowa.

62.83 Acres M/L – Sells In One Tract

Looking for a hunting or recreational piece of land that has income? This land has approx. \$3,197 of yearly income from the CRP land, which has the CP3A practice of trees.

This land has everything that an outdoor enthusiast would want in a property. This property features timber, pond, trails and even a creek runs through the land. Assessable paths have been maintained to enjoy this natural setting. The surrounding timber, creek & pond offer an excellent habitat and cover for wildlife on this land. You will enjoy hunting or observing nature on this one of a kind property.

The CRP contract is 14.90 acres at \$214.56 = \$3,197 per year and expires on 9-30-2023. The land is located in Section 13 & 24, Columbus City 'W' Township, Louisa County, Iowa.

TERMS & CONDITIONS

TERMS: 20% down payment on November 9, 2016. Balance at closing with a projected date of December 9, 2016 upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 9, 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.

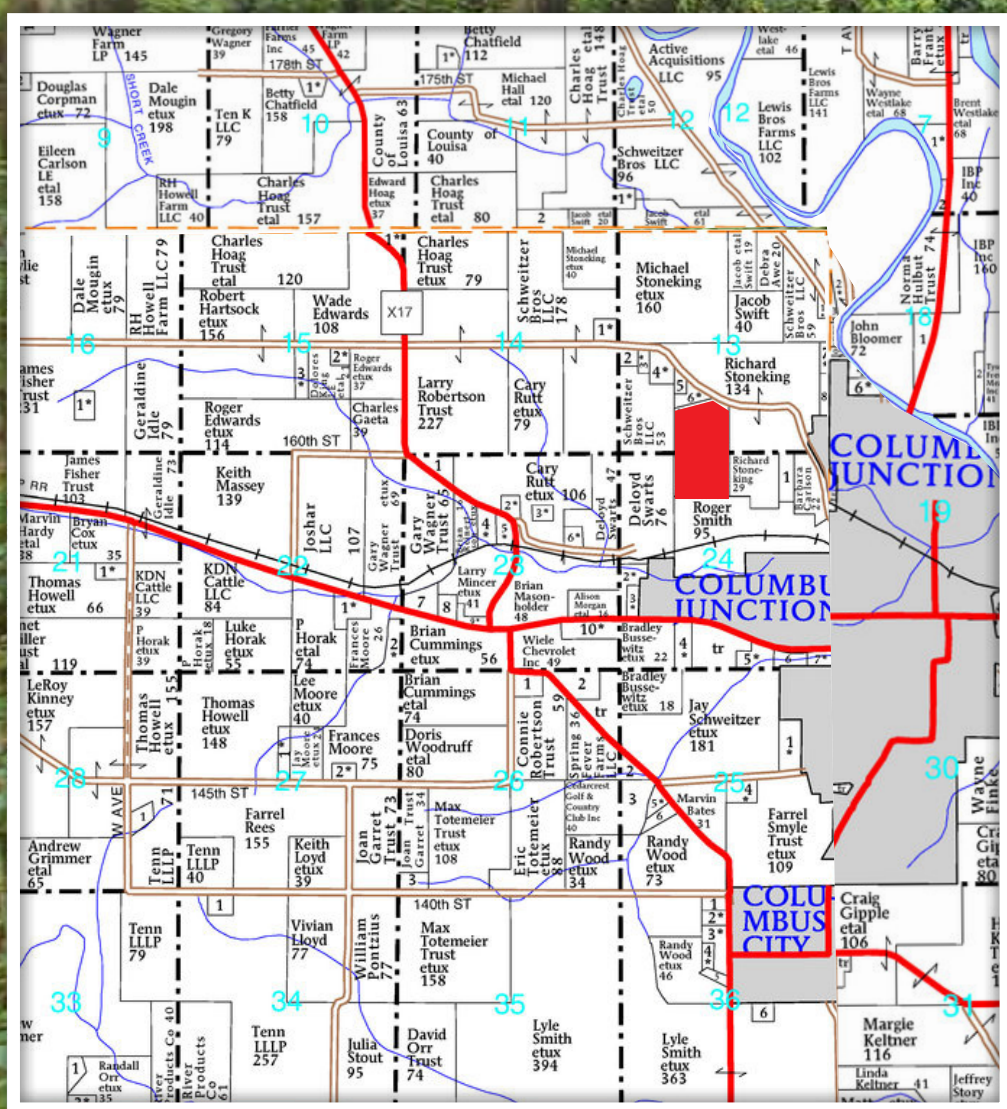
The following taxes are approximate.

Gross	\$770.86
Ag. Credit	(\$32.87)
Net	\$738.00 ROUNDED

SPECIAL PROVISIONS:

- It shall be the obligation of the buyer to report to the Louisa County FSA office and show filed deed in order to receive the following if applicable:
 - A. Allotted base acres
 - B. Any future government programs
 - C. Prorate of CRP
- Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees 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 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 for any prorate of the CRP payment that the seller would have received.
- Seller shall not be obligated to furnish a survey.
- The buyer shall be responsible for any fencing in accordance with Iowa state law.
- The buyer 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.
- 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 the day of sale take precedence over advertising.

Enjoy the Outdoors! Hunting, Fishing, Creek, Trails & More!

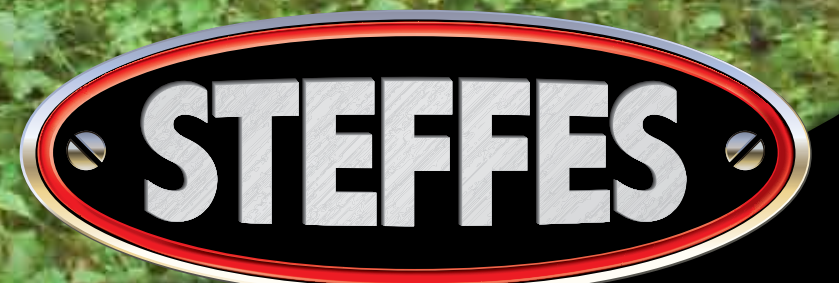


WILLIAM D. MCECHRON REVOCABLE TRUST

Gary K. Tschantz & Crystal M. Tschantz – Co Trustees

Rex J. Ridenour – Attorney for Seller

For details contact Nate Larson at Steffes, 319.385.2000 or by cell 319.931.3944



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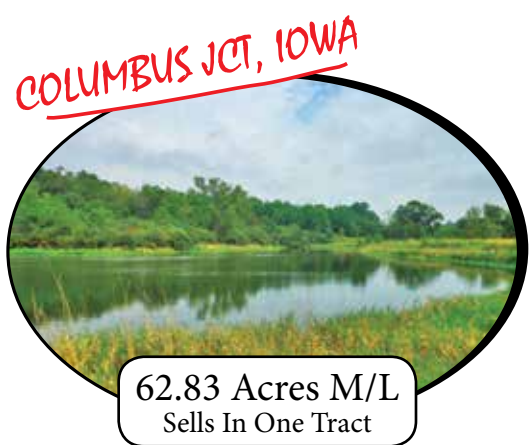
For more details go to SteffesGroup.com



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

Please Post

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